



March 21, 2013

Housing Policy Department
Received on:
MAR 26 2013

California Department of Housing and Community Development
Division of Housing Policy Development
PO Box 952053
Sacramento, CA 94252-2053

SUBJECT: Sacramento County General Plan Annual Report for 2013

We are pleased to submit the attached General Plan Annual Report for Year 2013. The report highlights several programs and projects either completed or underway that implement Sacramento County's 2030 General Plan, adopted in November, 2011, in addition to the County's Housing Element, adopted in 2008.

The Board of Supervisors held a public hearing on March 12, 2013 to receive public comments regarding the annual report. No members of the public submitted comments. At the hearing, the Board directed staff to forward the annual report to the appropriate state departments with the following notes.

We note that the Development Code Update described in the annual report will include a user guide to help all users, including members of the public, customers, and all interested parties. This guide will provide simple instructions and electronic linkages to the Zoning Code, the Design Guidelines, the Land Development Ordinance, and other related materials that constitute the overall "Development Code".

In addition, on March 12, 2013, the Board of Supervisors approved several entitlements for the Cordova Hills project located in eastern Sacramento County, including but not limited to, a rezone, large lot map, affordable housing plan, development agreement, and other related public services plans. The General Plan amendments for the Cordova Hills project were initially approved in January, 2013. As noted in the attached report, Cordova Hills is the first master planned project approved that is subject to the 2030 General Plan policies.

The attached report highlights key programs and projects either completed or underway to implement the 2030 General Plan. If you have any questions regarding the attached

annual report, please call either Cindy Storelli, Principal Planner, at (916) 874-5345, or me at (916) 874-5584. We have also submitted the report to the Governor's Office of Planning and Research.

Sincerely,



Leighann Moffitt
Planning Director

Attachment

c: Members, Sacramento County Board of Supervisors
Lori Moss
Cindy Storelli
Mike Winter
Tim Kohaya
Sheryl Lenzie

**Department of Housing and
Community Development**

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: Sacramento County

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Reporting Period by Calendar Year: from January 1, 2012 to December 31, 2012

These forms and tables, (see sample – next page) must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year for the prior calendar 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

**COUNTY OF SACRAMENTO
CALIFORNIA**

For the Agenda of:
March 12, 2013
10:00 A.M.

To: Board of Supervisors

From: Department Of Community Development

Subject: PLNP2013-00011. 2030 Sacramento County General Plan – Annual Report For Year 2013

Supervisory District(s): All

Contact: Cindy Storelli, Principal Planner; 874-5345
Sheryl Lenzie, Planner III; 874-7722

Overview

According to recent state law, after the general plan has been adopted, the local planning agency is required to provide an annual report to the Board of Supervisors (legislative body), the Office of Planning and Research (OPR), and the State Department of Housing and Community Development (HCD) on the status of the General Plan and progress in its implementation. The annual report is due to the legislative body, OPR, and HCD on or before April 1 of each year. This report is the 2013 Annual Report on the General Plan, including the Housing Element.

Recommendations

1. Take public comments.
2. Receive and File the 2013 Annual Report and direct staff to submit to OPR and State HCD.

Measures/Evaluation

During the next fiscal year, continue to implement the County General Plan.

Fiscal Impact

General Plan implementation is an on-going program that is included in the Fiscal Year 2012-2013 Adopted Budget.

BACKGROUND

On November 9, 2011, the County Board of Supervisors adopted the 2030 General Plan. The adoption consisted of amendments to the existing General Plan Elements, as well as the adoption of new Elements. While the 2030 General Plan contains many new and revised policies, most of the more than 600 implementation measures were carryovers from the previous 1993 General Plan as the amendment process focused on revisions to the policies.

The County's General Plan Housing Element was adopted in 2008, and is currently being amended with adoption expected in 2013. The new General Plan Delta Protection Element is anticipated to be adopted in 2013 as well.

DISCUSSION

According to state law §65400(a)(2), after the general plan has been adopted, the local planning agency is required to provide an annual report to their legislative body, Office of Planning and Research (OPR), and Housing and Community Development (HCD) on the status of the General Plan and progress in its implementation. Note that although the report is to be filed with these state agencies, their approval is not required. The annual report is due to the legislative body, OPR, and HCD on or before April 1 of each year. During the time that the General Plan update was underway, the only annual reports submitted were on the status of the Housing Element implementation. The last Housing Element report was submitted to the state in March 2012.

The General Plan Elements each contain a set of goals, policies, objectives, and implementation measures to address important community issues related to land use. The General Plan is not intended to capture all of the functions or programs of the various County departments. Rather, the General Plan expresses the community's land use development goals and embodies public policy relative to the distribution of future land uses, both public and private.

2030 General Plan: Implementation Progress to Date. In analyzing the status of the implementation measures, it was noted that the County has completed or is in the process of completing some significant projects. Listed below are some examples of accomplishments that pertain directly to land use implementation measures that have been completed or are underway since the adoption of the 2030 General Plan. This list is not comprehensive and may exclude the achievements and hard work in the many departments and special districts, but it is intended to capture some of the key highlights focused around land use.

During the last two years, the County has completed many programs that implement the General Plan:

- **Agricultural Tourism Ordinance:** This ordinance was adopted in December, 2011 and implements policies in the Agricultural and Economic Development Elements. The ordinance is intended to provide incentives for agritourism in Sacramento County by allowing more wineries, farm stands, and farm stays by right in agricultural areas. Farmers of locally grown crops can expand their opportunities to bring locally grown products to the community and create additional revenue streams to keep agricultural pursuits and farming viable in Sacramento County, in addition to supporting healthy communities in the region.
- **Bicycle Master Plan:** The Bicycle Master Plan was adopted in April 2011 with amendments adopted January 2012. This Master Plan is being implemented through various development plans in the County and implements policies in the Circulation Element and supports policies in the Land Use Element,.
- **Commercial Corridors:** Several commercial corridors were identified in the 2030 General Plan Land Use Element. There have been six Special Planning Areas established

in commercial corridors in the last few years, with the latest ones adopted in 2012. The revitalization strategy is intended to address economic development, Blueprint principles, commercial development, housing, and infrastructure improvements within these commercial corridors and implements policies in the Economic Development and Land Use Elements. Highlights of three plans are provided below. The other corridor plans include Auburn Boulevard, Old Florin Town, and Freedom Park Drive.

- Fulton Avenue Corridor Plan – The Fulton Avenue Corridor Plan was created to address the unique economic auto commercial corridor by providing flexibility for mixed uses.
 - Fair Oaks Boulevard Corridor Plan – The Fair Oaks Boulevard Corridor Plan focuses on the main street by providing strong smart-growth policies intended to create a pedestrian-oriented main street.
 - North Watt Corridor Plan – The focus of the North Watt Corridor Plan is to provide a Transit Oriented Development for residential mixed use and to support area employment.
- Permit Streamlining: The County has established stronger policies in the Economic Development and Land Use Elements to streamline important economic development and smart growth projects. Since the 2030 General Plan Update, the Community Development Department was reorganized to establish one project manager to process both the planning entitlements and environmental documents. In addition, the Department is opening a one-stop shop to process permits. Finally, the Project Review Committee function has been strengthened to provide early and consistent feedback to developers.
 - Sustainable Communities: The Climate Action Plan (CAP) for County Operations was approved by the Board of Supervisors in September, 2012 to implement the Land Use Element. Various County Departments utilize the CAP as a reference document to guide sustainable County projects and improvements. The CAP has an implementation plan for the many County sectors that continue to be utilized and implemented where funding allows. Many of the projects called out in the CAP have been completed, with great energy efficiencies and cost saving benefits to the County. CAP implementation stretches from LEED facility construction, to building retrofits to fleet replacement with more efficient vehicles.

Several other programs are underway:

- Sustainable Communities: In October 2012 the Board held the first of two required hearings on the Property Assessed Clean Energy (PACE) community facilities district. This program allows property owners to obtain financing for the acquisition, installation, and improvement of energy efficiency, water conservation, and renewable energy. The second Board hearing is scheduled for March 26, 2013. The program is expected to launch in summer 2013 and implements the Land Use Element.

- Folsom Boulevard Transit Corridor Plan: Work on the Folsom Boulevard Transit Corridor Plan was initiated several years ago and is underway to implement the Land Use and Economic Development Elements. The County received a Sustainable Communities Planning grant to engage the community in walking and bicycling connectivity to transit and to perform infrastructure assessments at several transit station areas to advance sustainable, private transit development in this infill transit corridor. The work started in 2012 and will be complete in 2013. County staff has been working closely with developers and owners along the corridor to identify development opportunities, constraints and solutions. With the passage of SB 375 a transit-oriented development project at the Watt-Manlove Transit Station could receive certain CEQA benefits.
- Greenback Lane Orangevale Envisions (GLOVE): Sacramento County is partnering with the local Orangevale community on a Vision plan for Greenback Lane, also known as “GLOVE”. The Vision plan will outline general objectives and priorities for the Orangevale community. The intent of the Vision document is to serve as a community guidelines for programs and projects. Although many of the details that will become part of future projects are not outlined in the Vision, the document will guide planning efforts and can help community leaders as projects are pursued. The Vision document addresses the physical environment, land use, business retention, marketing and promotion, transportation and other general projects, including recreation and community identify. The overall purpose is to recognize Greenback Lane not as a transportation thoroughfare, but as a thriving business district, including historic Orange Vale. Additional work on the planning components of this project are anticipated in 2013.
- Development Code, including Zoning Code: A Development Code Update is currently underway and is expected to be completed by summer of 2013. The update will focus primarily on the Zoning Code, and will include a user guide to provide developers, property owners, and staff with simple instructions and electronic linkages to the Zoning Code, the Design Guidelines, Land Development Ordinance (Title 22) and other related materials that constitute the overall “Development Code”. The update will help to achieve many of the implementation measures recommended in the new General Plan adopted by the Board of Supervisors on November 9, 2011, including the following:
 - Streamline the entitlement process, thereby reducing processing times, simplifying entitlements, and promoting economic development while setting higher standards for the quality of the built environment.
 - Provide for three (3) new mixed-use zones to encourage mixed-use development.
 - Through linking the Zoning Code and the County’s Design Guidelines and Design Review Process more options will be available for site access and internal circulation in parking areas for all modes of travel such as cars, pedestrians, bicycles, and transit.
 - Ensure that the larger development code package integrates with recent corridor plans and associated special planning areas and provides for the continued customization of geographic specific standards and design themes to preserve community and neighborhood character.

- Promote sustainable development practices through adding low impact development guidelines for parking areas and landscaping requirements.
- Encourage and allow for higher residential densities and shared/reduced parking for development that is close to transit services to maximize and support the investment in the regional transit system.
- Delta Protection Element: Per state law the 2030 General Plan incorporates by reference the Delta Protection Commission's "Land Use and Resource Management Plan for the Primary Zone of the Delta" (DPC Management Plan) adopted in 1996 as a Policy Plan. At the request of Delta Protection Commission (DPC) staff, the County agreed to create a new Element in the General Plan that specifically addresses Delta Protection. An earlier Draft of the Delta Protection Element was not adopted during the General Plan update, however, because it was based on a Draft of the DPC Management Plan that became outdated during the General Plan update process. Planning has prepared an updated draft of the Delta Protection Element based on the newly adopted DPC Management Plan. The Delta Protection Element was reviewed and approved by the DPC in November 2012 and public hearings at the Planning Commission and Board are expected this year.
- Growth Area Plans: Based on new policies in the 2030 General Plan Land Use Element regulating the expansion of the Urban Policy Area (UPA), the Board of Supervisors initiated four Master Plans located in new growth areas during 2012. These include three along the Jackson Highway corridor including Jackson Township, NewBridge, and West Jackson Master Plans, and one located in the Natomas area, known as the Northwest Special Planning Area Master Plan. These plans will have to comply with the many new policies and implementation measures contained in the 2030 General Plan. All four master plans are currently in process and are expected to take approximately 18 to 24 months to be completed. In addition, in February 2013, the Board took action to approve the general plan amendments for the Cordova Hills project, which was filed prior to the completion of the General Plan update. Final action on the project is anticipated to take place in March 2013. Cordova Hills is the first master planned project approved that is subject to the 2030 General Plan policies and is consistent with the smart growth principles of the General Plan.
- Infill: County staff continues to provide assistance to property owners and developers in advancing higher and greater use of vacant and/or underutilized land, especially along the commercial corridors to implement the Land Use Element. Older multi-family buildings are undergoing upgrades by new owners which include energy efficiencies and improved livability. The County was successful in completing the Freedom Park Drive Sustainable Street, in October 2012. This is the first sustainable and green street within the County. This roadway project leveraged public funding to advance private development in a key infill area in North Highlands – adjacent to McClellan Business Park, a major county employer. Using grants and redevelopment funding the county installed sewer and water infrastructure to sites that were unserved, significantly reducing the development costs to future developers and getting 100 acres of prime infill "shovel-ready." A key green street performance feature is that landscape swales filter stormwater run-off before entering a drain pipe. The added walkability improvements and health-supporting landscaping

addressed the County desire to construct a healthy built environment. With the loss of redevelopment funds the County continues to pursue grant funds to advance sustainable commercial corridor and infill development throughout the County.

Implementation Measure Status. The focus of the annual report is on the implementation measures and the programs. The purpose of the Annual Report is to provide the following:

- Enough information to allow local legislative bodies to assess how the general plan is being implemented in accordance with adopted goals, policies, and implementation measures.
- Enough information to identify necessary course adjustments or modifications to the general plan as a means to improve local implementation.
- A clear correlation between land use decisions that have been made during the 12-month reporting period and the goals, policies, and implementation measures contained in the general plan.
- Information regarding local agency progress in meeting its share of regional housing needs and local efforts to remove governmental constraints to the development of housing (as defined in §65584 and §65583(c)(3)).

For this first annual review of the 2030 General Plan adopted in November 2011, staff focused on educating the County departments, divisions, and districts about the implementation measures in the updated General Plan. During the General Plan update process, only very minor changes were made to the over 600 implementation measures contained in the General Plan. Therefore, staff felt that it was important to talk to the various entities that have a role in implementing the General Plan to ensure that everyone understands the implementation measures and their status as they relate to that entity.

Planning staff met with over 30 departments, divisions, and districts to review the implementation measures where those departments and districts have a role in the General Plan implementation (Attachment 1).

The department, division, or district was asked to evaluate each implementation measure that might pertain to them and categorize the status of each measure. Some implementation measures cross department boundaries and therefore there may be a different status depending on the specific department role. The general categories used for the majority of the measures to summarize their status included the following:

- Completed – Measures that can be checked off as done
- In-progress – Measures that are in progress that have an expected end
- On-going – Measures that are a part of business operations
- Not in process – Measures that are not being done at this time

The review revealed several pertinent highlights. These included the following:

- Nearly two-thirds of the measures were on-going as a part of business practices, or were in progress, or were completed.
- Several measures were considered outdated and could be considered for deletion in a future amendment package. This is not surprising in that many measures were carried over from the 1993 General Plan.
- Several measures included reference to entities that were no longer involved in the measure's implementation.
- Some measures were not in process, especially those that were not currently funded. At some point these could be reexamined to see if they should be kept, modified, or deleted.

Planning staff has compiled the information, and in Attachment 1, noted which measures may need to be considered for amendment or deletion in a future General Plan amendment package because they are outdated or not able to be funded. There does not appear to be any implementation measures that required immediate action, such as an amendment, to address a specific issue. Staff will continue to monitor the implementation of the General Plan and may seek the initiation of minor amendments in the future.

Housing Element Annual Review. Based on the progress report that will be submitted to the State for the calendar year 2012, several accomplishments were made in the Housing Element implementation (Attachment 2). Examples include the following:

- Two new affordable housing projects were constructed or under construction (Arbor Creek Family Apartments, Crossings at North Loop) that will provide 212 affordable housing units.
- One affordable housing project (Arbor Creek Family Apartments) benefited from a development fee waiver program administered by County Engineering.
- Various interest groups working towards providing homeless transition housing.
- 227 individuals provided emergency housing through the Winter Shelter Program.
- 182 participants and 68 beds in the LaVerne Adolfo Program for Former Foster Youth.
- 863 individuals with disabilities provided with housing assistance and supportive services.
- 28 single family homes repaired or retrofitted through Emergency Repair Grants and Retrofit Assistance Grants.
- Residential accessory dwelling technical assistance manual prepared.
- Code enforcement programs continue to target zoning and housing violations.

- Development of a Green Building program underway.
- Zoning Code Update underway that is expected to address several recommended Zoning Code changes identified in the Housing Element.

Housing Element Update Underway. The County is required to demonstrate that sufficient vacant and underutilized residential land exists with appropriate zoning and services to respond to demand. The demand is based on the Regional Housing Needs Allocation (RHNA). The County’s 2013-2021 allocation is 13,844 units, of which 38.7 percent (5,357 units) is allocated to the low and very low income groups.

The County’s inventory shows there is a sufficient supply of appropriately zoned land to accommodate each income group. Dwelling unit yield was determined based on the assumed residential holding capacity for each inventoried parcel. In the unincorporated County, there are 11,370 vacant and underutilized acres, including lands zoned for agriculture, which can accommodate 23,719 units based on current zoning.

For the affordable housing income categories (extremely/very low-income and low-income) there are 310 acres which can accommodate 6,003 units. There is, however, only a small surplus of sites for very low-income categories (17.5 acres) and low-income categories (19.5 acres). Table A shows that the County has a 646 unit oversupply in the affordable housing categories. This is equivalent to approximately 37 acres.

Table A

INCOME CATEGORY	RHNA	VACANT LAND (ACRES)	PROJECTED SUPPLY (UNITS)	UNIT OVERSUPPLY
Extremely Low	5,357	189.6	3,464	646
Very Low				
Low		120.5	2,539	
Moderate	8,487	986.6	6,321	9,229
Above Moderate		10,073.3	11,395	
Total	13,844	11,370.0	23,719	9,875

CONCLUSION

The County has completed, and is in the process of completing, numerous significant projects in accordance with its adopted General Plan. In addition, the highlighted land use decisions demonstrate consistency with General Plan policies. Further, the information contained in the Sacramento County 2013 Annual Report of the Housing Element demonstrates progress in meeting the County’s share of regional housing needs and efforts to provide housing development opportunities. At this time we have not identified any significant changes needed to improve General Plan policy implementation.

At the hearing on the annual report, the County is required to provide an opportunity for the public to comment on the status of the implementation and then submit the report to OPR and State HCD following the public hearing. Planning and Environmental Review will continue to monitor implementation measure activity for next year's annual report.

MEASURES/EVALUATION

During the next fiscal year, continue to implement the County General Plan.

FINANCIAL ANALYSIS

General Plan implementation is an on-going program that is included in the Fiscal Year 2012-2013 Adopted Budget.

Respectfully submitted,

APPROVED:
BRADLEY J. HUDSON
County Executive

LORI A. MOSS, Director
Department of Community Development

By: _____
ROBERT B. LEONARD
Chief Deputy County Executive

Attachments

BOS ATT 1 - List of Departments and Districts consulted

BOS ATT 2 – County of Sacramento Final 2013 Annual Report of the Housing Element

List of Departments and Districts Consulted
General Plan Annual Review 2013

Agricultural Commissioner

Assessor

Auditor-Controller

Community Development

 Building Permit Inspection

 Code Enforcement

 County Engineering and Site Improvement and Permit Section

 Planning and Environmental Review

County Airport System

County Office of Education

County Regional Parks

Economic Development

Environmental Management

General Services

Health and Human Services

Human Assistance

Library System

Neighborhood Services

Planning and Environmental Review

Regional Transit

Sacramento Area Sewer District

Sacramento Housing and Redevelopment Agency

Sacramento Metropolitan Air Quality Management District

Sacramento Metropolitan Fire District

Sacramento Regional County Sanitation District

Sheriff

SMUD

Transportation

Waste Management and Recycling

Water Resources

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California Government Code Section 65400 Forms

Table D

Program Implementation Status

Program Description (By Housing Element Program Name)	Housing Programs Progress Report - Government Code Section 65583 Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element.	Objective	Deadline in H.E.	Status of Program Implementation
1. Name of Program: HE-1(a) Insuring adequate supply of residential land (DISCONTINUED)	Annually monitor, and periodically review, the allocation of residential land to ensure adequate supply for future housing development for all income groups.	Ongoing, 2008 - 2013	Ongoing, 2008 - 2013	Because of resource limitations, the Planning and Community Development Department is not planning to implement this program.
HE-1(b) Biannual Inventory of Vacant Residential Sites Available for Public Inspection (DISCONTINUED)	Inventory monitoring of sites and reports of inventory of sites	Ongoing, 2008 - 2013. The first report will be available to the public on August 1, 2009	Ongoing, 2008 - 2013	The first report was completed in July, 2009. Because of resource limitations, the program will be continued with periodic reports conducted as needed.
HE-1(c) Encourage Multifamily Projects on LC and SC Zones (ONGOING)	25% of vacant LC and SC sites used for MF or mixed use projects	Ongoing, 2008 - 2013	Ongoing, 2008 - 2013	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 the LC and SC zones.
HE-1(d) Permitting Multi-Family Dwellings as a Matter of Right in RD-15 thru 40, LC and SC Zones (ONGOING)	Encourage the construction of multifamily developments.	Ongoing, 2008 - 2013	Ongoing, 2008 - 2013	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.
HE-1(e) Housing Affordability Considered In Infrastructure Plans (ONGOING)	Assure adequate infrastructure and services for sites in the County's residential land inventory	Ongoing, 2008 - 2013	Ongoing, 2008 - 2013	The County waives certain financing plan fees for affordable units in New Growth Areas such as roadway and transit fees and the Antelope Community Plan Area fees for projects that have at that were certified by SHRA to have 10% of units being available for very-low income households. This is to encourage retention of multi-family property and foster housing affordability.
HE-1(f) Reporting to State HCD on the Financing and Construction Timeline for Projects Used to Fulfill the Alternative Adequate Sites Program (ONGOING)	Ensure compliance with State Government Code Section 65583.1(c)(4).	Ongoing, 2008 - 2013	July 1, 2010	The Agency continues to assist with the renovations of the Larwick and Norcade properties. These rehabilitation projects transformed a total of 89 units into safe, decent, and affordable housing.

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<p>HE-2(a) Preserving the Supply of Multi-Family Land (ONGOING)</p>	<p>Preserve supply of MF zoned land to accommodate the County's lower income housing needs.</p>	<p>Ongoing, 2008 - 2013</p>	<p>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.</p>
<p>HE-2(b) Master Plans and Multifamily Housing (ONGOING)</p>	<p>Propose a minimum percentage of the proposed dwelling units in specific and comprehensive plans to be developed at a density of at least 20 dwelling units per acre.</p>	<p>July 2011</p>	<p>The Planning and Community Development Department is requiring that the Cordova Hills Master Plan project has at least 33 percent of all dwelling units to be at developed with at least RD-20 densities. The Planning Department is going to apply the same standard for the Northwest, West Jackson, NewBridge and Jackson Township Master Plan projects.</p>
<p>HE-3(a) Inventory of Surplus Land (DISCONTINUED)</p>	<p>Complete inventory and list of surplus federal, state and County lands. Post the list on the Planning and Community Development Dept. website.</p>	<p>December 2010</p>	<p>Per Leighann Moffitt, Planning Director: Because of limited resources, this project has been discontinued. There is sufficient vacant multiple-family zoned land for housing needs, as shown in the vacant land inventory completed for the Housing Element update.</p>
<p>HE-4(a) Infill Coordinator Position (COMPLETED)</p>	<p>Continue to fund an Infill Coordinator position.</p>	<p>May 2008</p>	<p>Judy Robinson was the County's full-time Infill Coordinator until July 2012. This program will be continued through the Infill Coordinator position has been discontinued.</p>
<p>HE-4(b) Inventory of Urban Infill and Reuse Parcels (COMPLETED)</p>	<p>Develop an inventory of vacant infill, reuse, and redevelopment parcels.</p>	<p>July 2009</p>	<p>The County has prepared a website that provides information on vacant infill parcels within the County's Urban Policy Area (Area where urban development is allowed). The link is here.</p>
<p>HE-4(c) Financial Incentives for Developing Infill Projects (ONGOING)</p>	<p>Increase the type and the amount of financial incentives for infill projects.</p>	<p>July 2010</p>	<p>Per Judy Robinson, Infill Coordinator:</p> <ol style="list-style-type: none"> 1. The drainage study for the North Watt corridor has been completed (2008). 2. Sewer and drainage studies have been completed for the North Watt and Fair Oaks Boulevard commercial corridors at County expense. These studies are normally provided by the developer (2009). Update: North Watt sewer modeling for sewer capacity and diversion was completed with phasing recommendations. Several projects have been identified along with funding options to divert sewerage to the Elkhorn Interceptor, creating capacity in the constrained McClellan Interceptor. These projects will open up infill development at McClellan Business Park, No Watt Corridor, Fulton Ave and Auburn Blvd areas. 3. Infill Home Plan Program has been developed. This program provides predesigned house construction plans at a discounted rate to those who build on infill parcels. The plans are going thru final approval by Building Inspection. This program was adopted by the

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			<p>Board of Supervisors in April, 2010. The plans reflect the new building code and provide for energy efficiencies and solar as recommended by SMUD (utility provider).</p> <p>4. Funding for street improvements for Freedom Park Drive and portions of the North Watt corridor has been attained. Construction will start during Spring, 2011.</p> <p>5. County has provided the funding for the construction of upgraded water and sewer lines for Freedom Park Drive which is the main road for the North Highlands Town Center, a major infill project. Construction of Phase 1 was completed Sept. 2010. Construction of Phase 2 will be completed in 2012. Phase 2 is a complete street combined with Low Impact Development (LID) features. These infrastructure improvements make all the parcels within the Town Center area "shovel-ready" for development.</p> <p>6. Applied and received SGC Grant funding for South of Florin Area (SoFA) Park and Open space acquisition – an implementation measure in the SoFA Infill Development Plan. Southgate Recreation and Park District will provide the county with Quimby credits to be utilized by the county to reduce future residential quimby fee requirements.</p> <p>7. Planning and design of SoFA Gateway and Safety Redevelopment Project is underway.</p> <p>8. Applied and received SGC funding for Folsom Blvd Transit Corridor Implementation Plan-infrastructure studies for TOD areas and walk audits within a ½ mile radius of 5 light rail transit stations.</p> <p>9. Applied for and received a SACOG HUD Sustainable Communities grant for transit priority areas for the Watt/Mantlove Transit Station area. Projects with a residential component in the area will receive CEQA streamlining benefits and community outreach benefits.</p> <p>10. Applied for and received a Housing Related Parks Program Grant based on affordable units that were finalized in 2010. These grants will benefit parks in lower income neighborhoods. Also, the park districts that benefit from the grants will provide Quimby credits to housing developments in the park district area.</p>
<p>HE-4(d) Mixed-Use Zone (IN PROGRESS)</p>	<p>Amend the Zoning Code to establish a mixed use zone.</p>	<p>July 2011</p>	<p>Planned project for 2013. This was to be accomplished through the adoption of the updated Zoning Code. Work on the Zoning Code had been put on hold because of limited resources but it is now a high priority project.</p>
<p>HE-4(e) Form-Based Codes or</p>	<p>Adopt form based codes or districts</p>	<p>January 2010</p>	<p>Per Tricia Stevens and Cindy Storelli, Principal Planners: Draft</p>

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<p>Districts (COMPLETED)</p>			<p>commercial corridor plans have form based codes.</p>
<p>HE-4(f) Commercial Corridor Plans (ONGOING)</p>	<p>Adopt the Florin Rd., North Watt Ave. and Fair Oaks Blvd. Commercial Corridor Plans; the Transit Area Plans for the Folsom Boulevard Corridor and other plans as they progress.</p>	<p>Ongoing 2008 - 2013</p>	<p>Per Tricia Stevens, Principal Planner: The Old Florin Town, Fair Oaks Blvd., Fulton Ave. and North Watt Ave. corridor plans have been adopted. Per Judy Robinson, Principal Planner: The Folsom Blvd. Transit Plans are expected to be adopted in 2013.</p>
<p>HE-4(g) Infill Public Education (ONGOING)</p>	<p>Increase the understanding and awareness of a greater regional need in the County to not "grow the development footprint". Reduce NIMBYism and increase acceptance of quality infill projects.</p>	<p>December 2009</p>	<p>Per Judy Robinson, Infill Coordinator:</p> <ol style="list-style-type: none"> 1. The infill website has been set up (2008) and is continually enhanced. Vacant and underutilized parcel location information is available on this website. 2. The Infill Coordinator gave presentations to the North Highlands Community Planning Advisory Committee explaining the benefits of infill development (2008). 3. Infill Coordinator has explained the benefits of infill development to the Fair Oaks Boulevard and North Highlands Community Advisory Communities (committees for the commercial corridor planning effort) (2008). 4. The Infill Coordinator gave a presentation to the Building Industry of America (BIA) (2009). 5. On-going engagement of local developers and marketing of Sacramento County sites 6. Strategic Growth Council (SGC) funding for Folsom Blvd Transit Corridor Implementation Plan provides for walk and bike audits and community engagement. Plans for community outreach should occur in March 2012.
<p>HE-4(h) Infill Public Outreach Program (ONGOING)</p>	<p>Attain neighborhood and community acceptance of quality residential or mixed use project.</p>	<p>December 2009</p>	<p>See HE-4(g).</p>
<p>HE-4(i) Infill Response Team (COMPLETED)</p>	<p>Develop an Infill Response Team and an Infill Council.</p>	<p>December 2008</p>	<p>Per Judy Robinson, Infill Coordinator:</p> <ol style="list-style-type: none"> 1. Establishment of Infill Response Team. This team meets monthly (2008). 2. Establishment of Infill Council. The Council gives the Infill Coordinator direction, resolves conflicts between departments, removes bottlenecks and encourages collaboration (2009). <p>The program has been developed with information on purchasing pre-approved housing plans for infill sites. Housing plans were prepared by local architects.</p>
<p>HE-4(j) Infill Technical Assistance Program (Completed)</p>	<p>Develop a technical assistance program to assist applicants in designing a house for infill</p>	<p>January 2011</p>	

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HE-5(a)	Consultation With Housing Providers to Evaluate Development Approval Timelines and to Identify Process Improvements (DISCONTINUED)	properties.	Reduce uncertainty, risk, and delay in the planning, environmental, and permitting process	Ongoing, 2008 -2013	Per Tricia Stevens, Principal Planner: Due to limited resources, the Development Oversight Committee (DOC) has been discontinued.
HE-5(b)	County Streamline Program (COMPLETED)		Reduce uncertainty, risk, and delay in the planning, environmental, and permitting process.	Ongoing, 2008 - 2013	Per Tricia Stevens and Cindy Storelli, Principal Planners: The County has fully implemented a new streamlining process. The cornerstone of this streamlining process is the Project Review Committee, which identifies project issues very early and throughout the process. This process reduces the average processing time by 60 days.
HE-5(c)	Conditional Use Permits (IN PROGRESS)		The County will review its criteria and decision-making authority for conditional use permits to clarify and streamline the approval process.	January 2012	Planned project for 2013. This was to be done through the adoption of the updated Zoning Code. Work on the Zoning Code was put on hold because of limited resources but the Zoning Code Update project is now a high priority project.
HE-5(d)	Reduce Delays in the Review of Affordable Housing (ONGOING)		Reduce delays in the approval of affordable housing projects.	Ongoing, 2008 - 2013	Per Tricia Stevens and Cindy Storelli, Principal Planners: Planning staff gives priority and special handling to affordable housing projects.
HE-5(e)	Master Environmental Impact Reports for Commercial Corridor Plans (ONGOING)		Reduce delays in the environmental review of development proposals within commercial corridors.	Ongoing, 2008 - 2013	Per Tricia Stevens, Principal Planner: Final Master EIR's have been certified for the Old Florin/own, Fair Oaks Blvd., Fulton Ave. and North Watt Ave. commercial corridor plans. Residential projects will be covered by the Master EIR's.
HE-5(f)	Planning Director Approval for Minor Modifications From Development Standards in Commercial Corridors (COMPLETED)		Allow limited flexibility from development standards through administrative review and reduce processing times.	January 2011	Per Tricia Stevens, Principal Planner: The County has adopted development process streamlining for residential and mixed use projects in commercial corridors. Projects that formerly required review by Planning Commission now requires staff-level review.
HE-5(g)	Chief Land Surveyer Approval for Minor Modifications From Development Standards in Commercial Corridors (COMPLETED)		Allow limited flexibility from development and improvement standards through administrative review and reduce processing times, and ultimately overall development costs.	Ongoing 2010	Per Tricia Stevens, Principal Planner: The new improvement standards provide exemptions from regular standards for infill properties in commercial corridors.
HE-5(h)	Different Thresholds for Planning Commission Review for Multifamily Categories. (COMPLETED)		Allow flexibility in regards to appropriate review level based on the project's community context.	June 2010	These are in the adopted Interim Multifamily Guidelines.

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HE-6(a) Certification to expedite review of affordable residential projects. (DISCONTINUED)	Reduce the time and cost impact of discretionary permits on affordable and special needs housing.	July 2009	Due to limited resources, this project has been discontinued. Other programs achieve this objective.
HE-7(a) Eliminate Upper Limit in Residential Density in Commercial Zones (PARTIALLY COMPLETED)	Encourage higher density residential development in commercial zones than is currently allowed.	December 2010	The Countywide application of this program will be considered during the Zoning Code Update. The Zoning Code Update is a high priority project. There are no upper limits within ¼ mile of a trunk line stop.
HE-7(b) More Flexibility in Density for RD-20 Zone (IN PROGRESS)	Encourage higher density residential development in the RD-20 zone.	December 2010	The Department of Community Development is proposing a program that will allow multifamily projects to increase their densities by 10 to 15% if the extra units are for special needs groups. This is in addition to the extra units gained through the Density Bonus Program.
HE-8(a) Street Parking Counting Toward Overall Parking Standards (IN PROGRESS)	Reduce on-site parking requirements by allowing on-street parking to count toward required parking.	January 2011	There will be a zoning code amendment allowing street parking to be counted toward required parking. This is part of the Zoning Code Update which is a high priority project.
HE-8(b) Reduce Parking Standards for Multifamily Affordable Housing (COMPLETED)	Reduce parking requirements for affordable dwelling units.	June 2010	Parking standards have been reduced in the adopted Interim Multifamily Design Standards.
HE-9(a) Adoption of New Development Code (IN PROGRESS)	Adopt form-based codes or districts/SIPAs.	January 2010	Updating the Zoning Code had been put on hold because of limited resources but it is now a high priority project.
HE-9(b) Adoption of Interim Multifamily Residential Design Guidelines (COMPLETED)	Adopt the Interim Multifamily Residential Design Guidelines.	June 2009	The Interim Multifamily Residential Design Guidelines were adopted on May 28, 2008.
HE-9(c) Flexibility in Zoning and Subdivision Development Standards to Accommodate Unique Residential Projects (ONGOING)	Issuance of Special Development Permits as a mechanism to ensure flexibility in development standards requirements contained in Zoning and Subdivision ordinances.	Ongoing, 2008 - 2013	The Community Development Department has pre-application meetings with many residential developers. The Current Planning Section has encouraged the use of Special Development Permits particularly for multifamily projects or mixed use projects. Code amendment reduced reliance on strict standards and eliminated the need for "exceptions" (a planning entitlement).
HE-10(a) Consulting With Builders Before Increasing Planning and Environmental Fees (ONGOING)	Periodically review application processing and infrastructure fee schedules and mitigate the cost impact of fees.	Ongoing, 2008 - 2013	Per Tricia Stevens, Principal Planners: The Building Industry of America (BIA) and the Builders Exchange are always consulted before increasing planning and environmental fees.
HE-11(a) Fee Waiver Program for Affordable Housing Projects (ONGOING)	To reduce the cost-impact of fee payments for qualifying very low-income housing units.	Ongoing, 2008 - 2013	Per Susan Wright, Development Fee Deferral Program Administrator: One affordable housing project benefited from the fee waiver program in 2012. That project was Arbor Creek Family Apartments with 102 total units, of which 101 units were very low income.

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HE-11(b) Fee Deferral Program for Affordable Housing Projects (ONGOING)	To delay the cost-impact of fees payments until a housing project begins to generate revenue.	Ongoing, 2008 - 2013	Per Susan Wright, Development Fee Deferral Program Administrator: No affordable housing project took advantage of this program in 2012.
HE-11(c) Amendment of Enacting Ordinances for the County Fee Waiver and Deferral Program to Extend the Deferral Period. (COMPLETED)	To extend the allowed fee deferral period to better reflect the time period before a housing project begins to generate revenue.	December 2008 for amendment.	Per Rich Blackmarr, Senior Planner, Infrastructure Finance: On September 23, 2008, the Board of Supervisors approved amendments to the Affordable Housing Fee Deferral Program. One amendment increases the deferral period from 15 to 24 months recognizing that the time to construct most of the projects in the program is typically more than 15 months.
HE-12(a) Monitor State Legislation (ONGOING)	To influence State legislation in support of the County's Housing Element objectives.	Ongoing, 2008 - 2013	There is a legislative analyst employed by the County. Planning and Environmental Review staff are notified of State legislation pertaining to housing. The Planning and Environmental Review Division has provided comments regarding proposed state legislation to the County's legislative advocate.
HE-13(a) Loan Programs for Acquisition and Rehabilitation of Substandard Property for Affordable Housing (ONGOING)	200 rehabilitated units annually, including units substantially rehabilitated and units preserved housing units.	Ongoing, 2008 - 2013	Along with the aforementioned Lerwick and Norcade properties, the Agency financed the Shiloh Arms Apartments, a multifamily property completed in 2011. The three properties total 196 renovated, affordable units in the County.
HE-13(b) Summerset Apartments Conversion into Affordable Housing (DISCONTINUED)	Rehabilitate an existing problem property and create 119 affordable housing units.	December 31, 2008	Due to the declining market and value of tax credits, Summerset Apartments was not able to close by December 2008, as anticipated. SHRA is no longer seeking to rehabilitate this apartment complex.
HE-13(c) Greystone Apartments Conversion into Affordable Housing (DISCONTINUED)	Rehabilitate an existing problem property and create 119 affordable housing units.	June 1, 2009	Due to the declining market and value of tax credits, Greystone Apartments will not be able to close by June 2009, as anticipated. SHRA is no longer seeking to rehabilitate this apartment complex.
HE-13(d) Lerwick Road 4-plexes Conversion into Affordable Housing (COMPLETED)	Rehabilitate existing problem properties, transforming a street by creating 20 affordable housing units.	December 31, 2009	SHRA closed on a loan agreement with EPO-Lerwick, LLC Development on August 19, 2009 for the acquisition and rehabilitation of 48 units in 13 buildings on Lerwick Road. Of these 48 units, 24 will be affordable to very low income families, 12 to low income families and 12 to moderate income families.
HE-14(a) Provision of Low Interest and Deferred Loans for Rehabilitation of Homes in Order to Meet Health and Safety Standards (ONGOING)	Substantially rehabilitate 100 homes for very low and low-income households.	Ongoing, 2008 - 2013	2008: 9 single family homes substantially rehabilitated. 2009: 3 single family homes substantially rehabilitated. 2010: 9 single family homes substantially rehabilitated. 2011: 2 single family homes substantially rehabilitated. 2012: 3 single family homes substantially rehabilitated.
HE-14(b) Financial Assistance for Home Repair and Upkeep for Lower Income Homeowners	Rehabilitate 400 homes for very low- and low-income households through Emergency Repair Grants	Ongoing, 2008 - 2013	2008: 119 single family homes repaired and/or retrofitted. 2009: 86 single family homes repaired and/or retrofitted. 2010: 64 single family homes repaired and/or retrofitted.

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(ONGOING)	and Retrofit Assistance Grants.		2011: 116 single family homes repaired and/or retrofitted. 2012: 28 single family homes repaired and/or retrofitted.
HE-15(a) Pro-Active Task Force to Address Issues Associated With Foreclosures (ONGOING)	Participate in a pro-active task force to address the property issues associated with foreclosures.	Ongoing, 2008 - 2013	Since 2007, SHRA has been working with the City and County on a comprehensive strategy to combat the foreclosure crisis in Sacramento. In that time, SHRA has hosted foreclosure events, tracked foreclosure data and trends, and participated in a Foreclosure Task Force. Most importantly, SHRA is administering an \$22.5 million grant from HUD under the Neighborhood Stabilization Program (NSP) round one and round three funding allocations. The program is designed to eliminate neighborhood blight resulting from vacant, foreclosed homes. SHRA's part involves three subprograms: (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 for-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 Program allows SHRA to quickly acquire foreclosed properties and conduct the necessary rehabilitation or demolition, rent or dispose of properties to further redevelopment goals.
HE-15(b) HUD Approved Counseling Agencies. (ONGOING)	Support homebuyer education, counseling and post purchase counseling.	Ongoing, 2008 - 2013	SHRA continues to support HUD Approved Counseling Agencies in their work to help buyers find and maintain housing, both through funding and referrals. In addition, SHRA requires homebuyer education for homebuyers receiving SHRA mortgage assistance and all homebuyers purchasing a home through the County Affordable Housing Ordinance.
HE-16(a) Conversion of Older Motels to Permanent Affordable Housing (DISCONTINUED)	Support revitalization of older commercial corridors with rehabilitation and provision of new housing opportunities.	Ongoing, 2008 - 2013	In 2002 and 2003, the County converted two old motels to permanent affordable housing, one for seniors and one for individuals transitioning out of homelessness. Due to the limitation in available funding sources, SHRA has discontinued efforts to look for similar opportunities.
HE-16(b) Assistance to Motel Owners (ONGOING)	See program HE-13 (a) for acquisition/rehabilitation objective for rental housing.	Ongoing, 2008 - 2013	Due to limitation in available funding sources, assisting with potential conversions is currently not being considered. Please note that on March 10, 2009, the Board of Supervisors approved revised Multifamily Lending Guidelines for SHRA, which include priorities for rehabilitation of projects in redevelopment areas.

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<p>HE-17(a) Zoning Enforcement and Vehicle Abatement Programs for Existing Neighborhoods (ONGOING)</p>	<p>Reduce the number of abandoned vehicles and illegal structures from residential neighborhoods.</p>	<p>Ongoing, 2008 - 2013</p>	<p>The County continues to enforce existing regulations and programs regarding abandoned vehicles, outdoor storage, and substandard or illegal buildings.</p>
<p>HE-17(b) Enforcing Neighborhood Nuisance Abatement Ordinances (ONGOING)</p>	<p>Increase neighborhood safety and eliminate blighting conditions.</p>	<p>Ongoing, 2008 - 2013</p>	<p>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.</p>
<p>HE-17(c) Special Planning Areas and Neighborhood Preservation Areas (ONGOING)</p>	<p>Enhance and preserve unique communities through SPAs and NPAs</p>	<p>Ongoing, 2008-2013</p>	<p>The County continues to enforce existing Neighborhood Preservation Area (NPA) ordinances.</p>
<p>HE-17(d) Focus Areas for Revitalization Projects (ONGOING)</p>	<p>The approval and implementation of the South of Florin (SOFA) Revitalization Strategy</p>	<p>January 2013</p>	<p>The South of Florin Infill Development Plan was completed in August, 2010. It was endorsed by the Board of Supervisors in 2011. Per Judy Robinson, County Infill Coordinator: The County recently received a \$500,000 State Prop. 84 Urban Greening Grant to acquire parkland along Florin Creek.</p>
<p>HE-17(e) Application of Section 108.7 of the UBC - Permitting Use of Alternate Materials, Designs and Methods of Construction (ONGOING)</p>	<p>Ensure rental housing complies with health and safety codes.</p>	<p>Ongoing, 2008 - 2013</p>	<p>Per Chuck Iniguez, Principal Building Inspector: The Building Department is continuing to permit alternate materials, designs and methods of construction.</p>
<p>HE-17(f) Crime Free Certification Program for Apartments (DISCONTINUED)</p>	<p>Adopt a Crime Free Certification Program. Require Crime Free Certification as condition of approval for multifamily project's planning entitlement.</p>	<p>January 2010</p>	<p>Per Jeff Rodrigues, Sheriff's Department: Proposed program has been eliminated from Sheriff's Department program plans because of budget problems.</p>
<p>HE-17(g) Referral of Complaints From Mobile Home Residents to State HCD (ONGOING)</p>	<p>Increase the level of State code compliance to improve mobile home park conditions.</p>	<p>Ongoing, 2008 - 2013</p>	<p>Per Tammy Derby Code Enforcement Manager: Complaints are automatically referred to the State.</p>
<p>HE-17(h) Exterior Housing Conditions Survey (COMPLETED)</p>	<p>To obtain an accurate estimate of housing rehabilitation and replacement needs to assist the County and SHRA in implementing neighborhood preservation and housing maintenance strategies.</p>	<p>December 2009</p>	<p>The Community Development Department has completed the exterior housings survey program. Staff surveyed sample sites in selected census tracts and tabulated the data. A report with maps has been prepared and is available at the Community Development's website.</p>

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HE-18(a) Distributing Brochures to Owners of Rental Units Cited for Health and Safety Violations (ONGOING)	Increase the level of property maintenance through tenant and property owner education, thereby reducing the need for code enforcement.	Ongoing, 2008 - 2013	Per Tammy Derby, Code Enforcement Manager: The Code Enforcement Division distributes brochures with information from the Sacramento Housing and Redevelopment Agency to owners of residential rental units cited for health and safety violations. The Code Enforcement Division regularly provides information to tenants on rental property owner and tenant responsibilities for property maintenance. This information is contained in a booklet entitled "Home Safe Home" which is posted on Code Enforcement's website. The link is here: Commercial corridors as delineated in the General Plan Update are given priority in the Capital Improvement Program. An example is the North Watt Corridor in North Highlands and the Fulton Avenue Corridor in Arden-Arcade.
HE-19(a) Priorities in Capital Improvement Program for Commercial Corridors (ONGOING)	Target infrastructure and public facility improvements to commercial corridors.	Ongoing, 2008 - 2013	Per Tricia Stevens Principal Planner: Old Florin Town Corridor Plan has been adopted by the Board of Supervisors and the South of Florin Area (SOFA) Infill Development Plan has been endorsed by the Board. Per Judy Robinson: The County recently received a \$500,000 State Proposition 84 Urban Greening Grant to acquire parkland along Florin Creek (SOFA).
HE-19(b) Improved Public Infrastructure and Services for the Florin Road Corridor (ONGOING)	Target infrastructure and public facility improvements to the Florin Road Corridor	Ongoing, 2008 - 2013	Per Bernard Santo Domingo, Investment Officer, Dept. of Finance: There are \$35.2 million invested in institutions that have issued loans in low to moderate income neighborhoods. The minimum for a bank to qualify is to provide at least 150 low-to-moderate income small business loans and/or mortgage loans with at least \$10 million in loans to small businesses (if all the loans were to businesses) or \$50 million in mortgage loans to homeowners (if all the loans were to homeowners).
HE-20(a) Federal Community Reinvestment Act (ONGOING)	Increase investment in minority and low-income areas.	Ongoing, 2008 - 2013	Per Tammy Derby, Code Enforcement Manager: The VOA (Vacant, Open and Accessible) program has been in effect since mid-2008. This program allows Code Enforcement to send notices to property owners if the property is being accessed by unauthorized persons. If there is no response, Code Enforcement could then secure the premises. It is also a violation of the landscaping code if a vacant building is not being maintained and the grass/weeds exceed 12 inches.
HE-21(a) Vacant House Monitoring Program (ONGOING)	Increase neighborhood safety and eliminate blighting conditions.	Ongoing, 2008 - 2013	A relocation assistance plan was adopted during the previous planning period to notify residential tenants of the forms of assistance that are available if housing units are demolished.
HE-22(a) Information for Displaced Tenants (ONGOING)	Increase tenant awareness of assistance programs for those displaced by demolition activities	Publish new brochure by June 2012 and distribute thereafter.	Per Tammy Derby - Code Enforcement Manager: This program is being implemented.
HE-22(b) Payment of Relocation Expenses of Displaced Tenants (ONGOING)	Paying for the relocation expenses of lower income residents and seeking reimbursement by property	Ongoing, 2008 - 2013	

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<p>HE-23(a) Interim Multifamily Residential Design Guidelines [Same as Program HE-9(b)] (COMPLETED)</p>	<p>owner. Adopt the Interim Multifamily Residential Design Guidelines.</p>	<p>June 2009</p>	<p>The Interim Multifamily Residential Design Guidelines were adopted on May 28, 2008.</p>
<p>HE-24(a) Compatibility of Commercial and Mixed Use Developments to Surrounding Community (ONGOING)</p>	<p>Ensure that new commercial and mixed use development is compatible with existing residential development by implementing design review.</p>	<p>Ongoing, 2008-2013</p>	<p>The Design Review Administrator and an Administrative Design Review Advisory Committee review commercial and mixed use projects for Design Review conformance. Per Tricia Stevens and Cindy Storelli, Principal Planners: Commercial corridor plans have standards that ensure that commercial development is compatible with residential neighborhoods. Per Judy Robinson, Int'l Coordinator – There are flexible design guidelines in the commercial corridor plans.</p>
<p>HE-25(a) Flexible Design Guidelines for Infill Parcels (COMPLETED)</p>	<p>Ensure high quality and safe designs.</p>	<p>2009</p>	<p>The Planning and Environmental Review Division of the Community Development Department has a link to information on ERP-A on its website. The link is here.</p>
<p>HE-26(a) Publicize the Home Assistance and Repair Programs for Seniors (HARPS) and Emergency Repair Program (ERP-A) (PARTIALLY COMPLETED)</p>	<p>Publicize the HARPS and ERP-A programs.</p>	<p>Ongoing, 2008-2013 Information of the Planning Dept.'s website by January 2009.</p>	<p>Handouts will be provided at the Planning Department's information counter and Building Departments permit counters starting in March 2009. Handouts will be provided at</p>

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HE-26(b) Informing Homebuilders on Universal Design Features (COMPLETED)	Publicize Universal Design Standards.	Senior service centers throughout the unincorporated County starting in March 2009.	The Community Development Department has developed a brochure on Universal Design Features. The brochures are available at the Planning and Environmental Review Division's information and plan check counters and the Building Department's Downtown Permit Center. Between December 14, 2009 and January 18, 2013, 276 brochures were taken by the public.
HE-26(c) Reasonable Accommodation (IN PROGRESS)	Adoption of a reasonable accommodation ordinance.	July, 2009	The Department of Community Development is preparing written guidelines for reasonable accommodation that will be reviewed by the Board of Supervisors.
HE-26(d) Require Accessible Pedestrian Facilities in New Subdivisions (ONGOING)	Increase accessibility of residential structures and neighborhoods for persons with disabilities	Ongoing, 2008 - 2013	Per Matt Darrow, Senior Transportation Engineer: The Transportation Department is continuing to require accessible pedestrian facilities in new residential developments. The County has adopted the Pedestrian Master Plan which establishes goals and strategies to increase pedestrian safety and improve walkability.
HE-27(a) Provision of Access for Seniors and Disabled Persons in Transit Master Plans (ONGOING)	Specific requirement for disabled access in transit master plans.	Ongoing, 2008 - 2013	Per Tricia Stevens, Principal Planner: The Transit Area Plans Project EIR is almost completed. Per Ron Vicari, Dept. of Transportation: The County Department of Transportation has undertaken a study to improve accessibility at transit stops (not including Light Rail Stations). This study will be used for the Department of Transportation's ADA (American Disabilities Act) Transition Plan. Through this Plan, accessibility features at transit stops will be constructed as funding is available.
HE-28(a) Continuum of Housing Options for Persons With Disabilities (ONGOING)	Support shared housing and development of small-scale residential care facilities, support for individuals with HIV/AIDS (through multiple programs), and housing and supportive services for persons with disabilities.	Ongoing, 2008 - 2013	Through numerous programs in the county, the number of individuals with disabilities provided with housing assistance and supportive services in each of the following calendar years is as follows: <ul style="list-style-type: none"> o 2009 - 661 o 2010 - 814 o 2011 - 947 o 2012 - 863

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HE-28(b) Zoning Amendment listing Supportive Housing and Transitional Housing in the Land Use Tables (IN PROGRESS)	Amend the Zoning Code to have Supportive Housing and Transitional Housing as residential uses listed in the Zoning Code's land use tables.	January 2010	This will be part of the Zoning Code update. The update is a high priority project.
HE-29(a) Senior Housing Master Plan (DISCONTINUED)	Develop a Senior Housing Master Plan.	December 2010	Due to limited resources, the Community Development Department will not be implementing this program.
HE-29(b) Incentives for Construction of Affordable Housing for Seniors (ONGOING)	Promote incentives to builders to provide housing and care choices for seniors of all income levels. These incentives include grants and financial help for developers of senior housing, including multifamily developer assistance programs administered by SHRA.	Ongoing, 2008 - 2013	SHRA continues to support new construction and the rehabilitation of senior apartments throughout the County. In 2009, SHRA assisted in the construction of a new 152 unit senior apartment complex, the Varena Apartments. The construction of Varena Apartments was completed in Spring of 2011. Also in 2011, the Foothill Farms Senior Apartments were completed providing an additional 136 affordable senior units in the County.
HE-29(c) Support Current Temporary Shelters for Abused or Neglected Seniors (DISCONTINUED)	Continue funding current facilities providing temporary shelter for seniors.	Ongoing, 2008 - 2013	The County does not fund the Sacramento Senior Safe House. The County Adult Protective Services only makes referrals to the House.
HE-30(a) Design Guidelines and Siting Criteria for Senior housing and Care Facilities (DISCONTINUED)	Develop flexible design guidelines and siting criteria for senior housing and care facilities.	July 2011	Due to the limitation in available funding sources, SHRA has discontinued efforts to develop flexible design guidelines for senior housing and care facilities.
HE-31(a) Program Assisting Eligible Seniors to Make Health or Safety Repairs (ONGOING)	Ongoing support of the In-Home Supportive Services program of the Dept. of Health and Human Services, Senior and Adult Services Division. Work with SHRA to publicize the Home Assistance and Repair Programs for Seniors (HARPS) and ERP-A programs which assist seniors and low-income households with necessary repairs or accessibility modifications	Ongoing, 2008 - 2013	Per Judy Ludwick, Program Planner, Dept. of Health and Human Services: Senior and Adult Services Division has a staff member on the County Adult Interdisciplinary Team, which is comprised of representatives from 20 community agencies and organizations that provide protective services to seniors. The Health and Human Services staff member provides information on the HARPS and ERP-A programs (among other senior assistance programs) to other members of the Interdisciplinary Team who in turn distribute the information to the

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HE-31(b) Promotion of Adaptability and Accessibility of Dwellings for Disabled and Elderly (COMPLETED)	Work with SHRA to publicize the HARPS and ERP-A programs.	Ongoing, 2008 - 2013	public. Also, participants of the In-Home Supportive Services Program and Adult Protective Services Program are connected with community resources which include the HARPS and ERP-A programs. The Planning and Environmental Review Division on its website has links to information on the HARPS and ERP-A programs. The Planning Division also provides a brochure on universal design at the Planning Division's and Building Department's downtown public counters.
HE-32(a) Annual Inspection of Farm Labor Camps (ONGOING)	Ensure suitable living conditions at farm labor camps	Annual Inspections and Reports	Per Arne Frey-Peters, Environmental Specialist: Annual inspections and licensing still occurring. 23 camps were inspected during 2012. Three inspections are made at each camp during the year.
HE-33(a) Technical Assistance for Applications for New Farm Worker Housing (DISCONTINUED)	Provide technical assistance for applications for loans through the Federal and State government to construct 50 housing units for farm workers.	Ongoing, 2008 - 2008	This program is difficult to measure outcomes and it is unlikely that SHRA will proactively pursue such housing.
HE-33(b) Assistance for Farm Worker Housing (DISCONTINUED)	Assist in financing 50 units of housing affordable to farm workers	Ongoing, 2008 - 2013	This program is difficult to measure outcomes and it is unlikely that SHRA will proactively pursue such housing.
HE-33(c) Review Housing Needs of Farm Workers (ON HOLD)	Biennially review housing needs of farm workers starting September 2009.	Ongoing, 2008 - 2013	Because of limited resources, the Community Development Department has put this project on hold.
HE-34(a) Policy Board to End Homelessness (ONGOING)	Develop affordable housing opportunities with supportive services for homeless persons in need; assist homeless men, women and children through the Continuum of Care to achieve independent living in permanent housing, ending their homelessness.	Ongoing, 2008 - 2013	The Homeless Prevention and Rapid Rehousing Program began on October 1, 2009 serving currently homeless households. Prevention services began on November 2, 2009.
HE-34(b) Transitional Housing, Job Training and Employment Counseling at Mather Field (ONGOING)	Provide housing and comprehensive job training	Ongoing, 2008 - 2013	Per Human Assistance Web Page - Currently, this facility is housing 200 individuals and 65 families. Recently, approval has been given to add 75 units. Beginning March 29, 2010, the administration of the program transitioned to the Volunteers of America.
HE-34(c) Adequate Supply of Land for Homeless Shelters (ONGOING)	Maintain an adequate supply of land for homeless shelters.	Ongoing, 2008 - 2013	There are 18.6 acres available in the GC zone and 447.3 acres in the M-1 zone for emergency shelters where a use permit is not required.

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<p>HE-34(d) LaVerne Adolfo Housing Programs for Former Foster Youth (ONGOING)</p>	<p>Provide housing and services for emancipated foster youth.</p>	<p>Ongoing, 2008 – 2013</p>	<p>The County continues to support the LaVerne Adolfo Housing Program. Volunteers of America and Lutheran Social Services are the transitional housing providers. Per Victor Contreras, Program Manager, Dept. of Human Assistance: For the calendar year 2012, the program had 182 participants and 68 beds.</p>
<p>HE-34(e) Winter Shelter Program (ONGOING)</p>	<p>Provide emergency housing for the homeless.</p>	<p>Ongoing, 2008 - 2013</p>	<p>Individuals served through the Winter Shelter Program each winter since 2008 are as follows:</p> <ul style="list-style-type: none"> o 2008-2009 – 527 o 2009-2010 – 572 o 2010-2011 – at least 500 o 2011-2012 – 227
<p>HE-34(f) Shelter Plus Care Program (ONGOING)</p>	<p>Provide supportive housing for disabled individuals and families.</p>	<p>Ongoing, 2008 – 2013</p>	<p>Individuals served per calendar year total</p> <ul style="list-style-type: none"> o 2009: 841 o 2010: 815 o 2011: 900 o 2012: 843
<p>HE-34(g) Homeless Shelters in the GC and M-1 zones (ONGOING)</p>	<p>Identification of appropriate zoning categories and land use designations</p>	<p>Ongoing, 2008 - 2013</p>	<p>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.</p>
<p>HE-34(h) Single Room Occupancy Units (ON HOLD)</p>	<p>Identification of appropriate zoning categories and land use designations for Single Room Occupancy (SRO) residential units.</p>	<p>Ongoing, 2002 – 2008 January 2010 for increasing number of zones for SROs.</p>	<p>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. Per Cindy Storelli, Principal Planner: Because of limited resources, the project to increase the number of zones for SROs has been put on hold but it will be addressed in the Zoning Code update. The Update is a high priority project.</p>
<p>HE-34(i) Zoning Amendment Listing Supportive Housing and Transitional Housing in the</p>	<p>Amend the Zoning Code to have Supportive Housing and Transitional Housing as residential</p>	<p>January 2010</p>	<p>This will be part of the Zoning Code Update. The Update is a high priority project.</p>

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Land Use Tables (IN PROGRESS)	uses listed in the Zoning Code's land use tables.			
HE-35(a) Reducing Housing Discrimination (ONGOING)	Increase the resolution to housing complaints and reduce housing discrimination.	Ongoing, 2008 - 2013	The Fair Housing Commission continues to investigate housing complaints and find evidence of discrimination.	
HE-35(b) Update of Analyst of Impediments to Housing (COMPLETED)	Improve the level of reporting to measure success in reducing housing discrimination.	2009	The Community Development Block Grant (CDBG) department of SHRA updated the Analysis of Impediments to Fair Housing Choice. CDBG completed the update to the Analysis of Impediments in 2011 and submit with the 2012 Action Plan to HUD in preparation of creating the new Consolidated Plan for 2013-17.	
HE-35(c) Information on Fair Housing (ONGOING)	Increase the level of public awareness regarding County policies.	Ongoing, 2008 -2013	The Planning and Environmental Division of the Community Development Department has a web link to the Fair Housing Commission website . The website is here: Per Tricia Stevens and Cindy Storelli, Principal Planners: The Commercial Corridor Program seeks to locate affordable housing near services.	
HE-36(a) Location of Affordable Housing Projects (ONGOING)	Appropriately located affordable housing to address needs of female heads of households.	Ongoing, 2008 - 2013	In the fall of 2011, the Mutual at Highlands project was completed and is now home to 90 new supportive housing units of which 12 units are three bedrooms. In August 2012, construction began on the Arbor Creek Family Apartments that will include a total of 101 affordable units, of which 30 will be three bedroom units. Construction is anticipated to be completed in the fall of 2013. Additionally in 2012, the Crossings at North Loop provided 26 affordable 3-bedroom units, and 8 affordable 4-bedroom units.	
HE-37(a) Financing Developments for Large Families (ONGOING)	Annually develop 40 affordable housing units with three bedrooms or more for large families.	Ongoing, 2008 - 2013	Due to limited resources, this project will not be implemented.	
HE-37(b) Fast-Tracking of Residential Projects with at least 20% of Units Affordable and/or With 3 Bedrooms or More (DISCONTINUED)	Increase the availability of large family housing.	Ongoing, 2008 - 2013	The Affordable Housing Ordinance requires that development accommodate diverse family sizes by including units with different number of bedrooms. It had been anticipated that SHRA would author Guidelines for implementation of the ordinance that would require affordable units should be offered at the same proportion as the overall development. Due to the limitation in available funding sources, SHRA is no longer pursuing drafting Ordinance Guidelines at this time.	
HE-37(c) Comparable Size Requirements For All new Development Subject to the Affordable Housing Ordinance. (ON HOLD)	Increase the availability of large family housing.	Ongoing, 2008 - 2013	In 2010, the Agency approved the first extremely low income buydown agreement. Specifically the Agency bought down the affordability in 41 of the 102 units in the proposed Arbor Creek project to an extremely	
HE-38(a) ELI Buydown Program (COMPLETED)	Buy down at least 20% of rental units within a project built to meet the Affordable Housing Obligation	Ongoing, 2008 - 2013		

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	to an extremely low-income level.		low income level. Due to delays in receiving federal tax credits, the project will commence construction in spring of 2012.
HE-39(a) County Support of SHRA in Repositioning, Redeveloping and Rehabilitating its Public Housing Stock (ONGOING)	Support SHRA in repositioning, redeveloping and rehabilitating its public housing stock.	Ongoing, 2008 – 2013	As a result of on-going reductions in capital and operating funding from the US Department of Housing and Urban Development (HUD), the County adopted the Asset Repositioning Study in July 2007. This study set the stage for the implementation of a proactive strategy to "reposition" SHRA's public housing units to reduce dependence on HUD and eliminate capital and operating deficits. One of the guiding principles of this strategy was a "no net loss" policy.
HE-40(a) Maximize Use of Housing Choice Voucher Program (ONGOING)	Ensure availability and choice of housing for extremely low-income households.	Ongoing, 2008 – 2013	In 2012, in its role as the Housing Authority for both the City and County of Sacramento, SHRA administered approximately 11,700 Housing Choice Vouchers tenants with an average income of \$13,856, while providing assistance to 550 Shelter Plus Care families. Also during the year, SHRA maintained a 99% lease up of available vouchers and used 103.56% of the available funding.
HE-40(b) Using Available Resources for the Provision of Housing for Extremely Low-Income Households (ONGOING)	Ensure availability and choice for extremely low-income households.	Ongoing, 2008 - 2013	In 2010, two projects for extremely low income households: Centennial Place and Mutual at Highlands began construction totaling 104 affordable units. Mutual at Highlands was completed in 2011, and Centennial Place in 2012. As well, the Agency provides funding to assist extremely low income households via its Units through Leasing Programs and HPRP. In 2012, the Leasing Program assisted an average of 162 individuals per month. At the completion of the HPRP program in May 2012, SHRA has assisted 2,401 extremely-low households consisting of 6,100 individuals.
HE-41(a) Distribution of Financing and Housing Voucher Program Information to Rental Owners and Managers (ONGOING)	Preservation of existing affordable rental units.	Ongoing, 2008 - 2013	In August 2012, construction began on the SHRA-financed Arbor Creek Family Apartments. Of the 101 affordable units, 41 are designated for occupancy by extremely-low income families. Voucher programs remain the most efficient way to provide extremely low income housing. In 2012, SHRA maintained a 99% occupancy level in the Housing Choice Voucher program. 2009: 26 subsidized units were converted to market-rate. 2010: 0 subsidized units were converted to market-rate. 2011: 0 subsidized units were converted to market-rate. 2012: 8 subsidized units were converted to market-rate.

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HE-41(b) Aiding Affordable Projects at Risk for Conversion (ONGOING)	Do not allow any affordable units to convert to market rate housing. Preserve up to 500 units "at risk" of conversion through 2013.	Ongoing, 2008 - 2013	In 2010, SHRA secured financing for the preservation of the Shiloh Arms Apartments and (pursuant to Program HE-41(c)) and this project was completed in early 2011.
HE-41(c) Affordable Housing Preservation Ordinance (DISCONTINUED)	Preserve affordable housing that potentially converts to market-rate.	July 2011	Due to limited resources, this project will not be implemented during the current housing element planning period.
HE-41(d) Loan Agreement for Shiloh Arms Apartments (COMPLETED)	Preserve 106 low-income housing units from conversion to market rate.	July 2010	As referenced above, SHRA funded a request for \$1.5 million to preserve Shiloh Apartments the project in 2010. During 2010 the project was under construction and was completed in 2011.
HE-42(a) Rehabilitation of Mobile Homes (ONGOING)	Improve the condition of existing mobile homes.	Ongoing, 2008 - 2013	SHRA continues to offer their emergency repair and retrofit grant programs to mobile home owners and residents throughout the County. The website advertising this program is here. Per Tammy Derby, Chief, Code Enforcement: Complaints are automatically referred to the State.
HE-42(b) Referral of Complaints From Mobile Home Residents to State HCD (ONGOING)	Ensure that mobile home parks are safe and well maintained in order to provide housing options for lower income residents.	Ongoing, 2008 - 2013	
HE-43(a) Homeownership Assistance (ONGOING)	Assist 175 households with MCC's and 200 households with First Time Homebuyer loans to become homeowners.	Ongoing, 2008 - 2013	2008: 116 MCCs and First Time Homebuyer loans were issued. 2009: 95 MCCs and 51 First Time Homebuyer loans were issued. 2010: 112 MCCs and 52 First Time Homebuyer loans were issued. 2011: 80 MCCs and 12 First Time Homebuyer loans were issued. 2012: 50 MCCs and 5 First Time Homebuyer loans were issued. The County through SHRA continues to support the Sacramento Neighborhoods Homeownership Center.
HE-43(b) Qualifying for Home Loans and Down Payment Assistance Programs (ONGOING)	Serve 600 households annually through Home Loan Counseling Program	Ongoing, 2008 - 2013	
HE-43(c) Self-Help Housing Programs (ONGOING)	Increase homeownership opportunities for low-income families – 10 homes over 5 years	Ongoing, 2008 - 2013	No new self-help housing programs were realized in 2012, but SHRA remains committed to this housing type should an opportunity arise.
HE-43(d) BEGIN Program (ONGOING)	10 new homeownership units annually.	Ongoing, 2008 - 2013	No new homeownership units were built under the BEGIN program in 2008-2012.
HE-44(a) Provide Gap Financing to Construct Affordable Housing (PARTIALLY COMPLETED)	Assist 200 units financed per year (1,000 units over five years).	Ongoing, 2008 - 2013	2008: SHRA financed 316 new affordable units. 2009: SHRA financed 334 new affordable units. 2010: SHRA financed 240 new affordable units. 2011: SHRA financed 136 new affordable units (Foothill Farms) 2012: SHRA financed 101 new affordable units. (Arbor Creek Family)
HE-44(b) Multifamily Mortgage Bonds (ONGOING)	Increase the availability of financing for new affordable housing construction through multi-family mortgage bonds	Ongoing, 2008 - 2013	2009: 316 new affordable units were financed using gap loan assistance from SHRA. 2010: 240 new affordable units were financed using gap loan assistance from SHRA.

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			<p>2011: 0 new affordable units were financed using gap loan assistance from SHRA. 2012: 111 new affordable units were financed using gap loan assistance from SHRA (Crossings at North Loop). In 2009 and 2010, SHRA provided gap funds totaling over \$14 million for the Arbor Creek and Foothill Farms Apartments. These funds leveraged almost \$45 million in conventional and tax credit funding. No new financing was provided in 2012.</p>
<p>HE-44(c) SHRA Support of Developers Applying for State or Federal Funding Programs (ONGOING)</p>	<p>Increase housing opportunities for lower income households, and use locally controlled funding to leverage funding from state and federal programs.</p>	<p>Ongoing. 2008 - 2013</p>	<p>Planned project for 2013. This will be part of the Zoning Code Update. The Update is a high priority project.</p>
<p>HE-45(a) Update Zoning Code to Incorporate Changes in the State Density Bonus Law (IN PROGRESS)</p>	<p>Amend the Zoning Code to incorporate changes to the State Density Bonus law.</p>	<p>December 2010</p>	<p>Planned project for 2013. This will be part of the Zoning Code Update. The Update is a high priority project.</p>
<p>HE-46(a) Establishment of a Mixed Use Zone (Same as Program HE-4(d)) (IN PROGRESS)</p>	<p>Amend the Zoning Code to establish a mixed use zone.</p>	<p>July 2011</p>	<p>Planned project for 2013. This will be part of the Zoning Code Update. The Update is a high priority project.</p>
<p>HE-46(b) Form-Based Codes or Districts (Same as Programs HE-4(e) and HE-9(a)) (COMPLETED)</p>	<p>Adopt form based codes or districts/SPA's.</p>	<p>January 2010</p>	<p>Per Tricia Stevens and Cindy Storelli: Draft commercial corridor plans have form based codes.</p>
<p>HE-46(c) Mixed Use Zones in Jackson Highway New Growth Area Master Plans (COMPLETED)</p>	<p>Incorporate mixed use zones in any master plan for the Jackson Highway new growth area.</p>	<p>Ongoing, in conjunction with development of master plans for the Jackson Highway new growth area, 2008 - 2013.</p>	<p>There are mixed use areas in the proposed West Jackson Highway, Jackson Township and Newbridge Master Plans. General Plan Land Use Element Policy LU-120 requires mixed use areas in new growth areas.</p>
<p>HE-47(a) Promoting Revised Second Unit Standards (ONGOING)</p>	<p>Encourage residential accessory dwelling unit construction. At least 100 will be constructed.</p>	<p>Ongoing. 2008 - 2013</p>	<p>The County is continuing to require one additional parking space per bedroom for accessory dwellings rather than two spaces. The Planning Department is promoting the revised second unit standards through its website and a brochure distributed at the information and plan check counters and the Building Dept. Permit Center. Between December 16, 2009, and January 18, 2013, 392 brochures were taken by the public. In 2008, 5 accessory dwellings were constructed (finalized). In 2009, 8 accessory dwellings were constructed (finalized). In 2010, 2 accessory dwellings were constructed (finalized). In 2011, 9 accessory dwellings were constructed (finalized).</p>

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<p>HE-47(b) Remove Use Permit Requirement for Some Accessory Dwellings (IN PROGRESS)</p>	<p>Require staff level design review instead of use permits for accessory dwellings between 400 and 1,200 square feet on parcels that are at least double the minimum lot size for the zone.</p>	<p>January 2011</p>	<p>In 2012, 3 accessory dwellings were constructed (finalized). Planned project for 2013. This will be part of the Zoning Code Update. The Update is a high priority project.</p>
<p>HE-47(c) Technical Assistance Program for Designing Accessory Dwellings (COMPLETED)</p>	<p>Develop an accessory dwelling technical assistance program.</p>	<p>January 2012</p>	<p>A technical assistance manual was prepared that provided information on designing, constructing and renting accessory dwellings. The manual is available on the Planning Divisions website. Six prototype designs are in the manual. Click here for manual.</p>
<p>HE-48(a) Encourage and Facilitate Alternative Housing Types (ONGOING)</p>	<p>Develop incentives to encourage the construction of alternative housing types</p>	<p>Ongoing, 2008 - 2013</p>	<p>SHRA and County planning continue to work with developers interested in using alternative housing/construction models to produce affordable housing. Continued study and research into this area of development may lead to specific programs/policies in the future.</p>
<p>HE-49(a) Condominium Conversion Ordinance (ONGOING, IN PROGRESS)</p>	<p>Reduce the conversion of market-rate rental housing occupied by lower income households to condominiums unless ownership opportunities are provided.</p>	<p>Ongoing, 2008-2013</p>	<p>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.</p>
<p>HE-50(a) Support Self-Help Housing [Same as 43(a)] (ONGOING)</p>	<p>Assistance to ten low- and moderate-income households to build their own homes.</p>	<p>Ongoing, 2008 - 2013</p>	<p>No new self-help housing programs were realized in 2011, but SHRA remains committed to this housing type should an opportunity arise.</p>
<p>HE-51(a) Affordable Housing Program (ONGOING)</p>	<p>Implement the Affordable Housing Program and prepare biennial reports.</p>	<p>Ongoing, 2008 - 2013</p>	<p>In 2009, there were 2 projects that were approved with Affordable Housing Plans. One project opted for the in-lieu fee option and will contribute \$300,000 toward affordable housing. The other project will provide 4 for-sale affordable units on site.</p> <p>In 2010, there were 6 Affordable Housing Plans approved. One project opted for in-lieu fee, four projects opted to construction multifamily housing, and one opted to purchase Unit Credits. When the projects move forward to be constructed they will result in \$594,000 of in lieu fees and 213 affordable units.</p> <p>In 2011, there were 5 Affordable Housing Plans approved. Two projects opted for in-lieu fee, two projects opted to construction single family housing, and one opted to dedicate or construct multifamily housing. When the projects move forward to be constructed they will result in \$610,000 of in lieu fees, 63 affordable units, and six dedicated</p>

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			multifamily sites. In 2012, there were 2 Affordable Housing Plans approved, with the Ridgewine Place and Pendola Estates projects opting to pay in-lieu fees. Additionally, two for-sale affordable units were sold to eligible homebuyers. Due to the limitation in available funding sources, SHRA is no longer pursuing drafting Ordinance Guidelines at this time
HE-51(b) Adoption of Process and Procedure Guidelines for the Affordable Housing Ordinance (DISCONTINUED)	Adopt process and procedure guidelines for the Affordable Housing Ordinance.	2010	
HE-52(a) Locating Multifamily Projects Near Services in Commercial Corridors (ONGOING)	Develop commercial corridor plans with multifamily projects located near amenities.	Ongoing, in conjunction with development of commercial corridor plans, 2008 – 2013.	The Draft North Watt Avenue Corridor Plan Policy 2.1 states that higher density housing, at densities sufficient to support bus rapid transit, shall be concentrated in the district centers (urban mixed-use villages in the district centers with nearby residential mixed-use neighborhoods) to promote access to employment, goods and services, community services and transit. The same concept is in the other commercial corridor plans. Per Tricia Stevens and Cindy Storelli, Principal Planners: Issue is been reviewed as part of the Florin Vineyard Community Plan process. It was also reviewed for the Cordova Hills Specific Plan. Avoiding clustering of multifamily projects is a staff objective in every master plan project. In February, 2009, SHRA, on behalf of the County, submitted an application to the State Department of Housing and Community Development (HCD) for an award of up to \$2 million in Local Housing Trust Fund Match funds. In 2010 this funding was awarded and is available to assist to finance a compatible project. The funding remains available to be spent.
HE-52(b) Avoid Clustering of Multifamily Projects (ONGOING)	Avoid clustering of multifamily projects in one area of a community where services are limited.	Ongoing, 2008 - 2013	
HE-53(a) New Funding Sources for the City/County Housing Trust Fund (ONGOING)	Identify new funding sources and increase the availability of funding to support affordable housing.	Ongoing, 2008 - 2013	
HE-53(b) Promote Federal Housing Choice Vouchers (ONGOING)	Use of local project-based voucher program to increase feasibility of affordability.	Ongoing, 2008 - 2013	SHRA requires that all projects receiving their financing accept Housing Choice Vouchers (HCV) tenants. When project based vouchers become available, SHRA will use them to increase the feasibility of deeply-targeted affordable housing projects.
HE-54(a) Dept. of Health and Human Services Staff Person to Review Development Plans of Significant Projects (DISCONTINUED)	Dedicate a staff person to review development plans with the goal of promoting community health.	January 2010	Per Teri Duarte, Health and Human Services Manager: There was a Health and Human Services staff (Teri Duarte) who was working for the Air Quality Management District (AQMD). Ms. Duarte was reviewing development plans for AQMD from the perspective of promoting community health. Because of budget problems, the reviewing of development plans for AQMD ended on June 30, 2010.
HE-55(a) Provide and Promote the Use of Bicycle and Pedestrian Trails and	Provide and encourage walking, bicycling and use of transit in residential communities. Diminish	Ongoing, 2008 – 2013	During the application process for the West Jackson Highway Master Plan project, County staff is encouraging the developer to provide walking, bicycling and transit facilities. General Plan Land Use Policy

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Sidewalks (ONGOING)	auto dependency, improve air quality and minimize environmental impacts.		LU-120 requires that all master plans have pedestrian and transit-oriented design.
HE-56(a) Locate Housing At Least 500 ft. From Roadways from Heavily-Used Roadways or Have Mitigation Measures (ONGOING)	Mitigate impacts of air pollution for residential projects.	Ongoing, 2008-2013	New County Improvement standard of requiring separated sidewalks was adopted November, 2009. The environmental review process will mitigate noise and air pollution impacts to residential subdivisions that are adjacent to heavily-used roadways.
HE-57(a) Determining Areas Underserved by Grocery Stores (COMPLETED)	Comprehensive study to determine residential areas underserved by grocery stores.	January 2010	The Community Development Department completed a study that determines which low-income areas are underserved by grocery markets. A report with maps has been produced and put on the Department's website. An email blast was sent out regarding the study. The study was also presented to the appropriate Community Planning Advisory Committees and the Planning Commission.
HE-57(b) Expedite Permitting for New Grocery Stores in Underserved Areas (ON HOLD)	Expedite permitting for new grocery stores in underserved residential areas.	December 2010	This project has been put on hold because of limited resources.
HE-57(c) Community Gardens in New Multifamily Projects (IN PROGRESS)	Amend the Zoning Code to require community gardens in multifamily projects.	January 2010	There will be a zoning code amendment that will have community gardens be allowed in new multifamily projects. This will be part of the Zoning Code Update.
HE-58(a) Sheriff's Dept. Review of Development Plans (DISCONTINUED)	Review of development plans to discourage crime.	Ongoing, 2008 - 2013	Due to limited resources, the Sheriff's department is not reviewing development projects.
HE-58(b) Classes in Reducing Crime Through Environmental Design (COMPLETED)	Review of development plans to discourage crime.	Ongoing, 2008 - 2013	Per Tricia Stevens and Cindy Storelli, Principal Planners: All except one current planner has attended a class on reducing crime through environmental design.
HE-59(a) SMUD Participation in Project Pre-application Meetings (ONGOING)	Have SMUD staff participate in pre-application meetings.	Ongoing, 2008 - 2013	Per Tricia Stevens and Cindy Storelli, Principal Planners: SMUD officials are participating in the Project Review Committee (PRC) process.
HE-59(b) Energy Efficient Configuration Incorporated in Land Use Plans (ONGOING)	Incorporate energy efficiency as primary goals in master plans.	Ongoing, 2008 - 2013	Per Tricia Stevens and Cindy Storelli, Principal Planners: Energy efficient configuration and design standards are part of both the Elverta Specific Plan and the Easton Project Plan.
HE-59(c) 25% Density Bonus (ONGOING)	Provide up to a 25% density bonus for residential projects with increased energy efficiency.	Ongoing, 2008 - 2013	This bonus provision is in the County's Zoning Code.

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HE-60(a) Residential Title 24 Energy Analysis (ONGOING)	Require Residential Title 24 Energy Analysis for building permit applications.	Ongoing, 2008 – 2013	The Building Division continues to require Title 24 Energy Analysis to accompany building permit plans.
HE-60(b) Comprehensive Green Building Program (PROCESS HAS STARTED)	Develop a comprehensive Green Building Program	July 2011	Per Dave Defanti, Sustainability Program Senior Planner: The Green Building Team Task Force has developed recommendations for a future Green Building Program. The recommendations were reviewed by the Board of Supervisors during 2011. This effort is being funded by Federal Stimulus funding.
HE-60(c) Web Page Advertising GreenPoint Rating Program and/or Equivalent Rating System. (PROCESS HAS STARTED)	Prepare a web page that advertises the GreenPoint rating program and/or equivalent rating system and highlights residential developments that exceed Residential Title 24 Energy Analysis Requirements.	July 2009	The County highlights residential projects that exceed mandatory CAL Green requirements on its "Green Sacramento County" website. The County has yet to advertise Green Building rating systems on the website.
HE-60(d) Educating Residents about Green Building and Promoting Green Building Rating Systems. (PROCESS HAS STARTED)	Determine and implement 3 programs that educate residents about Green Building and promoting the use of Green Building rating systems.	Ongoing, 2008-2013	The County's website "Green Sacramento County" educates residents about Green Building and highlights LEED certified buildings.
HE-60(e) Offering Incentives for Residential Projects That Attain Rating of "Green Building" (PROCESS HAS STARTED)	Offer incentives for the attainment of the GreenPoint Rated label.	January 2011	Beyond project promotion through its website, the County has not offered incentives for residential projects that attain rating of "Green Building".
HE-60(f) Distribution of Information on Benefits of Energy Conservation (ONGOING)	Provide information on benefits of energy conservation incentive programs.	Ongoing, 2008 – 2013	The Planning and Environmental Division is providing information from SMUD on benefits of energy conservation. This information is available at the Downtown Planning Division and Building Department Permit Counters. Between May 16, 2011 and Jan 18, 2013, 219 brochures were taken by the public.
HE-60(g) Indicate During Plan-check Process Whether Applicant Is Participating in SMUD's Advantage Home Rebate Program (DISCONTINUED)	Ensure that an applicant for a new home will participate in SMUD's Advantage Home rebate program.	Ongoing, 2008 – 2013	The Advantage Home Rebate Program has been discontinued by SMUD.
HE-60(h) Reporting in Staff Report That Project Exceeded Title 24 Energy Efficiency Standards. (ONGOING)	Report in staff reports and presentation the percentage that a project exceeds the State's Title 24 energy efficiency standards.	Ongoing, 2008 – 2013	Per Cindy Storelli, Principal Planner – It is rare that the applicant provides Title 24 information. It is used when the information is provided.

