

2021 Housing Element 2029 Update



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ACRONYMS AND ABBREVIATIONS

AARP	American Association of Retired Persons
AB	Assembly Bill
ADA	Americans with Disabilities Act
ADUs	accessory dwelling units
AHSC	Affordable Housing Sustainable Communities
AIDS	Acquired immunodeficiency syndrome
CDBG	Community Development Block Grant
CHRLA	Center for Human Rights and Law Advocacy
CIP	Capital Improvement Plan
City	City of West Sacramento
EIFD	Enhanced Infrastructure Financing District
GC	Government Code
GHG	greenhouse gas
GP 2035	General Plan 2035
HCD	Housing and Community Development Department
HE	Housing Element
HELP	Homebuyer Empowerment Loan Program
HOME	Home Investment Partnership Program
HUD	US Department of Housing and Urban Development
JADUs	junior accessory units
NOFA	Notice of Funding Availability
P	policies
PFA	Public Finance Authority
PR	programs
PRC	Project Review Committee
Project Area	Redevelopment Project Area
RHNA	Regional Housing Needs Allocation
SACOG	Sacramento Area Council of Governments
SB	Senate Bill
EIFD Plan	Enhanced Infrastructure Financing District Plan
UIA	Urban Infill Area
VMT	vehicle miles travelled

INTRODUCTION TO THE 2021 HOUSING ELEMENT

The 2021 Housing Element for the City of West Sacramento (City) reflects a new direction, based on the 2035 General Plan, to guide the City in meeting its housing needs for all socio-economic segments of the community. This Housing Element will cover the 6th cycle for planning period 2021 – 2029 and builds on the City’s achievements and successes since 2013 when the last Housing Element was adopted.

Consistent with the 2035 General Plan, this Housing Element focuses on the concept of “complete communities” that provide for the basic needs of all residents, including access to public and private services and jobs, a variety of mobility choices, and community design that supports active lifestyles and social interaction.

With this Housing Element the City will redouble its efforts to facilitate an appropriate range of housing types with affordable transportation options and access to jobs and services. As noted in the 2035 General Plan Vision and City’s Community Investment Action Plan, the City will pursue creative interventions, fiscally prudent risk taking, and innovative financing and other incentives to spur compact housing and mixed-use development along the West Sacramento Riverfront. The City will also facilitate context-sensitive infill opportunities for housing in existing neighborhoods and plan for a broad range of housing types in each of the City’s new growth areas.

This Housing Element is organized around key themes and initiatives, consistent with the 2035 General Plan, such as:

- Providing a full range of quality housing choices that provide a sense of local identity and pride.
- Offering a diversity of safe, affordable, convenient, and sustainable transportation options that are accessible to all ages and that contribute to a healthy community.
- Ensuring that housing on both sides of the Sacramento River are part of a strong, vibrant, healthy, transit-oriented, and sustainable metropolitan downtown core.
- Continuing to add significant employment opportunities accessible to West Sacramento residents through multiple transportation options.
- Continuing to grow the City’s downtown as an active, mixed-use commercial/residential core.
- Growing the City with pedestrian- and transit-friendly villages that provide a wide range of amenities for households of all income levels and backgrounds.
- Building new neighborhoods with their own identity and character, but that are connected to the city as a whole.
- Supporting the City’s public-nonprofit-private partnerships, which have produced affordable housing, and affordable-by-design housing, particularly in targeted reinvestment areas.

The 2021 Housing Element reflects current conditions and trends, including the ongoing statewide housing affordability crisis, as well as new state regulations, funding programs, and guidance that have been adopted or updated related to housing. This includes, among other things:

- Require housing elements to demonstrate how cities and counties are Affirmatively Furthering Fair Housing;¹
- Encourage cities and counties to streamline and incentivize housing development;
- Provide additional funding to create and preserve affordable housing;
- Require cities to zone more appropriately for their share of regional housing needs and in certain circumstances require by-right development on identified sites; and
- Require greater documentation of suitability when non-vacant sites are used to meet housing needs, particularly for lower income housing.²

Among the City's initial steps to meet new state requirements was the adoption of the *2035 General Plan* (2016) and significant changes to its zoning ordinance to accelerate housing production, including affordable housing, to ensure the availability of adequate sites for housing for all income groups. The City has also improved infrastructure and public amenities, such as greater access to public transit, new and improved parks and open spaces, new pedestrian and bicycle facilities, and improved amenities for neighborhoods bordering the riverfront.

This Housing Element demonstrates how West Sacramento will meet new recommendations and requirements, while also continuing the momentum under the previous Housing Element and the 2035 General Plan.

¹ Source: U.S. Department of Housing and Urban Development at <https://www.huduser.gov/portal/sites/default/files/pdf/AFFH-Fact-Sheet.pdf>

² Source: California Department of Housing & Community Development <https://www.hcd.ca.gov/policy-research/housing-package/cahp-faq.shtml>

HOUSING GOALS, POLICIES, AND PROGRAMS

INTRODUCTION

This section of the Housing Element demonstrates the City of West Sacramento’s commitment to strive that every citizen, regardless of age, income level, socio-economic status, or special needs, has access to adequate and affordable housing. This section also contains the City’s goals, policies (P), and programs (PR) for housing and supportive services to provide direction on key housing issues in West Sacramento.

The State of California has adopted specific requirements for the content of housing elements, which are reflected in goals, policies, programs, and desired outcomes (objectives) of the Housing Element. The specific requirements of state law related to this section of the Housing Element are:

The California Government Code (Section 65583[b][1]) requires the Housing Element (HE) to contain “a statement of goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing.”

The City’s strategy for achieving overall community affordability and adequate housing is based in policies, implementing programs, and objectives (quantified when possible) organized around the following goals:

- Adequate land for a balanced range of housing.
- Maintenance, improvement, and rehabilitation of housing.
- Climate Change, energy conservation, sustainability, and a balance of employment and housing.
- Adequate services for residential development.
- Affirmatively Furthering Fair Housing.

These goals and policies are provided to guide day-to-day decisions regarding housing in the City. Implementation programs follow the goals and policies and provide actions that the City will take after the Housing Element has been adopted to make progress toward its stated housing goals. A summary table with responsible agencies, timelines, and potential funding sources to support the implementation programs has also been included.

Embodied in the updated Housing Element is inclusion of environmental justice considerations that align the Housing Element with other updates to the 2035 General Plan. Environmental justice is defined by the Environmental Protection Agency as the fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income, with respect to the development, implementation, and enforcement of laws, regulations, and policies.

GOALS AND POLICIES

GOAL HE-1: ADEQUATE LAND FOR A BALANCED RANGE OF HOUSING (ENCOMPASSES GOVERNMENT CODE SECTIONS 65583(C)(1), (2), & (3))

TO DESIGNATE ADEQUATE LAND FOR THE PRODUCTION OF A BALANCED RANGE OF HOUSING TYPES AND DENSITIES THAT MEET THE NEEDS OF ALL ECONOMIC SEGMENTS AND SPECIAL HOUSING NEEDS OF THE COMMUNITY WHILE EMPHASIZING HIGH QUALITY DEVELOPMENT AND ENCOURAGING HOMEOWNERSHIP WHEN FINANCIALLY FEASIBLE.

- POLICY HE-P-1.1:** The City will continue to promote the development of a broad mix of housing types by adopting affordable housing goals and providing incentives to achieve those goals citywide.
- POLICY HE-P-1.2:** The City will maintain an adequate supply of residential land in appropriate land use designations and zoning categories to accommodate the City's regional housing allocation under the Sacramento Area Council of Governments (SACOG) Regional Housing Needs Plan.
- POLICY HE-P-1.3:** While promoting the provision of housing for all economic segments of the community, the City will seek to ensure high quality in all new residential development.
- POLICY HE-P-1.4:** The City will provide information to the public and developers on approved residential projects and vacant land supply.
- POLICY HE-P-1.5:** The City will pursue available state and federal funding assistance and utilize available financing techniques, as appropriate, to assist housing providers in developing housing affordable to very low-, low-, and moderate-income households.
- POLICY HE-P-1.6:** The City will allow the development of accessory dwelling units (ADUs) and junior accessory units (JADUs) and work with applicants to integrate such units into existing development patterns of neighborhood, consistent with state law provisions related to lot size, parking, and minimum/maximum ADU size requirements.
- POLICY HE-P-1.7:** The City will respond to opportunities to acquire surplus government lands and identify surplus properties owned by religious institutions and within the city for the development of affordable housing.
- POLICY HE-P-1.8:** Where affordable residential units are included within a housing development, such units will be interspersed within the development and will be visually compatible with, if not indistinguishable from, market-rate units.
- POLICY HE-P-1.9:** The City will grant density bonuses consistent with state law requirements (Section 65915).

- POLICY HE-P-1.10:** When affordable housing units are included in a project pursuant to the density bonus program or other federal, state, or local requirements, the City will require a minimum period of affordability consistent with the requirements of the funding source(s).
- POLICY HE-P-1.11:** The City will, on a citywide basis, allow the installation of manufactured housing on permanent foundations in accordance with state law requirements (Section 65583[c][1] of the California Government Code) for factory-built housing and mobile homes.
- POLICY HE-P-1.12:** The City will continue to cooperate with the Yolo County Housing Authority in the administration of affordable housing programs.
- POLICY HE-P-1.13:** The City will promote homeownership through infill development in new housing constructed for moderate and median-income households.
- POLICY HE-P-1.14:** The City will continue to cooperate with nonprofit organizations, public agencies, and for-profit housing providers that seek to develop affordable housing in West Sacramento and achieve the City's Housing Element goals.
- POLICY HE-P-1.15:** The City will consider whether, on a case-by-case basis, deferral of fees and/or the provision of other incentives are appropriate in exchange for the provision of affordable housing.
- POLICY HE-P-1.16:** The City will implement integrated place-based and mobility strategies in planning for affordable housing to:
- Develop affordable housing that provides greater access to existing areas of opportunity.
 - Connect lower-income residents to affordable housing in neighborhoods with proximity to high quality transit corridors³, bike/ped facilities, good jobs, parks and recreational opportunities, and necessary commercial goods and civic and commercial services, including healthy food and health care services, all of which provide greater access to opportunity.
 - Reduce disparities in access by lower-income and disadvantaged residents to state, county, and other community assets and services, such as quality schools, employment, shopping, and transportation.

³ A transit corridor with fixed route bus service with service intervals no longer than 15 minutes during peak commute hours.

IMPLEMENTATION PROGRAMS

PROGRAM HE-PR-1.1: VACANT LAND INVENTORY TO ACCOMMODATE FUTURE HOUSING NEEDS

The City will continue to implement appropriate zoning⁴ to ensure adequate sites at various densities to allow for the construction of sufficient housing to meet its SACOG regional housing allocation for all income and special needs groups between 2021 and 2029. The City will continue to annually monitor and review the amount of land zoned for various residential uses, and other zones that permit residential uses, to maintain an adequate supply of sites for housing for all income levels. The annual review will determine if changes in zoning may be needed to meet the City's housing needs.

The City will include in its annual report on implementation of the Housing Element a review of housing production during the previous year. The City will adopt zoning changes, as needed, to accommodate its regional housing allocation.

The City will update its inventory of vacant, residentially zoned parcels and a list of approved residential projects, and will make this information available to the public, area real estate agents and firms, and developers. The City will update the inventory and list at least every two years and post this information on the City's website. The City will promote its land inventory through the City's website and via distribution to developers and nonprofit housing providers active in the Sacramento region.

The City will include in its annual report on implementation of the Housing Element a review of loss of units and sites during the previous year. This report will identify either development of designated low-income sites for moderate or above-moderate income levels, or sites that were developed at densities lower than allowed.

Target Objective

Evaluate housing production, and loss of units, by type and affordability in the city annually. Analyze housing production against sites identified in the land inventory and suggest zoning changes as necessary to ensure the availability of sites to accommodate the City's projected housing need, particularly for lower-income, moderate-income, and special needs households.

Maintain an adequate supply of land to accommodate the City's regional housing allocation by income level from SACOG.

PROGRAM HE-PR-1.2: INCLUSIONARY HOUSING REQUIREMENTS FOR RESIDENTIAL DEVELOPMENT

To ensure the construction of affordable housing in new growth areas, the City established an Inclusionary Housing Ordinance (Chapter 15.40) to be applied outside the former Redevelopment Project Area (Project Area). Chapter 15.40 was intended to serve as an adjunct to Chapter 15.10, which established affordable housing production policies inside the Project Area. With the elimination of the Redevelopment Agency,

⁴ West Sacramento updated its Zoning Code in 2018 (codified in 2019), including review of zoning within specific plan and riverfront master planned areas, to ensure that adequate sites are available to accommodate its 2021-2029 RHNA allocation for all income levels.

Chapter 15.10 was repealed and Chapter 15.40 was implemented citywide. The City established an Enhanced Infrastructure Financing District (EIFD) containing 14 project areas to replace some financing and other functions of the former redevelopment agency. Program HE-PR-5 contains more details on the City's use of EIFDs. Chapter 15.40 is being implemented to make the ordinance more efficient, link regulatory incentives to affordable housing production, and provide greater benefit to lower-income households.

The amended Chapter 15.40 sets forth procedures and standards for compliance with affordable housing requirements, concepts that were also recommended in the City's Community Investment Action Plan:

1. For newly constructed ownership housing, the City will require that 10 percent of the units be affordable to low-income households.
2. For newly constructed rental housing, the City will require 5 percent of the units to be affordable to very low-income households and 5 percent to low-income households.

Alternatives

To provide flexibility with the City's Inclusionary Housing Ordinance, the amended Chapter 15.40 includes the following alternatives to be considered and negotiated on a project-by-project basis in exchange for providing the affordable housing units:

1. Housing Trust Fund Program – This allows the developer to satisfy all or part of the inclusionary housing requirement by participating in the Housing Trust Fund Program. The Housing Trust Fund permits developers to make a payment to the City equivalent to the amount determined by the City to be necessary to provide gap financing to an affordable housing developer to produce the number of affordable units that would otherwise be required under the ordinance.
2. Other Alternatives – This allows the developer to satisfy all or part of the inclusionary housing requirement through another method proposed by the developer if the proposed alternative meets the general standards for approval outlined in Section 15.40.070(c). Possible alternatives include:
 - a. Acquisition, rehabilitation, and conversion of existing market-rate units to inclusionary units.
 - b. Construction of inclusionary units at an off-site location.
 - c. Acquisition and preservation of at-risk affordable rental units.

Target Objective

Make the Inclusionary Housing Ordinance (Chapter 15.40) more efficient and provide greater benefit to households at the lower end of the income spectrum. Enforce Inclusionary Housing Ordinance requirements as specified below:

For newly constructed rental units:

- 5 percent affordable each to very low- and low-income households.

For newly constructed ownership units:

- 10 percent affordable to low-income households.

Allow developers to satisfy all or a part of the inclusionary housing requirement through an alternative method if the City determines the alternative will achieve goals set forth in the Housing Element.

PROGRAM HE-PR-1.3: DENSITY BONUS

The City will continue to implement Chapter 17.23 of the West Sacramento Municipal Code (Zoning), the affordable housing density bonus ordinance, and offer one or more other incentives to encourage the construction of housing affordable for lower- and moderate-income households. On September 4, 2013, the City completed a revision to Chapter 17.23 to conform to Government Code Section 65915. The City will monitor density bonus housing units for compliance with the period of affordability specified in Chapter 17.23.

Other incentives the City will consider, or in the case of state requirements implemented, in conjunction with density bonuses for low-income housing include (as described in Chapter 17.23), but are not limited to:

- Zoning and development regulatory incentives.
- Financial incentives.
- Modification of development standards.
- No maximum controls on density if a housing development is located within one-half mile of a major transit stop, as defined in subdivision (b) of Section 21155 of the California Public Resources Code.
- Maximum parking ratio, including handicapped and guest parking, of 0.5 spaces per bedroom.
- Per government code section 65915.7(c), approval of commercial development when the developer has entered into an agreement for partnered housing to contribute affordable housing through a joint project or two separate projects encompassing affordable housing.

The City promotes its density bonus program through information available at the Community Development Department public counter, the City's website, and the Project Review Committee (PRC). A PRC meeting may be scheduled once an applicant has a preliminary site plan. The density bonus may also be discussed at any time during the tentative map or other review process.

The City will accept applications for Senate Bill (SB) 35 ministerial streamlining for proposed developments that include at least 10% affordability, consistent with Government Code Section 65913.4.

The City's objective for density bonuses is modest given that the City updated its Zoning Code, effective March 2019, and included significant increases in permitted minimum and maximum residential densities for its medium, high density, and mixed-use zoning categories. These medium, high density, and mixed-use zones include approximately 2,025 acres of land within the City. The City will also examine the feasibility of more directly facilitating infill and compact housing development in its Transit Priority Areas as a strategy to incentivize more housing development that also supports transit use.

Target Objective

Approve up to 5 density bonus units during the planning period.

Amend the zoning ordinance to achieve compliance with State law (Government Code Section 65913.4.)

PROGRAM HE-PR-1.4: COMMUNITY INVESTMENT PROGRAM

The City will continue to implement a community investment fund strategy that leverages Measure G funds, EIFD funds, and grant funds for infrastructure improvements that provide for growth of the tax increment base and that support new infill, high-density, transit-oriented housing developments in mixed-use riverfront areas. The City will also examine the feasibility of more directly facilitating infill and compact housing development in its transit priority areas as a strategy to incentivize more housing development that also supports transit use. The City will target resources, as possible, to expand opportunities throughout the community, including in lower-income and lower resource areas as mapped by the California Tax Credit Allocation Committee.

Target Objective

Maintain and implement a community investment fund strategy that catalyzes the growth of the property tax base and permits population growth and housing production to occur in mixed-use, low vehicle miles travelled (VMT), multi-modal communities in the City’s urban infill areas. Target resources, as possible, to expand opportunity equitably throughout the community, including in lower-income and lower resource areas.

PROGRAM HE-PR-1.5: ACCESSORY DWELLING UNITS

The City will continue to implement Chapter 17.30.040 of the West Sacramento Municipal Code (Zoning) to allow accessory dwelling units by right in single-family residential zones. The City will prioritize accessory dwelling unit permit applications. The City will promote its accessory dwelling unit standards by including information on the City’s website and information available at the City’s permit counter.

The City will implement California state laws SB 13 and Assembly Bill (AB) 68 (October 2019) regarding ADUs and ensure that West Sacramento Ordinance 20-4 (regarding ADUs) complies with state laws. Any updates needed to the Ordinance will be completed as soon as practical following HCD certification of compliance with state law and adoption of the 2021 – 2029 Housing Element.

Target Objective

Update the City’s accessory dwelling unit ordinance, as necessary, to ensure full compliance with SB 13 and AB 68.

Approve up to 5 accessory dwelling units per year on average during the planning period.

PROGRAM HE-PR-1.6: PURSUE STATE AND FEDERAL FUNDING

The City will apply for available and appropriate federal and state funding to support efforts to meet housing needs (through new construction, rehabilitation, and/or preservation) of extremely low, very low-, low-, and moderate-income households. The City will continue to collaborate with nonprofit organizations and agencies, such as the West Sacramento Housing Development Corporation and the Yolo County Housing Authority, to increase the supply of affordable, accessible housing in West Sacramento. The City will also ensure that newly created housing is available and marketed to West Sacramento Seniors. Furthermore, the City will seek opportunities to develop appropriately designed, affordable senior housing when collaborating with affordable housing developers.

Potential funding sources for this program will include the Community Development Block Grant (CDBG) and Home Investment Partnership Program (HOME) programs (federal funds administered by the State of California for non-entitlement cities and counties), the Multifamily Housing Program, California Housing Finance Agency programs (such as Homebuyer Empowerment Loan Program [HELP]), tax-exempt bond financing, low-income housing tax credits, the Federal Home Loan Bank Affordable Housing Program, SACOG Regional Funding Program, and various other programs for special needs groups. The timing and availability of funding depends on the specific program.

The City will target resources, as possible, to promote housing mobility and expanded opportunity for extremely low, very low-, low-, and moderate-income residents to locate in housing in high resource areas. The City will also seek to expand high-quality and affordable housing opportunities throughout the community, including in lower resource areas. The City will also work with, and encourage, local financial institutions to help meet the credit needs of communities in which they do business, including low- and moderate-income neighborhoods, through the federal Community Reinvestment Act, and to engage with fair housing experts on education, investigations, and outreach on fair housing issues, including financing. The City will continue to set aside federal CDBG funding to support activities that affirmatively further fair housing

Target Objective

Pursue state and federal funding to assist with the City's new construction objectives of 2,287 very low-income units, 1,378 low-income units, and 1,722 moderate-income units. Target resources, as possible, to expand housing opportunities equitably throughout the community, including in lower resource areas as mapped by the California Tax Credit Allocation Committee.

PROGRAM HE-PR-1.7: MANUFACTURED HOMES

The City will continue to implement Chapter 17.30.130 of the West Sacramento Municipal Code (Zoning) in all residential zoning districts to provide for the development of manufactured homes with permanent foundations on individual lots and subdivisions and in manufactured home parks. The City will provide information at its permit counter and on its website on policies and regulations for the placement of manufactured housing on permanent foundations.

Target Objective

Continue to allow construction of new mobile home park and manufactured home subdivisions.

PROGRAM HE-PR-1.8: HOMEBUYER ASSISTANCE

The City will cooperate with the Yolo County Association of Realtors, local financial institutions, nonprofit organizations, and residential developers in implementing homebuyer assistance programs for low- and moderate-income households. The City will annually evaluate and select program options and funding sources that have the greatest likelihood of providing funding for homebuyer assistance and addressing local homebuyer assistance needs. The City will also annually evaluate which of the potential program partners have the greatest capacity to collaborate with West Sacramento to achieve the City's Housing Element objectives and will enter into appropriate partnership agreements with those entities as needed, and will partner with fair housing, affordable housing, and other social service organizations to promote the availability of homebuyer assistance programs throughout West Sacramento's diverse

communities. The City will target resources, as possible, to promote opportunity and expand low- and moderate-income housing in the City's relatively high resource areas, as mapped by the California Tax Credit Allocation Committee.

Target Objective

Assist up to 20 lower-income homebuyers during the planning period and, when feasible, to locate in areas of high opportunity as mapped by the California Tax Credit Allocation Committee.

PROGRAM HE-PR-1.9: COOPERATION WITH AFFORDABLE HOUSING PROVIDERS

The City will continue to cooperate with affordable housing providers, such as the West Sacramento Housing Development Corporation, Mercy Housing California, and Jamboree Housing and provide regulatory and financial incentives as described in Programs 1.2 and 1.3 to develop, acquire, rehabilitate, and/or manage housing affordable to extremely low-, very low-, low-, or moderate-income households, including housing for special housing needs groups and seniors.

The City will target resources, as possible, to promote housing opportunity equitably throughout the community and expand lower-income housing in the City's relatively high resource areas, as mapped by the California Tax Credit Allocation Committee.

Target Objective

Continue to work with affordable housing developers to achieve, or exceed, the City's target objective. Expand affordable housing opportunities equitably throughout the community, including in high resource areas as mapped by the California Tax Credit Allocation Committee.

PROGRAM HE-PR-1.10: ANNUAL REPORT ON HOUSING ELEMENT IMPLEMENTATION

The City will prepare an annual report to the City Council (as required by Government Code Section 65400) on achievements in implementing housing programs and meeting the objectives of the City's Housing Element. The report will include activities of all City departments responsible for implementing programs contained in the Housing Element.

Target Objective

Annually submit Housing Element progress reports to the City Council for review and then to the California Housing and Community Development Department (HCD).

PROGRAM HE-PR-1.11: ADDRESS HOUSING CONSTRAINTS

Biannually evaluate the City's zoning code to identify and address any constraints to the development of housing, particularly affordable housing, that derive from application of the City's zoning code.

Target Objective

Biannually review the zoning code to conform to current state law requirements and identify and address constraints on the development of housing affordable to all income levels.

PROGRAM HE-PR-1.12: GENERAL PLAN UPDATE

The City completed an update of the General Plan in 2016, but may need to adopt further, minor, updates to ensure internal consistency of the 2021-2029 Housing Element with other elements of the General Plan. The City will ensure that available sites are developed at increased densities to allow for the development of housing units to accommodate the City’s Regional Housing Needs Allocation (RHNA) for the 2021-2029 planning period.

Target Objective

Ensure that available sites are developed at densities greater than the minimum densities that allow for an adequate number of housing units to be developed to meet SACOG’s regional housing allocation for West Sacramento.

PROGRAM HE-PR-1.13: CONTINUE TO IMPLEMENT URBAN DESIGN STANDARDS FOR WATERFRONT SPECIFIC PLAN AREAS

Continue to require Urban Design Standards, as adopted by the City Council, for the Washington and Bridge District Specific Plans and Grand Gateway Master Plan areas to facilitate higher-density infill development. Biannually review and revise standards, if necessary, to ensure achievement of higher-density infill development.

Target Objective

Implement urban design standards in the Bridge District Specific Plan, Washington Specific Plan, and Grand Gateway Master Plan areas to encourage high-density infill development.

Update the Washington Specific Plan to reflect current practices.

PROGRAM HE-PR-1.14: AMEND ZONING ORDINANCE TO PROMOTE BY-RIGHT AFFORDABLE HOUSING

Within three years of the beginning of this Housing Element planning period, the City will amend the zoning ordinance to provide “by right” approval of projects that are located on identified lower-income sites in the City’s 2008 and 2013 sites inventories, that propose at least 20 percent of units as deed-restricted and affordable to lower-income households, and that meet all City standards. “By right” means that such projects would not be subject to discretionary review or approval.

Target Objective

Facilitate approval of affordable housing projects located on lower-income sites in the City’s sites inventories for the last two Housing Element cycles.

PROGRAM HE-PR-1.15: UPDATE IMPACT FEES

The City will update its development impact fees and examine financing strategies with the goal of incentivizing infill development consistent with the City’s General Plan, including facilitating the production of housing in West Sacramento. The City will consider reductions in impact fees for compact, mixed-use, infill developments that may involve relatively lower demand for water, sewer, and vehicular

transportation, as well as potential strategies to reduce or delay payment of impact fees for projects meeting defined criteria, with potential backfill funding sources, potentially complementing the City’s incentives for development in the priority Urban Infill Area (UIA).

Target Objective

Update development impact fees and identify financing strategies that help to facilitate infill development, within three years of adoption of the Housing Element.

PROGRAM HE-PR-1.16: PROPERTY OWNER OUTREACH

The City will conduct outreach to owners of properties zoned R-3, which can accommodate lower-income housing, but that are larger than 10 acres in land area, to encourage subdivision and development of a portion of those properties for deed-restricted, income-restricted affordable housing consistent with the Housing Element ahead of the development of the rest of the subject site. The City will provide information about existing incentives and will discuss additional incentives for the property owner either related to development of the affordable housing itself, or for the development of the balance of the property, contingent upon setting aside an appropriately sized and located portion of the site for affordable housing development. The City will include in its annual report on Housing Element implementation, a report of outreach conducted as part of this program.

Target Objective

Accelerate the development of affordable housing on portions of relatively larger sites that are zoned at appropriate densities to potentially accommodate lower-income housing. Target resources, as possible, to promote housing mobility and expanded affordable housing opportunities for extremely low, very low-, low-, and moderate-income residents to locate in housing in high resource areas.

GOAL HE-2: MAINTENANCE, IMPROVEMENT, PRESERVATION, AND REHABILITATION OF HOUSING (GOVERNMENT CODE SECTION 65582(C)(4) & (6)(D))

TO ENCOURAGE MAINTENANCE, IMPROVEMENT, AND REHABILITATION OF THE CITY’S EXISTING HOUSING STOCK AND RESIDENTIAL NEIGHBORHOODS

- POLICY HE-P-2.1:** The City will encourage private reinvestment in older residential neighborhoods and private rehabilitation of housing.
- POLICY HE-P-2.2:** The City will pursue state and federal funding appropriate for West Sacramento’s needs to rehabilitate housing.
- POLICY HE-P-2.3:** The City will support revitalization of older neighborhoods through repair and maintenance of public infrastructure as funding is available and work with utility providers (including cable and other broadband providers) to ensure adequate services to these neighborhoods.
- POLICY HE-P-2.4:** The City will work with the California Department of Housing and Community Development to support the continued maintenance and management of existing mobile home and manufactured home parks, where feasible and desirable.

- POLICY HE-P-2.5:** The City will work with property owners to abate unsafe property conditions and provide financial assistance, where feasible, to lower-income households and households with special housing needs.
- POLICY HE-P-2.6:** The City will promote the preservation of architecturally and historically significant structures, particularly in designated historic areas of the city.
- POLICY HE-P-2.7:** The City will work with interested individuals, nonprofit housing corporations, and for-profit developers to acquire rental housing projects in need of rehabilitation and transfer ownership, when necessary, to maintain the affordability of the units to low-income households.
- POLICY HE-P-2.8:** The City will provide incentives, such as financial assistance and fee reductions, to be determined on a case-by-case basis for the private rehabilitation of substandard housing.
- POLICY HE-P-2.9** The City will pursue available public and private funding sources for housing rehabilitation with an emphasis on age-in-place upgrades and accessibility improvements for seniors.

IMPLEMENTATION PROGRAMS

PROGRAM HE-PR-2.1.1: HOUSING REHABILITATION (SINGLE FAMILY)

The City will continue to provide housing rehabilitation assistance to very low- and low-income homeowners, and homeowners with special housing needs. Among the areas of focus will be age-in-place home improvements and accessibility improvements for senior populations, and increased energy efficiency and greenhouse gas (GHG) reduction through use of solar panels and conversion of homes to all electric energy from sustainable sources. Participation by rental property owners will require compliance with a rent limitation agreement. The City will engage fair housing experts to help promote awareness of, and broad participation in this program. The City will continue to implement, annually review, and revise, as needed, program guidelines for housing rehabilitation assistance. The City will target resources, as possible, to expand opportunities throughout the community, including in lower-income and lower resource areas as mapped by the California Tax Credit Allocation Committee.

Target Objective

Assist in rehabilitating up to 20 housing units during the planning period with funding provided by all applicable programs. Target resources, as possible, to expand housing rehabilitation opportunities equitably throughout the community, including in lower-income and lower resource areas as mapped by the California Tax Credit Allocation Committee.

PROGRAM HE-PR-2.1.2: HOUSING REHABILITATION (MULTI FAMILY)

The City will continue to provide housing rehabilitation assistance to very low- and low-income rental property owners with very low- or low-income tenants and tenants with special housing needs. Participation by rental property owners will require compliance with a rent limitation agreement. Among the areas of focus on housing rehabilitation assistance will be age-in-place home improvements and accessibility improvements for senior populations and increased energy efficiency and GHG reduction through use of

solar panels and conversion of homes to all electric energy from sustainable sources. The City will engage fair housing experts to help promote awareness of this program and to identify properties and property owners to contact in order to encourage broad participation. The City will continue to implement, annually review, and revise, as needed, program guidelines for housing rehabilitation assistance. The City will target resources, as possible, to expand opportunities throughout the community, including in lower-income and lower resource areas as mapped by the California Tax Credit Allocation Committee.

Target Objective

Assist in rehabilitating housing units with funding provided by all applicable programs (up to 100 multi-family units during the planning period).

Target resources, as possible, to expand housing rehabilitation opportunities equitably throughout the community, including in lower-income and lower resource areas as mapped by the California Tax Credit Allocation Committee.

PROGRAM HE-PR-2.2: PRESERVATION OF AFFORDABLE RENTAL HOUSING

Through the following actions, the City will continue efforts to mitigate the potential loss of very low- and low-income housing units that occurs through conversion of subsidized rental housing projects to market-rate housing:

1. At least one year prior to the conversion date, the owner will be required to provide written notification to residents and all affected public agencies of the expected date of loan prepayment or payoff, at which time the owner will no longer be restricted in the level of rent that can be charged. The notice will also contain all statements pursuant to California Government Code (GC) Section 65863.10, including the rent anticipated for the unit during the 6, 12, and 36 months immediately following the date of prepayment or termination of the federal or other program and the name and telephone number of the city, county, or city and county the appropriate local public housing authority, the Department of Housing and Community Development, and a legal services organization, that can be contacted to request additional written information about an owner's responsibilities and the right and options of an affected tenant. Residents moving into a housing development during this one-year period must also be notified in writing of the pending conversion prior to signing a rental agreement.
2. Property owners will provide relocation assistance to those low-income households who are unable to afford rent increases.
3. If an affordable housing project indicates it is opting out of its affordability restrictions, the City will ensure that affected residents receive notification of the owner's intent and will provide nonfinancial assistance with relocation.
4. The City will solicit interested nonprofit housing corporations to acquire and maintain such projects as low-income housing. The City will assist an interested nonprofit housing corporation in applying for state or federal assistance for acquisition.
5. The City will respond to any federal and/or state notices, including 'notice of intent to prepay', 'owner plans of action', or 'opt-out' notices filed on local projects.

Pursuant to California Government Code (GC) Section 65863.10 (b) and (c), owners of specified assisted projects are required, unless exempted, to provide “notices of intent” to prepay a federally assisted mortgage, terminate mortgage insurance, or terminate rent subsidies or restrictions at thirty-six, twelve, and six months to all affected households and to affected public agencies. Affected public agencies include the city or county where the development is located, the local public housing authority, and the California Department of Housing and Community Development (HCD).

Target Objective

Continue to maintain the affordability of subsidized rental housing in the city (see also Program HE-PR-2.3).

PROGRAM HE-PR-2.3: PRESERVATION OF MANUFACTURED HOME PARKS

Manufactured homes located in manufactured home parks represent a vital component of West Sacramento’s affordable housing stock. Accordingly, the City will endeavor to maintain and upgrade this housing stock by promoting well-managed and well-maintained parks and homes that provide decent, safe, and sanitary housing for residents in accordance with California Health and Safety Code standards and the Age Friendly Action Plan.

The City will continue to implement the Mobile Home Park Strategy with the following eight program components:

- Continue to oversee a set of local operating guidelines for manufactured home parks and offer incentives for park owners to participate in the program.
- Continue to implement a program for owners to offer long-term leases with modest rent increases over time.
- Required minimum 90-day advanced notice to the City of West Sacramento of a proposed rent increase per Municipal Code section 15.07.030, and 90 days minimum advanced notice to a manufactured homeowner per article 3.5, section 798.30, of California’s residency law.
- Codify a local manufactured home park closure ordinance that clarifies the closure process and provides reasonable protection for residents in accordance with state law.
- Support the concept of resident or nonprofit park ownership and seek state and federal funding to facilitate the sale and transition to resident or nonprofit ownership.
- Increase the number of affordable units in the city targeted to extremely low-income households.
- Provide occupancy preference for those units to qualified manufactured home residents.
- Continue to apply for infrastructure improvement funds (see Program HE-PR-1.6) to assist in the preservation of manufactured home parks.

The City adopted chapter 15.06 of the Municipal Code (Mobilehome Park Change of Use) to ensure that:

- Any proposed change of use of an existing mobile home park, or a portion thereof, to any other use is preceded by adequate notice to the City and residents.

- Social and fiscal impacts of the proposed change of use are adequately defined prior to consideration of a proposed change of use.
- Relocation and other assistance is provided to identified park residents, consistent with the provisions of the ordinance codified in this chapter, California Government Code Sections 65863.7 and 66427.4, and relevant portions of the California Civil Code.

In addition, all mobile homeowners and residents within an applicant’s manufactured home park must receive six months’ advance notice of intent to change the use of the park, or a portion thereof, and applicant must provide relocation services for all manufactured homes after all City approvals. The consideration of a change of use permit shall require a noticed public hearing in the manner set forth in California Government Code Section 65905.

Target Objective

Assist all mobile home parks through this strategy.

GOAL HE-3: COMMUNITY HEALTH, ENERGY CONSERVATION & SUSTAINABILITY

TO SUPPORT THE CITY’S HEALTHY COMMUNITIES PROGRAM OBJECTIVES, INCREASE RESILIENCE TO CLIMATE CHANGE, AND PROMOTE SUSTAINABILITY IN NEW AND EXISTING NEIGHBORHOODS

- POLICY HE-P-3.1:** The City will continue to encourage and provide incentives for: (1) Energy conservation features in residential construction that comply with, or exceed, state building standards; and (2) Design of new residential development using the latest energy efficiency technology.
- POLICY HE-P-3.2:** The City will promote energy conservation and weatherization in existing homes and provide financial assistance to extremely low-, very low-, and low-income households to improve energy efficiency as part of housing rehabilitation efforts.
- POLICY HE-P-3.3:** The City will continue to provide trash, recycling, and organics services to residents and trash and recycling to businesses.
- POLICY HE-P-3.4:** City will continue to implement its comprehensive Municipal Urban Forestry Program, to the extent funding is available to: (1) Expand green infrastructure so that all neighborhoods, including historically marginalized communities and tree-deficient neighborhoods, have access to green space within a ¼ mile by 2030; (2) Achieve a baseline canopy of 25% by 2030 and 35% by 2045; and (3) Increase the tree canopy from 13.9% of land cover in 2004 to 19.1%. The program has become a regional model through regional funding from SACOG and the state urban greening grant program.
- POLICY HE-P-3.5** The City will continue to plan for affordable housing options integrated with public transit, employment, and services to reduce greenhouse gas emissions, encourage active living, and create a healthy environment.

POLICY HE-P-3.6 The City will encourage new mixed-use developments with neighborhood retail and services in existing and developing neighborhoods to reduce travel-related greenhouse gas emissions and increase economic sustainability.

POLICY HE-P-3.7 The City will continue to pursue and seek partnerships with other public agencies to increase clean energy use and viability.

IMPLEMENTATION PROGRAMS

PROGRAM HE-PR-3.1: ENERGY CONSERVATION AND CLEAN ENERGY USE

The City will continue to post and distribute information to residents and property owners in West Sacramento on currently available weatherization and energy conservation programs. The City will distribute information through the City's newsletter, annual mailings in City utility billings, and distribution of program information to community organizations, at municipal offices, and by posting information on the City's website.

The City will continue to enforce state requirements, including Title 24 of the California Code of Regulations, for energy conservation in new residential projects and will encourage residential developers to employ additional energy conservation measures for the siting of buildings, landscaping, and solar access through development standards contained in the West Sacramento zoning ordinance.

The City will also work to implement the Mayors' Commission on Climate Change Final Report to achieve carbon neutrality by 2045. Among the strategies are:

- Establish a comprehensive electrification and energy-efficiency program to reduce the energy burden of low-income residences and small business owners.
- Promote utility energy efficiency programs to reduce energy costs for families and businesses and partner with groups, such as Grid Alternatives, to install solar energy in marginalized communities and increase recovery capacity.

These and other strategies in the Mayors' Commission Final Report are intended to further City goals for energy efficiency, support implementation of the City's Climate Action Plan, advance social equity, and reduce the housing cost burden on lower-income and special needs households.

Target Objective

Increase energy efficiency/lower energy and construction cost burdens on housing for lower-income and special needs households and increase public awareness and information on energy conservation opportunities and assistance programs for new and existing residential units that comply with state energy conservation requirements.

See Program HE-PR-1.6: The City shall pursue state and federal funding to implement the actions described in this chapter.

See Program HE-PR-1.10: Annual Report on Housing Element Implementation for the City's annual reporting on program achievements.

PROGRAM HE-PR-3.2: COMMUNITY RESILIENCE AND SUSTAINABILITY

The Housing Element will support City efforts to increase community resilience and sustainability consistent with the implementation of the City’s Climate Action Plan.

The City will continue to encourage residential and mixed-use master planned communities that support multi-modal travel, mixed-use development, green infrastructure, urban forests, and green open spaces in proximity to employment and services to create a reasonable citywide balance between new employment generating development and housing development.

The City will also continue to support infill development in existing neighborhoods through investments in infrastructure and updated zoning standards and design guidelines that incentivize higher density housing and mixed-use development consistent with the existing community character, and that expand opportunity equitably throughout the community, including in low-income and lower resource areas as mapped by the California Tax Credit Allocation Committee.

The City will continue to implement standards to increase energy conservation in new developments through improved building standards, assistance in implementing energy efficiency features in affordable housing projects, and efficient outdoor lighting.

Target Objective

Continue to increase energy conservation, implement “smart growth” in new residential development, and increase energy conservation and greenhouse gas reductions in existing housing through ongoing City programs, ongoing implementation of state energy efficiency/green building codes, and the City’s residential development standards.

GOAL HE-4: BALANCE OF EMPLOYMENT AND HOUSING

TO SEEK A BALANCE OF EMPLOYMENT AND HOUSING IN PROXIMITY TO ONE ANOTHER AND OPPORTUNITIES FOR RESIDENTS TO FIND AFFORDABLE HOUSING NEAR, AND ACCESSIBLE TO, THEIR PLACES OF EMPLOYMENT

POLICY HE-P-4.1: Higher-density housing shall be located in proximity to, and be accessible to, commercial and civic services, public transit routes, employment centers, and nonautomotive routes (e.g., pedestrian, bicycle).

POLICY HE-P-4.2: The City shall promote mixed-use and/or higher-density residential/commercial development along West Capitol and Sacramento Avenues, F Street, on properties in the Waterfront Zone (i.e. Washington, the Bridge District and Pioneer Bluff), on properties in the Stone Lock District, and in other appropriate commercial and mixed-use zones.

POLICY HE-P-4.3: Continue to implement economic development strategies to grow West Sacramento’s regional science, technology, and food industries global hub and related research to provide more jobs close to housing in the City.

POLICY HE-P-4.4: Continue to work with the West Sacramento Chamber of Commerce to recruit businesses and market the Opportunity Zone program, which provides

preferential tax treatment for capital gains investments in economically distressed areas.

IMPLEMENTATION PROGRAMS

PROGRAM HE-PR-4.1: MIXED-USE DEVELOPMENT AND JOBS/HOUSING BALANCE

The City will continue to promote mixed-use residential/commercial development, along West Capitol and Sacramento Avenues, F Street, on properties in the Waterfront Zone (i.e. Washington, the Bridge District and Pioneer Bluff), on properties in the Stone Lock District, and in other appropriate commercial and mixed-use zones through a combination of:

- The West Sacramento Community Investment Fund Strategy, which identifies the City's objectives for funding infrastructure, obtaining grant funds, and implementation of other programs in mixed-use, multi-modal, infill areas along the riverfront.
- Continued public investment in the West Capitol Avenue district, such as extending streetscape improvements west of Jefferson Boulevard and infrastructure improvements.
- Incentives (see Program HE-PR-1.3) for projects that include a specified number of housing units affordable to very low- or low-income households.
- Regulatory incentives for market-rate housing, such as flexible planned development standards.
- Implementation of code enforcement for abatement of blighting conditions.
- Updated and new mixed-use zoning regulations.
- The City's 2035 General Plan Policy Document, which includes policies related to the promotion of mixed-use districts and corridors in Goal LU-5.

Target Objective

Support the construction of housing units in one or more mixed-use projects between 2021 and 2029. Continue to recruit businesses and support growth of employment centers with access to transit and proximity to housing.

See Program HE-PR-1.6: The City will pursue state and federal funding to implement the actions described in this chapter. See Program HE-PR-1.11: Annual Report on Housing Element Implementation for the City's annual reporting on program achievements.

GOAL HE-5: ADEQUATE SERVICES FOR RESIDENTIAL DEVELOPMENT

TO ENSURE THE PROVISION OF ADEQUATE SERVICES TO SUPPORT EXISTING AND FUTURE RESIDENTIAL DEVELOPMENT

- POLICY HE-P-5.1:** The City will work with the Washington Unified School District to address the availability of adequate school facilities to meet the needs of projected households in West Sacramento.
- POLICY HE-P-5.2:** The City will apply for state and federal funds, when available and feasible, for the upgrading of streets, sidewalks, and other public improvements.
- POLICY HE-P-5.3:** The City will ensure that residential developments pay their proportional share of the cost of public facilities and services needed by those developments.
- POLICY HE-P-5.4:** The City will ensure that public facilities and services (e.g., water, sewer, and emergency services) are available prior to occupancy of residential projects.
- POLICY HE-P-5.5:** The City will promote infill residential and mixed-use development where adequate public facilities and services are already in place or proposed as part of the development.
- POLICY HE-P-5.6:** The City will consider alternative standards for infrastructure that would reduce the cost of developing affordable housing projects while meeting City health, safety, and aesthetic goals.

IMPLEMENTATION PROGRAMS

PROGRAM HE-PR-5.1: LOCAL, STATE, AND FEDERAL INFRASTRUCTURE FUNDING

The City will use a combination of federal, state, and local funding, as appropriate, to subsidize on- and off-site infrastructure improvements directly or specifically benefiting housing projects containing units affordable to extremely low-, very low-, low-, or moderate-income households and to expand opportunity equitably throughout the community, including in the relatively low resource areas as mapped by the California Tax Credit Allocation Committee. The City will target resources, as possible, to promote housing mobility and expanded opportunity for extremely low, very low-, low-, and moderate-income residents to locate in housing in high resource areas.

In June 2017, the West Sacramento City Council adopted an Enhanced Infrastructure Financing District Plan (EIFD Plan) for Enhanced Infrastructure Financing District No. 1 (EIFD No. 1). That same month, the Public Finance Authority (PFA) for EIFD No. 1 adopted Resolution 17-2 and Ordinance 17-2 forming the first EIFD in the State of California.

EIFD No.1 consists of fourteen (14) subareas, encompassing approximately 4,144 acres, or 25% of the entire City of West Sacramento. The subareas contain a diverse set of land uses from areas planned for riverfront mixed-use development to mostly built-out industrial and retail districts.

Projects funded from EIFD No. 1 will be consistent with the City’s adopted General Plan 2035 (GP 2035), which provides a vision for how the City will grow and change in the future. The expenditure of EIFD No. 1 revenues would provide community-wide benefits by funding implementation actions consistent with the principles outlined in the Plan, including land use, urban structure and design, housing, economic development, mobility, public facilities and services, parks and recreation, natural and cultural resources, safety, and a healthy community. To implement the GP 2035, it is anticipated that EIFD No. 1 expenditures will be used on projects that have community-wide benefit in implementation of:

- Master Plans
- Specific Plans
- Capital projects (including the City’s 5-year Capital Improvement Plan budgets)
- Development Agreements
- Development projects

Target Objective

- Assist with the infrastructure investment gap by allocating tax increment to provide a stable source of financing for the City’s Capital Improvement Plan (CIP), to strategic infrastructure projects, and to other eligible EIFD uses.
- Provide a stable source of revenue for capital investment.
- Leverage private investment.
- Support land assembly and environmental cleanup.
- Leverage outside funds, such as federal/state grants.
- Use leveraged funding sources in conjunction with other financing district revenues, such as the formation of Community Facility Districts and Benefit Assessment Districts.
- Support adaptive reuse and creative reuse of existing real estate assets.
- Support projects with a communitywide or regional benefit.
- Induce private investment where it would otherwise not occur through program funding and leveraging strategies contained in this Housing Element.
- Target resources, as possible, to expand housing opportunities equitably throughout the community, including in lower resource areas as mapped by the California Tax Credit Allocation Committee.

See Program HE-PR-1.6: The City will pursue state and federal funding to implement the actions described in this chapter.

PROGRAM HE-PR-5.2: WATER AND SEWER PRIORITY

In compliance with State law (Government Code Section 65589.7), the City will establish written policies and procedures that grant priority for water and sewer to proposed development that includes housing affordable to lower-income households.

Target Objective

Establish written policies and procedures to prioritize water and sewer for lower-income housing within one year of adoption of the Housing Element.

**GOAL HE-6: AFFIRMATIVELY FURTHERING FAIR HOUSING
(GOVERNMENT CODE SECTION (65583(C)(C)(5) & (10)**

***TO AFFIRMATIVELY FURTHER FAIR HOUSING BY SECURING SAFE, SANITARY,
AND AFFORDABLE HOUSING FOR ALL MEMBERS OF THE COMMUNITY
REGARDLESS OF RACE, SEX, OR OTHER FACTORS.***

POLICY HE-P-6.1: Affirmatively further fair housing opportunities throughout the City for all persons by addressing significant disparities in housing needs and access to opportunity for all groups protected by state and federal law, especially population groups protected by the California Fair Employment and Housing Act (Part 2.8, commencing with Section 12900 of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law.

POLICY HE-P-6.2: The City will seek to meet the special housing needs of individuals with disabilities and developmental disabilities, extremely low, very low, and low incomes, large and multigenerational families, senior citizens, farmworkers and their families, female-headed households with children, and others with special needs.

POLICY HE-P-6.3: The City will consider regulations that govern the conversion of apartments and mobile home parks to condominiums if needed in the future to address a shortage of affordable rental housing.

POLICY HE-P-6.4: The City will continue to work with surrounding jurisdictions to address the needs of the homeless on a regional basis.

POLICY HE-P-6.5: The City will cooperate with community-based organizations that provide services or information about services to the homeless.

POLICY HE-P-6.6: The City will maintain and implement an Age Friendly Action Plan to the benefit of residents of all ages.

IMPLEMENTATION PROGRAMS

PROGRAM HE-PR-6.1: YOLO COUNTY HOMELESS SERVICES COORDINATION PROGRAM

The City will continue to participate in the Yolo County Homeless Coordination Project. This participation will include an annual funding contribution to be shared with Yolo County and the cities of Davis, Woodland, and Winters. As part of this program, shelter beds will be targeted for homeless West Sacramento residents, and the City will continue cooperative efforts to develop additional homeless services and facilities capacity dispersed throughout the county as needed to address homeless needs.

The City prefers to use resource centers (one place where an individual can access food, clothing, laundry, bathing, and telephone services as well as provide a mailing address) as part of its continuing role in assisting the homeless. First priority for use will be given to city residents who are temporarily homeless.

The City recently embarked on a homeless study to identify what services and/or facilities are needed to address current and future homeless issues. It is the City's intent to develop an action plan after evaluation of the study results and prioritize diversion of homeless to interim, and ultimately, permanent housing options, to the extent feasible.

Many service providers who assist individuals and families have located in West Sacramento. Examples include group homes for seniors, group homes for non-senior adults, transitional housing units, and various other nonprofit organizations, such as the Yolo Community Care Continuum, that operate group homes and lease apartments throughout West Sacramento. The City will continue to support existing facilities and programs (including financial support when appropriate and necessary), permit homeless facilities and service providers in at least one nonresidential zone without discretionary review in the City's zoning code, and financially contribute to regional solutions to homelessness.

Target Objective

Maintain support of services and facilities to assist West Sacramento homeless residents.

PROGRAM HE-PR-6.2: SECTION 8 RENTAL ASSISTANCE

The City will continue to cooperate with the Yolo County Housing Authority in its administration of the Section 8 rental assistance program by notifying rental property owners who have been assisted with public funds that they cannot refuse to accept Section 8 vouchers for rental of the assisted units, in coordination with fair housing experts, as appropriate.

The City will target resources, as possible, to promote housing mobility and expanded opportunity for extremely low, very low-, low-, and moderate-income residents to locate in housing in high resource areas.

Target Objective

Inform rental property owners who have been assisted with public funds of their obligations regarding the Section 8 voucher program and ensuring rental units are available to Section 8 voucher holders. Target resources, as appropriate, to expand high-quality and affordable housing opportunities equitably throughout the community, including in lower resource areas.

PROGRAM HE-PR-6.3: AFFIRMATIVELY FURTHERING FAIR HOUSING

The City will continue to promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, disability, familial status, source of income, or sexual orientation by continuing to contract for fair housing services, currently provided by Project Sentinel. To support compliance with fair housing requirements, the City will:

- Replace segregated living patterns with integrated and balanced living patterns.
- Take meaningful actions that will promote fair housing opportunities for low- and moderate-income tenants and tenants of affordable housing, including subsidized housing.
- Continue to maintain compliance with civil rights and fair housing laws.
- Refer fair housing questions, information requests, and complaints to the Human Rights and Fair Housing Commission and/or Project Sentinel.

- Continue to reduce racially and ethnically concentrated areas of poverty into areas of opportunity without displacement through its planning, zoning, and economic development efforts and partnerships with other public agencies and community-based nonprofit organizations.
- Contribute to and attend an annual community event with participation by public agencies and private organizations representing housing, financing, and real estate industry interests. The purpose of the annual event will be to highlight fair housing requirements and responsibilities.
- Distribute fair housing information at City offices, other public agency locations in West Sacramento, on the City's website, and (at least annually) in City mailings to residents and property owners.

Target Objective

Promote and ensure compliance with state and federal fair housing requirements; continue financial support of, and participation in, local joint power agreements to promote fair housing.

PROGRAM HE-PR-6.4: TRANSITIONAL HOUSING AND EMERGENCY SHELTERS

The City permits transitional housing with supportive services in residential, commercial/mixed use, and public/semi-public zones, subject only to those restrictions that apply to other residential uses of the same type in the same zone. Transitional housing refers to a supportive, yet temporary type of accommodation that is meant to bridge the gap from homelessness to permanent housing. Transitional housing is regulated by section 17.30.100 of the West Sacramento Municipal Code, which establishes requirements for creation and operation of overnight emergency shelters and daytime service facilities for homeless individuals and families.

Emergency shelters are permitted with a Conditional Use Permit in the ML, M-1, M-2, M-3, and BP zones. Existing uses within these zones include light and heavy industrial, manufacturing, office, and warehousing and distribution. The majority of these uses are conducted completely within enclosed buildings. Sites for emergency shelters are available in the City, including 709 appropriately zoned parcels, making up 2,440 acres, with an average parcel size of 3.7 acres. These include both developed and vacant parcels. M-1 and M-2 zones exist within a mile or less of fixed public transit routes in the center city, and less than a mile to the Riverpoint Shopping Center on Harbor Blvd containing commercial retailers, restaurants, and grocery. The VIA on-demand transit system (City-operated) is available to provide additional transportation options for both the general public and disabled individuals.

Specific requirements include:

- Development standards, with minimum distance requirements between emergency shelters. There are no additional restrictions on the proximity of shelters with other zones within the City.
- Secure areas for personal property, standards for their development, location, management and operational requirements; more detailed operational requirements for staffing, safety provisions, parking, lighting, screening, and waiting areas apply to overnight shelters. The City also requires that all shelters provide a management plan.
- Emergency shelter facilities must comply with all other laws, rules, and regulations such as building and fire codes. Shelter facilities are subject to City inspections prior to the commencement of operation.

Pursuant to AB101 (2019) the City will establish a streamlined approval process for low-barrier navigation centers to be permitted by right. Low-barrier navigation centers are temporary housing with case management available that also use best practices to reduce barriers to access, such as not prohibiting pets or storage of possessions, permitting individuals to reside with partners, or designing the shelter to permit privacy. Vacant land and underutilized properties are available in this zone to accommodate at least one shelter, as required by State law.

Target Objective

Continue to implement section 17.30.100 of the West Sacramento Municipal Code for the siting, development, and operation of emergency shelters, and daytime service facilities. Continue to allow transitional and supportive housing as residential uses subject to the same zoning use and development standards as other residential uses.

Amend the Zoning Ordinance to achieve compliance with:

- Parking requirements for emergency shelters (Government Code Sections 65583(a)(4)(A) and 65583.2).
- Low-barrier entry practices to Emergency Shelters (Government Code Sections 65660-65668).
- Allowance of by-right of supportive housing developments (with 100 percent affordable units) (Government Code sections 65583-65650).

PROGRAM HE-PR-6.5: ACCESSIBILITY FOR PERSONS WITH DISABILITIES

The City currently provides public information at its permit counter that summarizes policies, regulations, and permit processes for accommodations designed to meet the needs of persons with disabilities. The Americans with Disabilities Act (ADA) defines disability as: a physical or mental impairment that substantially limits one or more major life activities.

The City will continue to implement state requirements (Sections 4450–4460 of the California Government Code and Title 24 of the California Code of Regulations) to include accessibility in housing and public facilities for persons with disabilities. The City will continue to:

- Encourage housing developers to include accessibility in their project designs over and above state requirements for individuals with physical, mobility, and sensory impairments.
- Review regulations and procedures for City-funded or operated housing programs to ensure that they align with the Age Friendly Action plan and they do not exclude participation by persons with disabilities.
- Include accessibility considerations in the preparation of the City’s capital improvement plan and the allocation of funding for capital improvements in support of housing and residential neighborhoods.
- The City will continue to collaborate with nonprofit organizations and Yolo County to support housing rehabilitation programs that provide funding for repairs, reconstructs, and/or otherwise alters or adds habitable space to residential structures that increases accessibility and mobility for visually impaired occupants.

To further ensure the City is meeting Sections 4450–4460 of the California Government Code and Title 24 of the California Code of Regulations, the City has adopted Reasonable Accommodations procedures, codified as provisions in Chapter 17.42 of the City’s Municipal Code. This chapter establishes the procedure to request Reasonable Accommodations for persons with disabilities seeking equal access to housing in the application of the City’s zoning, land use, and development permit procedures and in compliance with state and federal fair housing laws.

The City may provide exceptions in zoning and land use for housing for persons with disabilities. This procedure is a ministerial process with minimal or no processing fee, subject to approval by the Community Development Director, by applying the following criteria:

1. The request for reasonable accommodation will be used by an individual with a disability or their representative protected under fair housing laws.
2. The requested accommodation is necessary to make housing accessible and suitable to an individual with a disability protected under fair housing laws.
3. The requested accommodation would not impose an undue financial or administrative burden on the City.
4. The requested accommodation would not require a fundamental alteration in the nature of the City’s land use and zoning program.

Target Objective

Continue to implement the City’s reasonable accommodation ordinance (Chapter 17.42) to increase accessibility in housing for persons with disabilities through facilitation of development, maintenance, and improvement of new and existing housing.

Continue to update the ADA Self-Evaluation and Transition Plan as the City addresses barriers in the public right of way, including curb ramps, pedestrian signals, sidewalks, City buildings, parks, and all other relevant facilities and programs. This document will receive continual updates to promote full participation, self-sufficiency, and equal opportunity within City facilities and the public right-of-way.

PROGRAM HE-PR-6.6: SPECIAL HOUSING NEEDS

In implementing affordable housing programs, the City will work with housing providers to ensure that special housing needs are addressed for seniors, large and multigenerational families, female-headed households, single-parent households with children, persons with disabilities and developmental disabilities, homeless individuals and families, farmworker families, and other disadvantaged persons or families with special housing needs. The City will seek to meet these special housing needs through a combination of regulatory incentives, zoning standards, new housing construction programs, housing rehabilitation, homebuyer assistance programs, and supportive services programs.

In addition, the City may seek funding under the federal Housing Opportunities for Persons with Acquired immunodeficiency syndrome (AIDS), California Child Care Facilities Finance Program, American Association of Retired Persons (AARP) Community Challenge Grant Program, and other state and federal programs designated specifically for special needs groups such as seniors, persons with disabilities, and persons at risk for homelessness.

The City will work with housing providers to include, when feasible, child care facilities within affordable housing projects or to confirm that appropriate voucher-based subsidized child care is available in convenient locations.

Target Objective

Collaborate with affordable housing developers and secure funding, if feasible, to assist with the development of special needs housing projects.

Collaborate with affordable housing developers and secure funding, if feasible, to assist with the development of affordable housing projects that provide licensed child care or have convenient access to locations that accept vouchers for subsidized child care.

Amend the Zoning Ordinance to remove lease and access requirements in the definition of ‘family’ as it pertains to families and households.

See Program HE-PR-1.6: The City will pursue state and federal funding to implement the actions described in this chapter.

PROGRAM HE-PR-6.6.1: SENIOR HOUSING

The City will seek opportunities to develop affordable senior housing when collaborating with affordable housing developers in proximity to, and accessible to, commercial and civic services and public transit.

Target Objective

Collaborate with affordable housing developers and secure funding, if feasible, to assist with the development of senior housing projects.

Continue to advance the implementation items as appropriate and as outlined in the Age Friendly Action Plan.

PROGRAM HE-PR-6.7: CONDOMINIUM CONVERSION ORDINANCE

The City will continue to implement Chapter 16.64 (condominium conversions). Article III of the ordinance provides tenant and buyer protections. The City will ensure that the conversion will not cause qualified residents to be displaced and has adopted regulations that govern the conversion of apartments and mobile home parks to condominiums if needed in the future to address a shortage of affordable rental housing.

Provision of Article III include:

- Required notice to existing and prospective tenants of the owner’s conversion intent.
- Tenant protections through duration of tenancy.
- Exclusive purchase rights by tenants.
- Prohibition on unjust evictions.
- Relocation assistance for comparable housing.
- Tenant protection incentives such as shared equity between tenant and owner/developer, conversion cost write-downs, and use of mortgage bonds to allow low-income households to purchase a unit.
- Required notification of non-discrimination requirements in the sale or in the terms and conditions of

sale of any dwelling unit against any person who is or was a tenant of any such dwelling unit because such person opposed the conversion of such building into a condominium. (Yolo County code § 8-6.509).

Target Objective

Assist in the prevention of the loss of affordable housing units through conversion to condominiums.

PROGRAM HE-PR-6.8: EMPLOYEE HOUSING

Review the Zoning Code and adopt amendments as needed to ensure that permit processing procedures for farmworker housing do not conflict with Health and Safety Code Sections and 17021.5 and 17021.6. The City will also ensure that such procedures encourage and facilitate the development of housing for farmworkers.

The City will ensure that, through Programs HE-PR-1.8, 1.9, 2.2 and 6.2, affordable housing is available and marketed to seasonal workers employed in the Port’s shipping and rice processing industries.

The City will apply for available and appropriate federal and state funding to support efforts to meet the housing needs of farmworkers. The City will also collaborate with agricultural employers and advocates for farmworkers in identifying sites and pursuing available funding sources through HCD and the USDA.

See Program HE-PR-1.8: Homebuyer Assistance. See Program HE-PR-1.9: The City will continue to cooperate with affordable housing providers to develop, acquire, rehabilitate, and/or manage affordable housing.

Target Objective

Facilitate the development of farmworker housing.

Amend the Zoning Code to achieve compliance with State law (Government Code Section 65583[C]2).

PROGRAM TIMELINES AND POTENTIAL FUNDING

Table 1-1 Summary of Housing Programs and Target Objectives				
Program	Implementation Time Frame	Responsible Agency	Potential Funding Sources	Target Objective
1.1 Vacant Land Inventory to Accommodate Future Housing Needs	Update land inventory as part of 2021 – 2029 Housing Element update.	Community Development, Economic Development & Housing	Community Development Enterprise Fund	Maintain an adequate supply of land to accommodate the City’s regional housing allocation of 9,471 by income level from SACOG.

Table 1-1 Summary of Housing Programs and Target Objectives				
Program	Implementation Time Frame	Responsible Agency	Potential Funding Sources	Target Objective
1.2. Inclusionary Housing Requirements for Residential Development	Current program, 2021–2029.	Community Development, Economic Development & Housing	Housing Trust Fund	<p><u>Rental:</u> 5% affordable each to very low- and low- income.</p> <p><u>Ownership:</u> 10% affordable to low-income. Allow developer to satisfy all or a part of the inclusionary housing requirement through one of the alternative methods if the City determines that the alternative will achieve goals set forth in the Housing Element.</p>
1.3 Density Bonuses	Current program, 2021 – 2029 Review the ordinance, biannually.	Community Development, Economic Development & Housing	Community Development Enterprise Fund	Up to 5 density bonus units in the planning period. Amend the zoning ordinance to ensure compliance with Government Code Section 65913.4.
1.4 Community Investment Program	Current program, 2021 – 2029.	Community Development, Economic Development & Housing	Permit fees, Community Development Enterprise Fund	Maintain and update, as needed, a community investment fund strategy.
1.5 Accessory Dwelling Units	Current program, 2021 – 2029.	Community Development	Community Development Enterprise Fund	5 units per year on average during planning period.
1.6 Pursue State and Federal Funding	Annually and ongoing as NOFAs are released, 2021 – 2029. The City will annually seek out state and federal funds for first-time homebuyer funds and lower-income housing funds for acquisition, rehabilitation, and new affordable housing construction.	Economic Development & Housing, participating nonprofit and for-profit housing providers	CDBG (HCD) Multi-family Housing Program (HCD) California Housing Finance Agency HELP Program US Department of Housing and Urban Development (HUD) Programs: Section 221(d) Section 202 (elderly) Section 811 (persons with disabilities) Federal Home Loan Bank – Affordable Housing Program Tax-exempt bonds Low-Income Housing Tax Credits (federal and state)	Seek state and federal funding to assist with the City’s new construction objectives of 2,287 very low-income units, 1,378 low-income units, 1,722 moderate-income units, and 4,084 above moderate-income units.

Table 1-1 Summary of Housing Programs and Target Objectives				
Program	Implementation Time Frame	Responsible Agency	Potential Funding Sources	Target Objective
1.7 Manufactured Homes	Current program, 2021-2029 See time frames for Programs 1.1 and 1.6 for identification of potential sites. Meet with developers after each inventory update to determine availability of appropriate sites and potential developer interest.	Community Development	Community Development Enterprise Fund	Continue to allow new mobile home parks or manufactured home subdivisions.
1.8 Homebuyer Assistance	Apply annually for eligible state and federal funding, 2021-2029	Economic Development & Housing, Yolo County Housing Authority	CalHome Program (HCD) Home Investment Partnership Program (HCD) Down payment assistance programs (California Housing Finance Agency) - 100% Loan Program - Affordable Housing Partnership Program Hope 3 Program (HUD) Mortgage Credit Certificates	Assist up to 20 lower-income homebuyers during the planning period.
1.9 Cooperation with Affordable Housing Providers	Current program, 2021-2029	Economic Development & Housing	See Program 1.6	Continue to work with affordable housing developers.
1.10 Annual Report on Housing Element Implementation	Annually, 2021-2029	Community Development, Economic Development & Housing	Community Development Enterprise Fund	Provide annual report to the City Council on achievements and submit to HCD.
1.11 Address Housing Constraints	Biannually review zoning ordinance	Community Development	Permit fees	Biannually review to conform to current state law requirements and identify and address constraints to the development of housing affordable to all income levels.
1.12 General Plan Update	Update City's General Plan 2026–2027	Community Development	General Fund, grants, permit fees	Ensure that available sites are developed at densities greater than the minimum densities and an adequate number of housing units are developed to meet SACOG's RHNA for West Sacramento.

Table 1-1 Summary of Housing Programs and Target Objectives				
Program	Implementation Time Frame	Responsible Agency	Potential Funding Sources	Target Objective
1.13 Continue to Implement Urban Design Standards for the Bridge District Specific Plan Area	2021 – 2029. Annually Review and revise standards, if necessary, to ensure achievement of high-density infill development.	Community Development	Property owners	Implement design standards to encourage denser development in the Bridge District Specific Plan area.
1.14 Amend the Zoning Ordinance to Promote By-Right Affordable Housing	By May 2024	Community Development	Community Development Enterprise Fund	Facilitate approval of affordable housing projects located on lower-income sites in the City’s sites inventories for the last two Housing Element cycles.
1.15 Update Impact Fees	By July 1, 2022	Community Development	General Fund	Update development impact fees and identify financing strategies that help to facilitate infill development within three years of adoption of the Housing Element.
1.16: Property Owner Outreach	Ongoing	Community Development	General Fund	Accelerate the development of affordable housing on portions of relatively larger sites that are zoned at appropriate densities to potentially accommodate lower-income housing.
2.1.1 Housing Rehabilitation (Single-Family)	Current program, 2021-2029 Annually review and revise guidelines, as appropriate.	Housing & Community Investment	Community Development Block Grant (HCD) Home Investment Partnership Program (HCD) California Housing Finance Agency (<i>Note: permanent financing to rental property owners for rehabilitation</i>) California Housing Finance Agency HELP Program	Up to 20 units during the planning period for all programs that assist with housing rehabilitation.
2.1.2 Housing Rehabilitation (Multi-Family)	Current program, 2021-2029 Annually review and revise guidelines, as appropriate.	Economic Development & Housing	Community Development Block Grant (HCD) Home Investment Partnership Program (HCD) California Housing Finance Agency (<i>Note: permanent financing to rental property owners for rehabilitation</i>) California Housing Finance Agency HELP Program	Up to 100 units during the planning period for all programs that assist with housing rehabilitation.

Table 1-1 Summary of Housing Programs and Target Objectives				
Program	Implementation Time Frame	Responsible Agency	Potential Funding Sources	Target Objective
2.2 Preservation of Affordable Rental Housing	Current program, 2021-2029	Economic Development & Housing	California Housing Finance Agency HELP Program, Multifamily Housing Program (HCD) Home Investment Partnership Program (HCD) California Housing Finance Agency Preservation Acquisition Financing Mortgage Insurance for Purchase/Refinance (HUD) <i>(Note: may be used by project owners to lower interest costs)</i>	Continue to maintain the affordability of subsidized rental housing and preserve housing affordability based on available funding.
2.3 Preservation of Mobile Home Parks	Current program, 2021 - 2029	Economic Development & Housing, Community Development	Home Investment Partnership Program (HCD) Mobile Home Park Resident Owner Program (HCD) CDBG (HCD)	Assist mobile home parks through this strategy.
3.1 Energy Conservation	Annual distribution, 2021-2029 Monthly website updates.	Economic Development & Housing, Community Development	Community Development Enterprise Fund CDBG HOME Program	Increase energy efficiency, lower energy and construction cost burdens on housing for lower-income and special needs households. Increase public awareness and information on energy conservation opportunities and assistance programs for new, and existing residential units and comply with state energy conservation requirements.
3.2 Community Resilience and Sustainability	Ongoing, 2021- 2029	Environmental Services & Sustainability Division Community Development, Planning Division	California Strategic Growth Council, (AHSC program), Natural Resources Agency, (Urban Greening program), City of West Sacramento	Increase energy conservation in new and existing housing, implement “smart growth, through ongoing City programs and implementation of state energy efficiency/green building codes, and City residential development standards.
4.1 Mixed-Use Development & Jobs Housing Balance	As projects are proposed.	Community Development	Community Development Enterprise Fund, EIFD tax increment funds, property owners	Support construction of housing units in one or more mixed-use projects between 2021 and 2029.

Table 1-1 Summary of Housing Programs and Target Objectives				
Program	Implementation Time Frame	Responsible Agency	Potential Funding Sources	Target Objective
5.1 Local, State, and Federal Funding for Infrastructure	Current program, 2021-2029	Economic Development & Housing, participating nonprofit and for-profit housing providers	CDBG (HCD) Home Investment Partnership Program (HCD) Multifamily Housing Program (HCD) California Housing Finance Agency HELP Program HUD Programs: Sections 221(d), 202(elderly), 811 (persons with disabilities) Federal Home Loan Bank: Affordable Housing Program Tax-exempt bonds Low-Income Housing Tax Credits (federal and state)	Assist with infrastructure investment gap in conjunction with EIFD revenues, provide a stable source of revenue and capital investment, leverage private investment and outside funds (e.g., state & federal grants), support land assembly and environmental cleanup, support adaptive reuse and creative reuse of existing real estate assets, induce private investment where it would otherwise not occur, and support projects with a communitywide or regional benefit.
5.2 Water and Sewer Priority	Establish written policies and procedures within 12 months of adoption of the Housing Element.	Public Works Department, Environmental Services & Sustainability Division	Department Budget	Prioritize water and sewer services for lower-income housing in the City's Urban Water Management Plan, within one year of adoption of the Housing Element.
6.1 Yolo County Homeless Services Coordination Program	Annual contribution, 2021-2029 Application for funding as needed to support additional facilities and services in West Sacramento	Economic Development & Housing, participating public agencies and nonprofit organizations	Community Development Enterprise Fund Emergency Solutions Grant Assistance Program (HCD) <i>(Note: Yolo County receives annual grant)</i> Emergency Solutions Grant Program (HCD) CDBG (HCD) Supportive Housing Program (HUD) Shelter Plus Care (HUD)	Maintain support of services and facilities to assist West Sacramento homeless residents.
6.2 Section 8 Rental Assistance	Current program, 2021-2029	Yolo County Housing Authority, Economic Development & Housing	Section 8 Program (HUD)	Inform rental property owners of their obligations regarding Section 8 vouchers.
6.3 Affirmatively Furthering Fair Housing Opportunity	Current & ongoing program, 2021-2029	Housing & Community Investment, CHRLA	Community Development Enterprise Fund	Promote and ensure compliance with state and federal fair housing requirements; continue financial support of, and participation in, local joint power agreements to promote fair housing.

Table 1-1 Summary of Housing Programs and Target Objectives				
Program	Implementation Time Frame	Responsible Agency	Potential Funding Sources	Target Objective
6.4 Emergency Shelter and Transitional Housing	Current & ongoing program, 2021-2029	Community Development	Permit fees	Continue to implement emergency shelter ordinance to establish clear guidelines for shelter development and management, and allow transitional and supportive housing as residential uses Amend the Zoning Ordinance to achieve compliance with Parking requirements for emergency shelters (Government Code Sections 65583(a)(4)(A) and 65583.2); Low -barrier entry practices to Emergency Shelters (Government Code Sections 65660-65668); and the Allowance of 100% affordable developments that include a percentage of supportive housing units (Government Code Sections 65583-65650).
6.5 Accessibility for Persons with Disabilities	Continue to implement Chapter 17.42 of the City's Municipal Code regarding reasonable accommodations.	Community Development	Permit fees, CDBG (HCD)	Continue to implement City's reasonable accommodation ordinance Chapter 17.42) and ADA Transition Plan to increase accessibility in housing for persons with disabilities through facilitation of development, maintenance, and improvement.

Table 1-1 Summary of Housing Programs and Target Objectives				
Program	Implementation Time Frame	Responsible Agency	Potential Funding Sources	Target Objective
6.6 Special Housing Needs	Evaluate opportunities annually, collaboration with developers ongoing, 2021-2029	Economic Development & Housing, Community Development	Housing Opportunities for Persons with AIDS (HUD) <i>(Note: funds distributed on a formula basis to metropolitan areas and on a competitive basis nationwide for specific projects or programs)</i> Child Care Facilities Finance Program (HCD)	Collaborate with affordable housing developers and secure funding, if feasible, to assist with the development of special needs housing projects between 2021 and 2029. Collaborate with affordable housing developers and secure funding, if feasible, to assist with the development of affordable housing projects that provide licensed child care or have convenient access to locations that accept vouchers for subsidized child care. Amend the Zoning Ordinance to remove lease and access requirements in the definition of ‘family’ as it pertains to families and households.
6.6.1 Senior Housing	Evaluate opportunities annually, collaboration with developers ongoing, 2021-2029	Economic Development & Housing, Community Development	CDBG (HUD), HOME (HCD), Housing Trust Fund	Collaborate with affordable housing developers and secure funding, if feasible, to assist with the development of senior housing projects between 2021 and 2029. Continue to advance the implementation items as appropriate and as outlined in the Age Friendly Action Plan.
6.7 Condominium Conversion Ordinance	Continue to implement Chapter 16.64 of the City code regarding condominium conversions. Article III of the ordinance provides tenant and buyer protections.	Community Development	Permit fees	Assist in the prevention of the loss of affordable housing units through conversion to condominiums.
6.8 Employee Housing	Review zoning code and adopt amendments by 2029.	Community Development	General fund	Facilitate the development of farmworker housing. Amend the Zoning Code to achieve compliance with State law (Government Code Section 65583[a][7]).

QUANTIFIED OBJECTIVES

The California Government Code (Section 65583[b][1]) requires the Housing Element to contain “a statement of goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing.” Quantified objectives are identified in the previous table under “Target Objectives” and also presented below:

New Construction:

- 2,287 very low-income units; 1,378 low-income units; 1,722 moderate-income units; and 4,084 above moderate-income units

Rehabilitation:

- 50 very low-income units; 50 low-income units; and 20 moderate-income units

Preservation:

- 72 lower-income units

INTERNAL CONSISTENCY WITH THE GENERAL PLAN

State law requires that the Housing Element state “the means by which consistency will be achieved with other general plan elements and community goals” (California Government Code Section 65583[c][6][B]). There are two aspects of this analysis: (1) an identification of other General Plan goals, policies, and programs that could affect implementation of the Housing Element or that could be affected by the implementation of the Housing Element, and (2) an identification of actions to ensure consistency between the Housing Element and affected parts of other General Plan elements.

The City has made minor updates to other elements of the General Plan (e.g., Land Use, Mobility, and Safety) and incorporates Environmental Justice policies. The City will ensure the Housing Element update and the General Plan update remain internally consistent and will continue to review the General Plan for internal consistency as part of the annual implementation review and report and as General Plan amendments are proposed.

The City will complete the 5-year General Plan update implementation measure in 2021. The 2021 General Plan update will address new State legislation enacted since adoption of the General Plan in 2016, including SB 1000 and SB 379 requirements, including updates to other General Plan Elements that are triggered by this Housing Element update.

Substantive changes/additions in the 2021 Housing Element have been made to policies, programs, and objectives to ensure consistency with planned changes to other elements of the General Plan. Examples include:

- Policy HE-P1.16: Implementation of integrated place-based and mobility strategies in planning for affordable housing, with rezoning to ensure the City can meet its regional housing needs allocation through vacant land and land suitable for infill development or redevelopment.
- Program HE-PR-1.2: Establishment of Enhanced Infrastructure Financing Districts (EIFDs) as a key funding strategy for development of affordable housing.

- Program HE-PR-1.4: Greater focus on affordable-by-design, infill, and compact housing development in its Transit Priority Areas as a strategy to incentivize more housing development that also supports transit use.
- Program HE-PR-1.13: Broadening of developing districts in which urban design standards will apply.
- Goal HE-3: Community Health, Energy Conservation & Sustainability: This goal has been revised to reflect the Housing Element's role, consistent with other General Plan changes, in supporting the City's Healthy Communities program objectives through increased resilience to climate change and sustainability in new and existing neighborhoods.
- Three new policies (HE-3.4, 3.5 & 3.6) that also support the City's implementation of initiatives will further the City's sustainability and climate goals:
 - Continue to implement its comprehensive Municipal Urban Forestry Program, which has become a regional model, through regional (SACOG) and state urban greening grant funding, to the extent funding is available.
 - Continue to plan for affordable options for housing close to public transit, employment, and services to reduce greenhouse gas emissions, encourage active living, and create a healthy environment.
 - Encourage new mixed-use developments with neighborhood retail and services in existing and developing neighborhoods to reduce travel-related greenhouse gas emissions and increase economic sustainability.
- Program HE-PR-3.2: Community Resilience and Sustainability. This program supports implementation of the City's Climate Action Plan by:
 - Continuing to encourage residential and mixed-use master planned communities that support multi-modal travel, mixed-use development, green infrastructure, urban forests and green open spaces, and proximity to employment and services. This program also promotes a reasonable citywide balance between new employment generating development and housing development.
 - Ongoing support of infill development in existing neighborhoods through investments in infrastructure and zoning that incentivizes higher density housing and mixed-use consistent with existing community character.
 - Continued implementation of standards to increase energy conservation in new developments through improved building standards, assistance to energy efficiency features at affordable housing project, and efficient outdoor lighting.
- Policy HE-6.1: Affirmatively Furthering Fair Housing. Implementation of this policy supports City goals and programs related to energy conservation, healthy communities, and sustainability by providing housing for disadvantaged populations that increases opportunities and access to open space, jobs, healthy food, essential services, and opportunities to increase active lifestyles that contribute community health and creating a more balanced community.

COMMUNITY OUTREACH

Throughout the Housing Element Update, the City proactively solicited input that was used to guide the policy and program updates. Key stakeholders, with an emphasis on stakeholders representing underserved and special needs populations, were identified and provided the opportunity for multiple means of input. The City solicited feedback from key stakeholders through interactive webinars that focused on issues related to the development of affordable housing and the approach to housing and supportive services. The City developed and circulated an online survey for the Housing Element Update, which identified residents' and stakeholders' priorities, preferences, and concerns. Housing affordability, senior housing, housing and community amenities, and traffic were noted in the survey as top issues for West Sacramento residents. Individual one-on-one meetings were conducted with Legal Services of Northern California, the West Sacramento Housing Development Corporation, and House Sacramento to gather additional input.

Please see Appendix E for more detail.

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APPENDIX A

Housing Needs Assessment, Land Inventory, and Constraints

A. HOUSING NEEDS ASSESSMENT, LAND INVENTORY, AND CONSTRAINTS

The Appendices are organized into the following sections:

- Housing Needs Assessment (Appendix A.1) – Describes the characteristics of West Sacramento residents, the housing in which they live, and the extent to which residents cannot find or afford housing that meets their needs.
- Land Inventory (Appendix A.2)
- Constraints to Housing Availability and Affordability (Appendix A.3) – Identifies potential barriers to housing development, rehabilitation, and financing; the preservation of affordable housing; and the needs of persons with disabilities. Some potential constraints arise from government actions, such as zoning, fees, permit processes, or the inability of government to provide services to new development; others result from the workings of the housing market, such as home lending practices, construction costs, and land costs. Additional constraints relate to environmental conditions affecting land development, such as flood-prone areas and natural habitats containing endangered plants or animals.
- Energy Conservation Opportunities (Appendix A.4) – Discusses the potential to reduce residential energy use through energy-efficient building design and construction, energy-saving appliances, opportunities to use solar and other energy alternatives, and energy-efficient land planning. This section also describes private sector and government policies and programs in West Sacramento that promote and assist in residential energy conservation.

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A-1 Housing Needs Assessment

A.1 Housing Needs Assessment

This appendix provides a description of population and housing characteristics, and an evaluation of the relationship between the housing needs of residents and the availability and affordability of housing through an analysis of growth trends, income, employment, and household characteristics.

The US Census and American Communities Survey (ACS) are the primary sources of information for the Housing Needs Assessment. Other available data and reports, including California Department of Finance (DOF) housing and population estimates, were used to supplement the US Census and ACS. Population and housing data prior to 1987, the year West Sacramento incorporated, represent information from the unincorporated communities of Broderick, Bryte, West Sacramento, and Southport.⁵ US Census boundaries for these communities may not directly correspond with city limits.

This section is organized into the following subsections:

- Population Trends
- Income, Housing Costs, and Affordability
- Employment
- Special Housing Needs
- Housing Characteristics
- Subsidized Units at Risk of Converting to Market-Rate Rents

A.1.1 POPULATION

DOF estimates that West Sacramento's 2020 population is 54,328 residents, an increase of 11 percent since 2010 (see Table A-1). The other Yolo County cities of Winters and Woodland had a similar growth rate at 10 percent (see Table A-2) with an average annual growth rate of 1 percent. The city of Davis grew at about half the rate, 5 percent, and unincorporated county increased by 24 percent between 2010 and 2020. The two decades in which West Sacramento experienced most of its population growth were the 1950s and early 2000s. Over half of the city's current population was added during these decades at an average annual growth rate of approximately 5 percent. The growth spurt during the early 2000s reflects significant residential development activity in Southport, the Bridge District, Washington, the Rivers, and other developing areas of the City's core.

⁵ Collectively referred to by Yolo County as "East Yolo" prior to incorporation.

Table A-1. Historical Population Growth West Sacramento, 1950–2020			
Year	Population	Change	
		Number	Percentage
1950 ¹	11,906	–	–
1960 ¹	25,032	13,126	52%
1970 ¹	27,392	2,360	9%
1980 ¹	24,521	-2,871	-12%
1990 ¹	28,898	4,377	15%
2000 ²	31,615	2,717	9%
2010 ³	48,744	17,129	54%
2020 ⁴	54,328	5,584	11%

Sources:

¹ City of West Sacramento General Plan Background Document 2000

² US Census 2000

³ US Census 2010

⁴ DOF, E-5 Population and Housing Estimates for Cities, Counties, and the State, 2011-2020, with 2010 Benchmark, May 2020

Table A-2. Population Trends Other Yolo County Jurisdictions, 2010-2020				
Jurisdiction	2010	2020	Change	
			Number	Percentage
Davis	65,622	69,183	3,561	5%
Winters	6,624	7,279	655	10%
Woodland	55,468	60,742	5,274	10%
Unincorporated Yolo County	24,391	30,173	5,782	24%

Source: DOF, E-5 Population and Housing Estimates for Cities, Counties, and the State, 2011-2020, with 2010 Benchmark, May 2020

As shown in Table A-3, the Sacramento Area Council of Governments (SACOG) estimates that the city will grow to 87,999 residents by 2040, an increase of 65 percent from 2016. The rate of growth in West Sacramento is projected to be higher than for Yolo County as a whole, at 30 percent for the same period. Correspondingly, the number of households is also projected to increase by 84 percent in the city and 37 percent in the county overall.

Table A-3. Projected Growth West Sacramento and Yolo County, 2016–2040			
	2016	2040	Percentage Change
Population			
West Sacramento	53,395	87,999	65%
Yolo County	214,784	279,664	30%
Households			
West Sacramento	19,053	35,063	84%
Yolo County	75,020	102,775	37%

Sources: SACOG 2020 Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS)

A.1.1.1 Age

The age of residents is an important planning consideration because different age groups have different housing needs and preferences. A younger population will typically need entry-level housing, such as condominiums, apartments, and small single-family homes. Adults in their 20s and 30s may be first-time homebuyers. As young families have children, they may seek larger homes.

Seniors may seek smaller housing units or housing that is easier to maintain and allows them to remain independent and in their homes as they age. Many seniors, once retired, live on limited, relatively fixed incomes and generally no longer need as much space after adult children move out. Seniors with declining mobility or health may need adaptive modifications to remain in their homes or seek assisted living arrangements, such as congregate care or skilled nursing homes, or may seek to live close to their children in accessory dwelling units. As shown in Table A-4, the percentage of seniors (aged 60 or older) and children increased in West Sacramento from 2010 to 2018, while the percentage of young adults (20-34) decreased and the percentage of older adults (35-59) stayed the same. West Sacramento has a larger percentage of older adults (33 percent) and children (30 percent), and a smaller percentage of young adults (22 percent) and seniors (15 percent) than Yolo County overall.

Table A-4. Age Distribution West Sacramento and Yolo County, 2010–2018										
Age Group	West Sacramento					Yolo County				
	2010		2018		% Change	2010		2018		% Change
	Population	%	Population	%		Population	%	Population	%	
0–19	14,287	29%	15,599	30%	9%	56,823	28%	58,526	27%	3%
20–34	11,242	23%	11,842	22%	5%	55,353	28%	59,851	28%	8%
35–59	16,238	33%	17,245	33%	6%	59,936	30%	60,463	28%	1%
60+	6,977	14%	8,140	15%	17%	28,737	14%	36,137	17%	26%
Total	48,744	100%	52,826	100%	8%	200,849	100%	214,977	100%	7%

Source: US Census 2010, ACS 2014-2018

A.1.1.2 Race/Ethnicity and Language

In 2018, West Sacramento comprised 46 percent of residents who identify themselves as non-Hispanic White, 9 percent who identify themselves as Asian, 7 percent who identify themselves as other race (including more than one race), 5 percent who identify themselves as Black, and 1 percent who identify themselves as Native Hawaiian/Other Pacific Islander. Less than 1 percent of the population identify themselves as American Indian/Alaska Native. Identical to 2010, the Hispanic/Latino population comprised 31 percent of the city’s total population in 2018.

As shown in Table A-5, between 2010 to 2018 the non-Hispanic Native Hawaiian/Other Pacific Islander population grew by 33 percent, Black population grew by 9 percent, White population grew by 6 percent, and Asian population grew by 1 percent. The Hispanic/Latino population grew by 7 percent during the same time period. The American Indian/Alaska Native population declined by 50 percent between 2010 and 2018.

The race/ethnic categories shown in Table A-5 do not reflect national/language minorities in West Sacramento, such as the Russian-speaking population who identify themselves as “White.” The 2014-2018

ACS reports the number of residents in West Sacramento 5 years of age or older was 48,420 with 28 percent of them (13,326 residents) foreign born. It also reports that, of the population 5 years of age or older, 9,412 speak Spanish in the home, with 3,602 of them indicating they speak English less than very well. The ACS also reports that 4,277 residents speak Russian, Polish, or other Slavic language in the home, with 1,859 speaking English less than very well, and 3,403 speaking other Indo-European languages in the home with 1,748 speaking English less than very well.

Table A-5. Race and Ethnicity										
West Sacramento and Yolo County, 2010–2018										
Race/ Ethnicity	West Sacramento					Yolo County				
	2010		2018		% Change	2010		2018		% Change
	Pop.	%	Pop.	%		Pop.	%	Pop.	%	
Non-Hispanic										
White	23,092	47%	24,562	46%	6%	100,240	50%	101,274	47%	1%
Black	2,180	4%	2,381	5%	9%	4,752	2%	5,215	2%	10%
American Indian/ Alaska Native	395	1%	196	0.4%	-50%	1,098	1%	533	0.2%	-51%
Asian	4,961	10%	4,987	9%	1%	25,640	13%	29,360	14%	15%
Native Hawaiian/ Other Pacific Islander	502	1%	670	1%	33%	817	0%	919	0.4%	12%
Other ¹	2,332	5%	3,647	7%	56%	7,349	4%	9,867	5%	34%
Hispanic/ Latino ²	15,282	31%	16,383	31%	7%	60,953	30%	67,809	32%	11%
Total	48,744	100%	52,826	100%	8%	200,849	100%	214,977	100%	7%

Source: US Census 2010, ACS 2014-2018

¹ Other includes "Other" and "Two or more"

²Hispanic/Latino is defined as anyone being of Spanish, Latino, or Hispanic origin. People who identify their origin as Spanish, Hispanic, or Latino may be of any race.

A.1.1.3 Household Characteristics

Household Size and Type

According to ACS 2013-2017, there were 18,000 households in West Sacramento. This is an increase of 3 percent from 17,421 households in 2010 (an additional 579 households) (US Census), which is an average annual increase of approximately .05 percent. Between 2000 and 2010, the number of households increased by 11,404 households or 53 percent, an approximately 5 percent average annual increase (US Census). This corresponds with the 54 percent change in population in the early 2000s.

The average number of persons per household in West Sacramento and Yolo County as a whole remained steady at approximately 2.8 between 2010 and 2020 (see Table A-6). According to SACOG projections, the average household size is expected to decrease in both West Sacramento and the county over the next 20 years, with an estimated 2.5 persons per household in West Sacramento by 2040. As household size declines, the city will need additional smaller housing units that can accommodate smaller households.

Table A-6. Projected Persons Per Household West Sacramento and Yolo County, 2010–2040		
Year	West Sacramento	Yolo County
2010 ¹	2.8	2.8
2020 ²	2.8	2.8
2040 ³	2.5	2.7

Sources:

¹ U.S. Census 2010

² DOF, E-5 Population and Housing Estimates for Cities, Counties, and the State, 2011-2020, with 2010 Benchmark, May 2020

³ SACOG 2020 MTP/SCS

Since 2010, the number of married couple families with children and non-family households in West Sacramento has increased. According to ACS 2013-2017, in 2017 family households with children made up 39 percent, households without children 27 percent, and non-family households 35 percent of all households. Table A-7 provides a breakdown of the types of households in West Sacramento and Yolo County. In 2017, West Sacramento had a higher percentage of female-headed households (13 percent) than Yolo County (10 percent), and most of these households included children. However, between 2010 and 2017 female-headed households dropped in both West Sacramento and Yolo County overall. Female-headed households both with and without children in West Sacramento dropped by 5 percent and 21 percent, respectively, while married couple households with children grew by 8 percent. Male-headed households made up 7 percent of all households in West Sacramento, more than half of those with children in 2017.

Table A-7. Household Composition West Sacramento and Yolo County, 2010–2017								
Household Type	West Sacramento				Yolo County			
	2010	2017	Change		2010	2017	Change	
			Number	%			Number	%
Family Households								
Married Couple								
With Children	4,276	4,637	361	8%	16,635	17,293	658	4%
Without Children	3,797	3,671	-126	-3%	16,100	17,565	1,465	9%
Female Householder								
With Children	1,669	1,581	-88	-5%	5,168	4,769	-399	-8%
Without Children	905	711	-194	-21%	2,826	2,612	-214	-8%
Male Householder								
With Children	n/a	715	n/a	n/a	n/a	1,867	n/a	n/a
Without Children	n/a	463	n/a	n/a	n/a	1,263	n/a	n/a
Total Family Households	n/a	11,778	n/a	n/a	n/a	45,369	n/a	n/a
Non-Family Households	5,758	6,222	464	8%	26,711	27,476	765	3%

Source: U.S. Census 2010, ACS 2013-2017

West Sacramento had a slightly higher percentage of large households with four or more persons (28 percent) than Yolo County overall (27 percent) (see Table A-8). Approximately 44 percent of large

households (four or more persons) in the city are in renter-occupied units, and 49 percent of households with five or more people (1,186 households) are in renter-occupied units.

Table A-8. Number of Persons Per Household West Sacramento and Yolo County, 2017								
Number of Persons	West Sacramento				Yolo County			
	Owner	Renter	Total	Percentage	Owner	Renter	Total	Percentage
1	2,217	2,371	4,588	25%	8,023	9,339	17,362	24%
2	2,827	2,071	4,898	27%	13,038	10,080	23,118	32%
3	1,823	1,652	3,475	19%	6,617	6,207	12,824	18%
4	1,599	1,033	5,039	15%	5,906	5,398	11,304	16%
5+	1,221	1,186	1,949	13%	4,225	4,012	8,237	11%
Total	9,687	8,313	18,000	100%	37,809	35,036	72,845	100%

Source: ACS 2013-2017

Tenure

In 2017, approximately 54 percent (9,687) of West Sacramento’s occupied homes were owner-occupied and 46 percent (8,313) were renter-occupied (see Table A-9). This is a decrease in owner occupancy and an increase in renter occupancy relative to 2010 when approximately 59 percent were owner-occupied homes and approximately 41 percent were renter occupied homes. However, the homeownership rate in West Sacramento is still higher than in Yolo County as a whole, which had a home ownership rate of 52 percent in 2017.

As shown in Table A-9, homeownership varies by age. Older adults generally have higher homeownership rates than younger adults as they have worked longer to accumulate assets, have typically owned their homes for many years, and purchased homes at a time when housing costs were more closely aligned with what households could afford. Between 2010 and 2017, homeownership among persons younger than 55 decreased to 54 percent of all homeowners compared to 61 percent in 2010. In 2017, those aged 55 and older have the highest rates of homeownership. This may suggest that a high percentage of seniors are remaining in their homes and may need assistance with maintenance and modifications to accommodate both physical and/or cognitive limitations.

Table A-9. Homeownership Rates by Age West Sacramento, 2017				
Age	Owners		Renters	
	Number	Percentage	Number	Percentage
15–24	176	19%	737	81%
25–34	1,033	32%	2,243	68%
35–44	2,097	54%	1,753	46%
45–54	1,906	58%	1,380	42%
55–59	1,111	66%	573	34%
60–64	1,017	70%	442	30%
65–74	1,474	64%	818	36%
75–84	579	72%	225	28%

Table A-9. Homeownership Rates by Age West Sacramento, 2017				
Age	Owners		Renters	
	Number	Percentage	Number	Percentage
85 and over	294	67%	142	33%
Total	9,687	54%	8,313	46%

Source: ACS 2014-2017

A.1.1.4 Conclusions

The West Sacramento population is forecast to grow by 65 percent between 2016 and 2040 (an average annual growth rate of approximately 3 percent). The percentage of older residents (60+) increased at the fastest rate (17 percent) between 2010 and 2017. However, those aged 55 and older have the highest rates of homeownership, an indication that seniors are remaining in their homes and may need assistance with maintenance and modifications to accommodate physical and other limitations.

Housing assistance with home maintenance, modifications, and programs to accommodate seniors will continue to be needed in the city. The number of households with children increased as a percentage of all family households, particularly in married couple households, indicating a potential need for services such as childcare, schools, parks, other neighborhood amenities for families with children, and an increased supply of housing for families.

The number of non-family households also increased and the average number of persons per household is expected to shrink from 2.8 to 2.5 by 2040, meaning that the city will require a greater number of smaller housing units to meet the needs of smaller households.

The number of owner-occupied households decreased, while renter-occupancy increased, and a large portion of households with 4 or more persons are in renter-occupied housing units, which may suggest a need for more affordable home ownership options. Owner-occupied homes also tend to have more bedrooms. With a large proportion of immigrants, the city may need to provide housing assistance aimed at immigrant families and continue to provide materials regarding available programs and resources in multiple languages.

A.1.2 INCOME, HOUSING COSTS, AND AFFORDABILITY

A.1.2.1 Income

The median household income in West Sacramento increased by approximately 5 percent, from \$61,700 in 2010 to \$64,664 in 2018 (inflation adjusted) (Table A-10). Over half of the households were in the lowest and highest income categories, with approximately 23 percent of households earning less than \$25,000 per year and 30 percent earning \$100,000 or more per year. The number of households earning more than \$100,000 increased by 41 percent between 2010 and 2018. The number of households earning \$75,000 to \$99,999 increased by 30 percent. The number of households earning less than \$25,000 increased by 3 percent during the same timeframe. The number of households earning \$25,000 to \$49,999 and \$50,000 to \$74,999 decreased by 22 percent and 4 percent, respectively, between 2010 and 2018.

Table A-10. Household Income West Sacramento, 2010–2018						
Income	2010	Percentage	2018	Percentage	Number Change	Percentage Change
Less than \$24,999	4,095	24%	4,212	23%	117	3%
\$25,000 to \$49,999	3,758	22%	2,946	16%	-812	-22%
\$50,000 to \$74,999	3,394	20%	3,257	18%	-137	-4%
\$75,000 to \$99,999	1,801	11%	2,335	13%	534	30%
\$100,000 or more	3,859	23%	5,424	30%	1,565	41%
Median Household Income (not adjusted for inflation)	\$53,559	n/a	\$64,664	n/a	11,105	21%
Median Household Income (adjusted for inflation)	\$61,700	n/a	\$64,664	n/a	2,964	5%

Sources: ACS, 2006–2010; ACS, 2014–2018

The Department of Housing and Urban Development (HUD) has established income categories to assess housing needs. These categories are based on a percentage of the county’s median income, the point at which half of the households earn more and half earn less (i.e., area median income or AMI), and adjusted for household size. The categories are referred to as “extremely low-income,” “very low- income,” “low-income,” “moderate-income,” and “above moderate-income.” Income limits for these categories are prepared by HUD and adopted by the State of California. They are used to determine eligibility for various housing subsidy and other grant programs. Table A-11 shows the income ranges for Yolo County effective in 2020. As shown, a family of four earning approximately \$74,000 a year would be considered “low income.” A family of four earning approximately \$46,250 per year would be considered “very low income” and “extremely low income” if the same family earned less than \$27,750. The income limits for these categories are based on a percentage of median income for the county (AMI) in which the jurisdiction is located.

Table A-11. Income Limits Yolo County, 2020								
Income Category	Household Size (Number of Persons)							
	1	2	3	4	5	6	7	8
Extremely Low	\$19,450	\$22,200	\$25,000	\$27,750	\$30,680	\$35,160	\$39,640	\$44,120
Very Low	\$32,400	\$37,000	\$41,650	\$46,250	\$49,950	\$53,650	\$57,350	\$61,050
Low	\$51,800	\$59,200	\$66,600	\$74,000	\$79,950	\$85,850	\$91,800	\$97,700
Median	\$64,750	\$74,000	\$83,250	\$92,500	\$99,900	\$107,300	\$114,700	\$122,100
Moderate	\$77,700	\$88,800	\$99,900	\$111,000	\$119,900	\$128,750	\$137,650	\$146,500

Source: California Department of Housing and Community Development, State Income Limits, 2020

¹ Note: Yolo County Area Median Income = \$92,500

In a normally distributed population (that is, one not skewed to either end of the income scale), approximately 40 percent of the population will have an income within the extremely low-, very low- and low-income ranges; about 20 percent within the moderate-income range; and about 40 percent in the above-moderate

income range. In 2016, 51 percent of the city’s population was in the extremely low-, very low-, or low-income range and 41 percent were in the above moderate-income (see Table A-12). Only 8 percent were in the moderate-income range, compared to 21 percent in 2009.

Table A-12. Household Income Categories by Tenure										
West Sacramento, 2009-2016										
Income Category	2009 Owner Occupied		2009 Renter Occupied		2009 Total	2016 Owner-Occupied		2016 Renter-Occupied		2016 Total
	Number	%	Number	%	%	Number	%	Number	%	%
Extremely Low Income: At or below 30% AMI	608	4%	1,301	10%	15%	705	4%	2,585	14%	20%
Very Low Income: 31% to 50% AMI	1,082	6%	1,819	9%	15%	990	6%	1,505	8%	14%
Low Income: 51% to 80% AMI	1,680	10%	1,155	7%	17%	1,475	8%	1,640	9%	17%
Moderate Income: 81% to 120% AMI	2,085	13%	1,275	8%	21%	920	5%	610	3%	8%
Above Moderate Income: 121% AMI or more	4,610	28%	750	5%	33%	5,625	31%	1,835	10%	41%

Sources: Percent of Households by Tenure in five income categories 2005-2009 and 2012-2016 Comprehensive Housing Affordability Strategy (CHAS)

A.1.2.2 Housing Costs

Ownership Housing Costs

According to Zillow, the median sales price in West Sacramento was \$375,000 in both 2018 and 2019, which is higher than the 2017 median sales price of \$337,000 (an increase of 10 percent). As shown in Table A-13, home prices in West Sacramento have been consistently lower than those of Yolo County as a whole and the nearby city of Davis over the past several years, but higher than in the city of Sacramento.

Table A-13. Median Home Prices			
West Sacramento and Surrounding Areas, 2017–2019			
Jurisdiction	2017	2018	2019
West Sacramento	\$337,000	\$375,000	\$374,500
Sacramento	\$269,500	\$297,500	\$315,500
Davis	\$593,000	\$653,500	\$674,500
Yolo County	\$382,000	\$426,500	\$429,500

Source: Zillow

In keeping with regional and statewide trends, home values in West Sacramento increased dramatically in the early 2000s and fell steeply in the late 2000s as a result of the nationwide recession and steep decline in the housing market. Since then, housing prices in West Sacramento, and nationally, have steadily increased. As shown in Figure A-1, the median sales price in the 95691 zip code (the area south of the Union Pacific mainline) recently peaked at \$441,000 in 2020. Home sales prices had not been close to that high since 2005, before the Great Recession.

Figure A-1. Median Sales Price by Zip Code, West Sacramento, 2005–2020



Source: Sacramento Association of Realtors, Zip Code Report, 2005–2020
 Note: Sales prices are shown in nominal dollar values and do not account for inflation.
 *2020 data is partial – showing data from January through July.

Rental Housing Costs

HUD publishes Fair Market Rents (FMR) for Metropolitan Statistical Area and non-metropolitan counties. FMRs are HUD’s determination of the fair market cost of standard-quality rental units. HUD publishes FMRs to ensure that a reasonable number of rental units are available for rent to tenants participating in the Housing Choice Voucher Program. Voucher program costs are limited to modestly priced housing units. The 2020 FMRs for Yolo County are provided in Table A-14. When these are compared to advertised rental rates in West Sacramento (Table A-14), it is apparent that the advertised rental rates are generally similar to FMRs. The exception, however, is the rental housing cost for two-bedroom units, which is notably higher than the FMR. This difference is likely due to the new luxury apartment developments that opened between 2015 and 2020 along the Sacramento River across from Downtown Sacramento. Currently, average rents for studio apartments in West Sacramento are approximately \$1,500; for one-bedroom apartments, the average is \$1,784; for two-bedroom units, the average rent is \$2,190; for three-bedroom units, the average rent is \$2,167; and for four-bedroom units, the average rent is \$2,475. The overall average for apartments is \$1,997 per month and the average cost to rent a home is \$1,951 in West Sacramento.

Table A-14. Sample and Fair Market Rents West Sacramento, 2020			
Number of Bedrooms	Asking Rent Range	Fair Market Rent	Average Rent
1 bedroom	\$750–\$2,000	\$1,066	\$1,784
2 bedrooms	\$1,700–\$2,400	\$1,404	\$2,190
3 bedrooms	\$1,750–\$2,200	\$2,025	\$2,167
4 bedrooms	\$2,400–\$2,500	\$2,432	\$2,475

Source: Craigslist and Zillow, September 10, 2020; Department of Housing and Urban Development, 2020; Craigslist 2021.

A.1.2.3 Housing Affordability and Overpayment

Many homes in West Sacramento are not considered affordable to most residents or workers in the city. For purposes of this Housing Element, the city defines “affordable” as housing that costs no more than 30 percent of a household’s total monthly income. Housing cost includes rent or, for homeowners, mortgage payments plus utilities and property taxes, homeowners insurance, and other ownership-related costs.

An affordable rent for a two-person household with an annual income of \$30,000 would be \$750 a month (including utilities). That household would be defined as “overpaying” for housing if their monthly rent exceeded \$750.

Those who pay 30 percent or more of their income on housing may have trouble in affording other necessities. However, to truly evaluate housing affordability, individual circumstances must be considered. These factors include other long-term debt, mortgage interest rates, the number of people in a household, and other large, ongoing expenses (such as medical bills), and transportation expenses. Because it is impossible to take each household’s individual circumstances into account, the 30 percent rule of thumb provides a general measure of average housing affordability for individual households.

Table A-15 shows 2017 housing expenditure as a percentage of household income. Overpayment was more common in rental households earning less than \$35,000 than owner households with the same income. A high percentage of renter households (92 percent or 2,077) who made less than \$20,000, and 83 percent of renter households (1,086 households) who made between \$20,000 and \$34,999, spent more than 30 percent of their income on housing expenses. However, the number of owner households earning less than \$20,000 and spending more than 30 percent of their income on housing increased significantly between 2010 and 2017, from 9 percent (124 households) in 2010 to 74 percent (568 households) in 2017. Homeowners earning between \$20,000 and \$34,999, and spending more than 30 percent of income on housing, increased from 41 percent (438 households) in 2010 to 83 percent (551 households) in 2017. In 2017, 8 (0.4 percent) of renter households and 495 (10 percent) of the owner households that made over \$75,000 paid 30 percent or more of their income on housing expenses.

Table A-15. Housing Expenditure as a Percentage of Household Income
West Sacramento, 2017

Housing Expenditure	<\$20,000	\$20,000– \$34,999	\$35,000– \$49,999	\$50,000– \$74,999	\$75,000+	Total Households
Owners						
Less than 20%	82	190	471	549	3,081	4,373
20%–29%	84	69	151	493	1,642	2,439
30% or more	568	551	336	859	495	2,809
Total Owner Households	734	810	958	1,901	5,218	9,621
Renters						
Less than 20%	47	45	179	294	1,278	1,843
20%–29%	136	179	411	558	564	1,848
30% or more	2,077	1,086	492	394	8	4,057
Total Renter Households	2,260	1,310	1,082	1,246	1,850	7,748

Source: ACS 2013-2017

Note: Not all columns add up to 100 percent because some household housing costs were not computed (zero or negative income or no cash rent).

As shown in Table A-16, according to HUD’s Comprehensive Housing Affordability Strategy (CHAS) data, a greater percentage (70 percent) of lower-income households were renter households than owner households (33 percent). Additionally, more renter households (51 percent) than owner households (28 percent) paid 30 percent or more of their income on housing. Of those overpaying, 1,945 (24 percent) of renter households and 1,055 (11 percent) of owner households severely overpaid for housing (defined as paying more than 50 percent of income for housing costs) for housing. Lower-income renters who used more than 30 percent of their income on housing made up 50 percent of all renter households in 2016, while lower-income owner households who used more than 30 percent of their income on housing made up 18 percent of all owner households in 2016.

Table A-16. Housing Overpayment by Tenure
West Sacramento, 2016

Household Type	Renters	As % of Total Renter Households	Owners	As % of Total Owner Households
Total households	8,165	100%	9,720	100%
Total lower income households (0-80% HAMFI)	5,730	70%	3,170	33%
Total households overpaying (more than 30%)	4,179	51%	2,750	28%
Total households severely overpaying (more than 50%)	1,945	23.8%	1,055	10.9%
Extremely Low Income (0-30%) overpaying	2,150	26%	570	6%
Income between 30%-50% overpaying	1,260	15%	540	6%
Income between 50%-80% overpaying	655	8%	680	7%
Total Lower Income renters paying more than 30%	4,065	50%	1,790	18%

Source: 2012-2016 Comprehensive Housing Affordability Strategy (CHAS)

Some households may choose to pay more than 30 percent of their income for various reasons, such as location, aesthetics, or other factors. Other households may choose to pay larger percentages of their income because they may receive tax advantages or are investing with the knowledge that their income will increase so that they pay a lower percentage of their income on a long-term basis. In contrast, extremely low-, very low-, and low-income households generally must pay a larger percentage of their income because they cannot find housing that costs less.

A household can typically qualify to purchase a home that is 2.5 to 3.0 times the annual household income, depending on the down payment, the amount of the household's other long-term obligations (such as a car loan), and available interest rates. In practice, the interaction of these factors allows some households to qualify for homes priced at more than three times their annual income, while other households may be limited to purchasing homes no more than two times their annual income. Homebuyer assistance programs that provide down payment assistance and/or below-market-rate interest rates often allow homebuyers to qualify for houses that are up to four times their incomes.

As previously noted, the area median household income for West Sacramento was \$64,664 in 2018. Assuming a \$10,000 down payment and a 4 percent interest rate, the maximum affordable purchase price for a family earning the median income would be \$249,199 (BankRate.com affordability calculator), well below the 2018 median sales price of \$375,000. Additionally, 2020 asking rents for larger housing units (3 and 4 bedrooms) range from \$1,750 to \$2,500 per month, up from \$850 to \$2,000 in 2012, which is more than a family of four earning the median income of \$64,664 per year could afford (\$1,617 or 30 percent of income).

A.1.2.4 Conclusions

In 2016, 51 percent of the city's population was in the extremely low- (ELI), very low-, or low-income range, an increase of 4 percent from 2009. The number of ELI residents alone increased by 5 percent and above-moderate income earners increased by 8 percent between 2009 and 2016. Only 8 percent of residents were in the moderate-income range in 2016. In 2017, overpayment was more common in rental households earning less than \$35,000 than owner households with the same income. The two-bedroom rent range is notably higher than the fair market rent. This difference is likely due to the new upscale apartment developments that opened between 2015 and 2020 along the Sacramento River across from Downtown Sacramento. Home prices and rental costs in West Sacramento are increasingly unaffordable to a majority of the city's residents. Resources such as the city's First-Time Homebuyer Program and rental assistance programs are important tools to narrow the affordability gap for low-income and moderate-income earners and first-time home buyers.

A.1.3 EMPLOYMENT

A.1.3.1 Area Employment Profile

Employment in a community can affect the demand for housing and can influence the type of housing that is needed. Employment growth over the next decade will likely occur as a result of continued commercial and industrial development in business and industrial parks, retail businesses, and commercial services serving the growing residential West Sacramento community, and development along the Sacramento River waterfront.

In 2014, West Sacramento had a higher unemployment rate (10.7 percent) than the county as a whole and other county cities. Similarly, the city had a higher rate in 2018, with 25,003 residents in the labor force and 1,884 of those residents unemployed (7.5 percent) (Table A-17).

Table A-17. Labor Force and Employment				
West Sacramento, 2018				
Area	Labor Force	Number Employed	Unemployed	
			Number	Percentage
Yolo County	99,210	92,844	6,366	6.4%
West Sacramento	25,003	23,119	1,884	7.5%
Davis	32,650	30,773	1,877	5.7%
Winters	3,567	3,312	255	7.1%
Woodland	27,614	26,055	1,559	5.6%

Source: ACS 2014-2018

Table A-18 shows the educational levels of West Sacramento residents 25 years or older. Overall, higher educational attainment (associate’s degree or higher) in 2018 remained lower (38 percent) than the county as a whole (48 percent), though the percentage of the city’s population with a bachelor’s degree or higher increased since 2010. According to Bureau of Labor Statistics, persons with higher education earn more and have lower rates of unemployment.

Table A-18. Education Levels of Residents 25 Years and Older				
West Sacramento and Yolo County, 2010–2018				
Education Level	West Sacramento		Yolo County	
	2010	2018	2010	2018
Did not complete high school	18%	16%	16%	14%
High school diploma/some college	49%	46%	39%	38%
Associate’s degree	10%	8%	7%	7%
Bachelor’s degree	17%	20%	20%	21%
Graduate or professional degree	7%	10%	17%	20%

Sources: ACS 2005–2010, ACS 2014-2018

Table A-19 shows employment and median earnings in West Sacramento by job sector. The largest employment sectors include educational, health, and social services; public administration; and professional, scientific, management, administrative, and waste management services. The information; wholesale trade; and educational, health, and social services job sectors saw a loss of 33 percent, 18 percent, and 8 percent, respectively between 2010 and 2018. Agriculture, forestry, fishing and hunting, and mining; manufacturing, and retail trade job sectors saw the most growth between 2010 to 2018. Table A-20 lists the major employers in West Sacramento in 2018. Additionally, the city is within a mile of the State Capitol,

with major employers in public administration and healthcare⁶; and within 15 miles of the University of California Davis, the largest employer in Yolo County, with approximately 10,000 full time employees.

Table A-19. Employment and Median Earnings West Sacramento, 2010–2018							
Job Sector	2010	%	2018	%	Change		Median Earnings 2018
					Number	%	
Agriculture, forestry, fishing and hunting, and mining	272	1%	473	2%	201	74%	\$30,028
Construction	1,410	7%	1,494	6%	84	6%	\$40,568
Manufacturing	947	4%	1,527	6%	580	61%	\$48,915
Wholesale trade	964	5%	795	3%	-169	-18%	\$42,167
Retail trade	1,756	8%	2,511	11%	755	43%	\$22,270
Transportation and warehousing, and utilities	1,172	5%	1,470	6%	298	25%	\$56,080
Information	480	2%	323	1%	-157	-33%	\$78,915
Finance, insurance, real estate, and rental and leasing	1,384	6%	1,505	6%	121	9%	\$49,307
Professional, scientific, management, administrative, and waste management services	2,260	11%	2,737	12%	477	21%	\$43,657
Educational, health, and social services	4,692	22%	4,317	18%	-375	-8%	\$43,006
Arts, entertainment, recreation, accommodation, and food services	1,917	9%	2,159	9%	242	13%	\$17,051
Other services (except public administration)	1,263	6%	1,310	6%	47	4%	\$24,089
Public administration	2,805	13%	3,145	13%	340	12%	\$64,262

Source: ACS 2006–2010; ACS 2014-2018

Table A-20. Major Employers West Sacramento, 2018	
Employer	Employees
Washington Unified School District	1,277
California State Teachers Retirement System	1,112
Ambius Sacramento	850
Walmart Supercenter	800
Tony’s Fine Foods/UnFi	700
United Parcel Service	500
California Department of General Services	410
Blazona Construction	400
Aetna	400
ABM Janitorial	400
Raley’s/Bel Air Markets Headquarters	400
Occupational Urgent Care Health Systems	380
City of West Sacramento	371

⁶ State of California Employment Development Department Employment Development Department Major Employers in Sacramento County at <https://www.labormarketinfo.edd.ca.gov/majorer/county/majorer.asp?CountyCode=000067>

Table A-20. Major Employers West Sacramento, 2018	
Employer	Employees
Hunter Douglas	330
IKEA	313
Beckman Coulter Inc.	300
Fed Ex Freight	300
KOVR/KMAX TV Ch. 31/CBS 13	240
Cal Works Employment Services	160
Ramos Oil Company Inc.	150
Quad Graphics	150
Holt of California	150
Atlas Copco Compressors	150
Target	150
Bayer Crop Science	150

Source, City of West Sacramento, 2018 <https://www.cityofwestsacramento.org/home/showdocument?id=7769>

Table A-21 lists the number of establishments and employees by job sector in Yolo County as of 2017. The number of employees in Yolo County was 66,001. The largest number of job sector employees were in accommodation and food services, retail trade, and health care and social assistance.

Table A-21. County Business Patterns			
Yolo County, 2017			
Business Type	Establishments	Employees	%
Accommodation and food services	451	9,883	15%
Retail trade	486	7,863	12%
Health care and social assistance	424	7,373	11%
Wholesale trade	283	6,887	10%
Transportation and warehousing	195	6,704	10%
Manufacturing	166	5,884	9%
Professional, scientific, and technical services	461	3,726	6%
Construction	329	3,501	5%
Other services (except public administration)	412	2,782	4%
Administrative and support and waste management and remediation services	195	2,727	4%
Real estate and rental and leasing	302	1,689	3%
Arts, entertainment, and recreation	66	1,429	2%
Information	80	1,402	2%
Management of companies and enterprises	26	1,274	2%
Finance and insurance	182	1,109	2%
Utilities	6	637	1%
Educational services	53	621	1%
Agriculture, forestry, fishing and hunting	23	392	1%
Mining, quarrying, and oil and gas extraction	11	111	0%

Source: US Census Economic Analysis Surveys, County Business Patterns (CBP) 2017.

A.1.3.2 Conclusions

The city has jobs in a variety of job sectors. Additionally, the city is within a mile of the State Capitol, with major employers, and within 15 miles of the University of California Davis, the largest employer in Yolo County. However, the unemployment rate in West Sacramento continues to be higher than that of the county as a whole and the median household income is less. Higher education levels are also lower than in the county overall. Along with programs aimed at providing housing for lower- and moderate-income households, the city may consider working with local educational facilities to increase opportunities for education or coordinate with vocational training schools to help residents develop the skills needed for jobs located in the city and surrounding area.

A.1.4 SPECIAL HOUSING NEEDS

The State of California identifies certain types of persons and households as having special housing needs. It may be more difficult for these households to find suitable housing within the community. Special needs populations include seniors, persons with disabilities, large families, single mothers, farmworkers, and the homeless.

A.1.4.1 Seniors

Older adults (seniors) are defined as individuals 65 years of age or older. However, the age requirements for senior programs can vary, with some programs available to individuals as young as 55. Seniors may have special needs related to changes in income (retirement), lifestyle, and declining mobility and self-care

capability. Many older adults, even those who own their own homes, face financial challenges. Unless individuals have accumulated wealth through savings and investments, they must rely on reduced incomes from sources such as Social Security or other retirement benefits. As shown in Table A-22, approximately 8 percent of West Sacramento residents with an income below the poverty level rate are seniors, most of them females. Out of 5,627 residents 65 years or older in 2018, approximately 13 percent (703) of seniors in West Sacramento have incomes below the poverty level.

Table A-22. Seniors with Income Below the Poverty Level West Sacramento, 2018				
Income Below Poverty Level	Number	Percentage	Male	Female
Total Population Below Poverty	8,607	100%	3,907	4,700
65 to 74	457	5%	216	241
75+	246	3%	51	195
Total 65+ below poverty	703	8%	267	436

Source: ACS 2014-2018

Senior housing includes a wide range of facility types. Private communities, often called “active senior communities,” are developed for healthy retirees or near-retirees and typically consist primarily of single-family homes surrounding a golf course or other large recreational amenity. Other senior housing, such as assisted living communities, is more suitable for older seniors and/or seniors with limited mobility or self-care capabilities. Older adults face declining mobility and self-care capabilities, and these physical challenges may require special housing design and support services.

Although as a group, post-retirement adults have lower poverty rates than the population as a whole, they also have lower incomes. Some older adults may need financial assistance related to:

- Repair and maintenance of their homes.
- Modifications to existing homes to better meet mobility and self-care limitations, such as adding access ramps and handlebars in the shower.
- Rising rental housing costs for those who do not own their homes.
- Supportive services to meet daily needs, such as those provided at assisted care residences.

As shown in Table A-23, there were 3,532 senior-headed (65 years or older) households in West Sacramento in 2017 (20 percent of all households in West Sacramento), 66 percent of which were homeowners. This is up from 2010 with 17 percent of all households being senior-headed households, 59 percent of which were homeowners.

Table A-23. Senior Households by Tenure West Sacramento, 2017			
Age of Householder	Owners	Renters	Total
65–74	1,474	818	2,292
75–84	579	225	804
85+	294	142	436
Total	2,347	1,185	3,532

Source: ACS 2013–2017

There are a number of residential elderly care facilities in West Sacramento, as well as four affordable, senior independent-living housing developments with 307 units combined (Table A-24). However, there are fewer residential elderly care facilities (20 fewer beds) than noted in the prior Housing Element update.

Table A-24. State Department of Social Services Licensed Elderly Care Facilities and affordable Senior independent-Living Housing			
West Sacramento, 2020			
Name	Address	License Status	Number of Beds
Residential Care for the Elderly			
Almanor Lake View	3610 Almanor Road	Licensed	6
Anisia's Healthy Living	1904 Michigan Boulevard	Licensed	6
Bridgeway Care	2512 Meadowlark Circle	Licensed	6
Grand River Care Center - West	509 Michigan Boulevard	Licensed	30
Harbor Comfort Home	460 Shaver Court	Licensed	4
Lake View Villa	3865 Collins Street	Licensed	6
Modern Care and Living, LLC	2472 Starling Lane	Licensed	6
St. Claire's Home for the Elderly	2551 Meadowlark Circle	Licensed	6
Affordable Senior Independent Living Housing			
Eskaton Wilson Manor	2140 Evergreen Avenue	NA	53 units
Margaret McDowell Manor	1525 Merkley Avenue	NA	72 units
Riverbend Manor	664 Cummins Way.	NA	63 units
Rivers Senior Apartments	750 Dorothy Adamo Lane	NA	119 units and 1 manager's unit

Source: State of California Community Care Licensing Division

As the number of senior residents increases in West Sacramento, there will likely be increased demand for elderly care facilities and affordable housing units.

A.1.4.2 Female Heads of Household

Female-headed families include a variety of household types, but two groups are particularly likely to have special housing needs or challenges: single, elderly women and single mothers and grandmothers with minor children. These groups typically have lower incomes and/or specific physical needs related to housing (such as housing close to public transportation, childcare, or assisted living support for older adults). Single mothers tend to have difficulty in obtaining suitable, affordable housing.

As shown in Table A-7, between 2010 and 2017 the number of female-headed households decreased in both West Sacramento and Yolo County overall. The number of female-headed households in West Sacramento, both with and without children, decreased by 5 percent and 12 percent, respectively, since the last Housing Element update. Of the 18,000 households in West Sacramento in 2017, 13 percent (2,292 households) were female-headed family households, and 69 percent of those (1,581 or 9 percent of all households) included children. According to the ACS 2013-2017, 28 percent (636) of female headed households, including 588 of those with children, had an income under the poverty level. Thirty-seven percent of female headed households with children were under the poverty level (3 percent of all households in the city) in 2017. In comparison, there were 715 male-headed family households with children and 4,637 married-couple family households with children in 2017. Ten percent or 470 of the married couple

households with children (3 percent of all households in the city) and 34 percent or 242 of male-headed households with children (1 percent of all households in the city) were below the poverty level.

According to ACS 2014-2018, the 2018 median income for female-headed family households without children was \$37,609, and with own children under 18 years old, \$30,348. In comparison, the median income for male-headed family households was \$72,219, and those with own children \$76,731 – significantly higher than for female-headed households. For married couple families in West Sacramento the median income was \$84,225, and for those with children, the median income was \$86,201. As a result of lower incomes than married couple and male-headed households, female heads of households often spend more on immediate needs (such as food, clothing, transportation, and medical care) than on home maintenance. These households would benefit from affordable housing, as well as affordable childcare and job training programs, and home rehabilitation assistance. Program HE-PR-6.6: Special Housing Needs, seeks to address the needs of female heads of households by working with housing providers to ensure adequate child care facilities are available and by seeking federal funding designed specifically for single-parent households with children.

The West Sacramento Home Run Program provides additional assistance to households with children, including single-parent households, by facilitating access to high-quality early learning opportunities for all children and financial assistance for post-secondary education and training. The Home Run Program helps parents identify high-quality preschools in the City and provides each student a 529 scholarshare college savings account. Students receive access to internships and scholarship opportunities, and the West Sacramento College Promise program ensures that every student who graduates from a Washington Unified School District high school is automatically admitted to Sacramento City College and may attend fee-free for two years.

A.1.4.3 *Extremely Low-Income Households*

Extremely low-income (ELI) households are those earning 30 percent or less of the area median income and have the biggest challenge in finding affordable housing. In 2020, the upper limit of the ELI income category is \$27,750 for a family of four. These households typically include seniors on social security, individuals with disabilities, single parents, and low-wage workers. Some extremely low-income individuals and households are homeless. ELI households often have a combination of housing challenges related to income, credit status, disability or mobility status, family size, household characteristics, supportive service needs, or a lack of affordable housing opportunities.

According to the 2016 CHAS data, approximately 18 percent (3,290) of West Sacramento households were ELI households. Seventy-nine percent (2,585) of ELI households were renters and 21 percent (705) were homeowners (See Table A-16). For this Housing Element update, an additional 2,287 very low-income housing units will be needed for the current planning period, half (1,144 units) for ELI households.

ELI households experience a high degree of housing problems, which CHAS defines as a cost burden greater than 30 percent of household income, overcrowding, and/or incomplete kitchen or plumbing facilities. According to this definition, in 2016 approximately 83 percent (2,150) of ELI renter households and 81 percent (570) of ELI owner households in the city had a housing cost burden (spending more than 30 percent of income for housing). Out of these ELI households, 1,570 renter households and 400 owner households were severely overpaying (more than 50 percent of income).

A.1.4.4 Large Families

It may be difficult for some large families in West Sacramento to find affordable homes. Large families are defined as households of five or more related individuals. Large families often face special challenges in the housing market because they need housing of sufficient size (three or more bedrooms) and do not always have the level of income needed to purchase or rent such housing. As a result, large families tend to have higher rates of overcrowding and overpayment.

Many large families are immigrants and/or minorities who face additional housing challenges as a result of discrimination and/or limited language proficiency. According to the ACS 2013-2017, West Sacramento was home to 2,407 family households of five or more persons, about 13 percent of all households (slightly more than the percentage of large families countywide), in 2017. There were 1,221 owner-occupied households of five or more persons and 1,186 renter-occupied households of five or more persons in the city. Program HE-PR-6.6 seeks to address the needs of large families by working with housing providers to ensure large 4+ bedroom units are available and by seeking federal funding designed specifically for large and multi-generational households.

A.1.4.5 Persons with Disabilities

According to ACS 2013-2017, approximately 12 percent (6,273) of the city’s 52,308 non-institutionalized residents had a physical disability, cognitive disability, and/or self-care limitations (403 children and 5,870 adults). Approximately 42 percent (2,654) of these residents (nearly all of them adults) had an ambulatory disability, which impairs an individual’s ability to walk or climb stairs (see Table A-25). Nearly 40 percent (2,513) of the city’s adult population with disabilities and/or limitations had difficulty living independently, and roughly half of them (1,223 residents) were 65 years of age or older. Residents with difficulty living independently made up five percent of the city’s total non-institutionalized adult population in 2017. Table A-26 shows persons with disability by employment status.

Table A-25. Persons with Disabilities by Disability Type and Age					
West Sacramento, 2017					
	Under 18	18-64	65 and over	Total	Percentage
Persons with a Disability(ies)	403	3,299	2,571	6,273	100%
Hearing Difficulty	128	756	957	1,841	29%
Vision Difficulty	83	640	468	1,191	19%
Cognitive Difficulty	185	1,613	637	2,435	39%
Ambulatory Difficulty	63	1,277	1,314	2,654	42%
Self-Care Difficulty	73	499	487	1,059	17%
Independent Living Difficulty (18-65+)	n/a	1,290	1,223	2,513	40%

Source: ACS 2013-2017

Individuals with disabilities or self-care limitations may require special housing accommodations or other assistance, such homes with universal design and accessibility features, and have several special needs that distinguish them from the population at large:

- Individuals with physical disabilities (for instance, those confined to wheelchairs) may require special accommodations or modifications to their homes to allow for continued independent

living. Such modifications are supported by the Americans with Disabilities Act and Title 24 of the California Government Code.

- Individuals with self-care limitations (which can be defined as mobility difficulties) may require residential environments that include in-home or on-site support services, group homes with limited staffing or services, or more comprehensive residential care facilities. Support services can include medical therapy, daily living assistance, congregate dining, and related services.
- Individuals with developmental disabilities and other physical and mental conditions that prevent them from functioning independently may require assisted care or group home environments.
- Individuals with disabilities may require financial assistance to meet their housing needs because a higher percentage of these individuals are low income compared to the population at large, and their special housing needs are often more costly than conventional housing.

Some people with physical and/or self-care limitations can live with their families, who can assist in meeting housing and daily living needs. However, a segment of the disabled population, particularly low-income and retired individuals, may not be able to pay for needed accommodations or modifications to their homes. Disabled persons often require special housing features to accommodate physical limitations. Some disabled persons may experience financial difficulty in locating suitable housing because of the cost of modifications to meet their daily living needs or may find it difficult to find appropriate housing near places of employment. Although California law (Title 24) requires that all public buildings be accessible to the public⁷ not all available housing units have these features. In addition, there are other types of physical and design modifications that may be necessary to accommodate various types of disabilities.

Table A-26 Persons with Disability by Employment Status West Sacramento, 2017		
	Number	Percent
Total Population Aged 18 to 64 years:	32,648	100%
In the labor force:	24,881	76%
Employed:	22,909	70%
With a disability	1,105	3%
No disability	21,804	67%
Unemployed:	1,972	6%
With a disability	226	1%
No disability	1,746	5%
Not in labor force:	7,767	24%
With a disability	1,968	6%
No disability	5,799	18%

⁷ Accessibility may be accomplished through ramps, large doors, or restroom modifications to enable disabled access.

A.1.4.6 Developmental Disabilities

Senate Bill (SB) 812 requires that the city include an analysis of the special housing needs of residents with developmental disabilities. According to Section 4512 of the Welfare and Institutions Code, “developmental disability” means a disability that originates before an individual is 18 years of age, continues or can be expected to continue indefinitely, and constitutes a substantial disability for that individual, which includes intellectual disability, cerebral palsy, epilepsy, and autism. This term also includes disabling conditions found to be closely related to an intellectual disability or to require similar treatment to that required for individuals with an intellectual disability but does not include other handicapping conditions that are solely physical in nature.

Many developmentally disabled persons can live and work independently within a conventional housing environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person’s living situation as a child to an appropriate level of independence as an adult.

The California Department of Developmental Services (DDS) provides community-based services to approximately 330,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers. The Alta Regional Center, located in Sacramento, is one of 21 regional centers in California that provides point of entry services for people with developmental disabilities. The center is a private, nonprofit community service agency that contracts with local businesses to offer a wide range of services to individual with development disabilities and their families.

The Alta Regional Center serves a total of 481 developmentally disabled persons in West Sacramento. Table A-27 shows the number of developmentally disabled children and adults by city zip code.

Table A-27. Developmentally Disabled Persons by Age Group Served by Alta Regional Center			
West Sacramento, 2020			
ZIP Code	0 to 17	18+	Total
95605	66	70	136
95691	178	167	345
Total	244	237	481

Sources: DDS, June 2020

A number of housing types are appropriate for people living with a developmental disability: rent-subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Housing Choice Vouchers, special programs for home purchase, HUD housing, and SB 962 (Adult Residential Facility for Persons with Special Health Needs) homes. The design of housing, including accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this need group. Incorporating barrier-free design in all new multi-family housing (as required by California and Federal Fair Housing laws) is especially important to provide the widest range of choices for disabled residents. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income. Table

A-28 shows the number of developmentally disabled persons by residence type and zip code in West Sacramento, with the majority living in the home of a parent, other family or guardian.

Table A-28. Developmentally Disabled Persons by Residence Type West Sacramento, 2020							
ZIP Code	Home of Parent/Family/Guardian	Independent/Supported Living	Community Care Facility	Intermediate Care Facility	Foster/Family Home	Other	Total
95605	107	28	0	0	<11	0	>135
95691	296	37	<11	0	0	<11	>333
Total	403	65	<11	0	<11	<11	>468

Source: DDS, June 2020.

A.1.4.7 Farmworkers

Farmworkers and day laborers are an essential component of California’s agriculture industry. Farmworkers are traditionally defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor. Permanent farm laborers work in the fields, processing plants, or support activities on a generally year-round basis. Farmers and farmworkers are the keystone of the larger food sector, which includes the industries that provide farmers with fertilizer and equipment; farms to produce crops and livestock; and the industries that process, transport, and distribute food to consumers. Farmworker households are often compromised of extended family members and, as a result, many farmworker households tend to have difficulties securing safe, decent, and affordable housing. Farmworker households tend to have high rates of poverty and overcrowding.

Yolo County is part of a productive agricultural region. As illustrated in Table A-29, 4,506 farmworkers were employed on 467 farms in Yolo County in 2017. Of these agricultural workers, approximately 58 percent (2,600 farmworkers) worked more than 150 days per year.

Table A-29. Farmworker Data Yolo County, 2017			
Farms	Total Workers	Permanent (Workers > 150 Days)	Seasonal (Workers < 150 Days)
467	4,506	2,600	1,906

Source: 2017 USDA Agricultural Census.

As agricultural land in and around West Sacramento is developed, there is relatively less of a need to accommodate farmworker housing. Specific data on the number of farmworkers in a community is not systematically collected; as a result, it is difficult to assess the precise needs of this group. As of this writing, new data regarding farmworkers and those employed in agricultural occupations was not available. According to ACS 2014-2018, there are likely few residents employed in agricultural occupations in West Sacramento with only 2 percent of the city’s total labor force employed in farming, forestry, fishing, and hunting occupations (see Table A-19). The Farmers Rice Cooperative operates out of the port of West Sacramento and employs 110 full-time workers with a seasonal adjustment of up to 150 full time workers. These workers are primarily engaged in the milling, processing, and packaging of rice to be shipped internationally via the port. This means, on an annual basis, up to 40 full-time, seasonal agricultural workers may be employed at the port. As outlined in Program HE-PR.6.6, the City will ensure that affordable housing is available and marketed to seasonal workers in the port.

The percentage of the city’s labor force in these industries has been ranging between 1 and 2 percent since 2000. In 1990, these occupations made up 5 percent of the employed population. The likelihood that migrant farmworkers will need housing in West Sacramento is low. (See Program HE-PR-6.8).

As land presently used for agriculture in West Sacramento is developed, there will be a declining need for seasonal farm labor; therefore, the city does not anticipate that migrant farmworker housing will be needed. In 2018, only 12 percent of the overall county labor force in agriculture, forestry, fishing, hunting, and mining industries resided in West Sacramento with most persons employed in these occupations residing in Woodland (40 percent) and unincorporated Yolo County (34 percent) (Table A-30).

Table A-30. Farmworker Jobs of Resident Population Yolo County and West Sacramento 2018						
Job Sector	Yolo County Overall	West Sacramento	Davis	Winters	Woodland	Unincorporated Yolo County
Agriculture, forestry, fishing and hunting, and mining	3,926	473	314	489	1,567	1,353

Source: ACS 2014-2018

To address the regional needs of the farmworker community, the Yolo County Housing Authority operates three state-owned migrant farmworker facilities: the Madison, Dixon, and Davis Migrant Housing Centers. The Madison Migrant Housing Center is located in the community of Madison, about 11 miles west of Woodland, and can accommodate up to 88 families during the agricultural season (early April to late October). The Dixon Migrant Housing Center is located on Radio Station Road, approximately four miles from downtown Dixon, and can accommodate up to 82 families. The Davis Migrant Housing Center has 62 units available to farmworker families. In recent years, these facilities have not been fully occupied even during peak periods, with the Davis center typically about two-thirds full.

A.1.4.8 Homeless Persons

The nature of the homeless population makes exact counting difficult. Homeless individuals and families move around and are not always visible on the street, so it is difficult to get an accurate count of homeless persons in a community. Yolo County periodically conducts point in time homeless counts to understand the magnitude and nature of homelessness in the county. Table A-31 presents data from the counts. The number of homeless persons counted increased from 474 persons in 2013 to 655 persons in 2019, a 38-percent increase. The most significant increase was between 2017 and 2019 (459 to 655). Approximately 61 percent of those counted in 2019 were unsheltered (outside, in a car/camper, in building not meant for sleeping), 27 percent were chronically homeless, and 5 percent were veterans. Out of the 525 homeless households reported in 2019, 93 percent (488) were households without children and 7 percent (37) were households with children.

Yolo County also provided point in time homeless counts for the City of West Sacramento. As illustrated in Table A-31, at the time of the survey in 2019, approximately 192 homeless persons were counted, an increase of 16 percent since 2013. Of the 192 homeless individuals, 46 were children and 146 were adults. All 46 children were sheltered. Out of the 146 adults, 85 were unsheltered, 51 (35 percent) had a physical illness or disability (17 unknown), 51 (35 percent) had a substance abuse problem (20 unknown), 45 (31 percent) had serious mental illness (21 unknown), and 21 (14 percent) had a developmental disability (20 unknown). Out of those unsheltered, 26 were female, 51 male, 1 transgender (male to female), and 3 unknown. Of the 120 homeless households in 2019, 16 percent (19) were with children. Overall, the

majority of homeless in West Sacramento are sheltered compared to 2013, when the majority were unsheltered, and there are fewer homeless households with children. The majority of homeless that were sheltered in 2019 (87 residents) were in an emergency shelter and 20 were in transitional housing.

Homelessness is caused by a number of social and economic factors, including a breakdown of traditional social and family relationships, unemployment, a shortage of affordable housing, domestic violence, substance abuse, and mental illness. By definition, a homeless person lacks consistent, permanent shelter. Homeless individuals include residents (those remaining in the area year-round), and transients (those that move around to various communities).

Homeless people include a wide variety of individuals and families, including single adult males, runaway minors, women and their children escaping domestic violence, and elderly adults. A growing number of homeless people in the Sacramento area are individuals and families who have full-time jobs, but do not have sufficient income or savings to obtain suitable housing because of high initial costs or monthly payments.

Emergency shelters can address the short-term needs of homeless people for shelter. Emergency shelters do not, however, provide a permanent solution to homelessness or address its underlying causes. Long-term solutions that address the underlying causes of homelessness may involve medical treatment and ongoing monitoring, support services, education, job training, and childcare. The existence of support services to address the causes of homelessness does not necessarily solve homelessness issues. Homeless individuals must voluntarily seek such services, and the availability of services must match the local need.

In contrast to emergency shelters, transitional housing is designed to remove the base causes of homelessness. Shelter is provided for an extended period of time, and is combined with other social services and counseling to assist in the transition to self-sufficiency and independent living. Table A-32 describes number of beds for emergency, safe haven, transitional, and permanent housing in Yolo County.

Table A-31. Homeless Survey						
Yolo County and West Sacramento						
Group	Yolo County				City of West Sacramento	
	2013	2015	2017	2019	2013	2019
Sheltered ¹	276	304	250	258	39	107
Unsheltered ¹	198	194	209	397	126	85
Total	474	498	459	655	165	192
Chronically Homeless ²	134	87	174	175	77	57
Veterans ²	44	44	28	35	19	14
Households with Children ²	36	42	40	37	33	19

Source: ¹Yolo County Homeless and Poverty Action Coalition. ² HUD 2005-2019 Continuum of Care Homeless Assistance Programs-Housing Activity Reports.

Table A-32. Continuum of Care Homeless Assistance Programs Housing Inventory Count Report 2019 Yolo County						
	Family Units	Family Beds	Adult-Only Beds	Total Year-Round Beds	Seasonal Beds	Overflow/Voucher Beds
Emergency, Safe Haven and Transitional Housing	39	143	125	268	55	15
Emergency shelter	30	111	98	209	55	15
Transitional housing	9	32	27	59	n/a	n/a
Permanent Housing	82	244	131	375	n/a	n/a
Permanent Supportive Housing	13	39	103	142	n/a	n/a
Rapid Re-Housing	69	205	28	233	n/a	n/a
Grand Total	121	387	256	643	55	15

Source: HUD 2005-2019 Continuum of Care Homeless Assistance Programs-Housing Inventory Count Report

A.1.4.9 Conclusions

West Sacramento has a significant number of residents who may have special housing needs, including seniors, female-headed households, extremely low-income households, large families, homeless people, and persons with disabilities. There is significant overlap among these groups, and residents may be in more than one category.

- The city continues to have a larger percentage of senior households than the county and there is a continuing need for programs to assist seniors with aging in place, such as housing modification/repair or utility assistance. The city will continue to offer low-interest loans through the Residential Rehabilitation Program.
- Female-headed households need affordable housing which can accommodate their families in locations close to childcare and other services. The city will continue to pursue funding and work with nonprofit developers to encourage the development of affordable family housing near services.
- Low-income households and large families may need affordable rental units. The city will continue to identify funding sources and work with nonprofit housing organizations to create housing opportunities for low-income households.
- Persons with disabilities may need assistance making necessary modifications to their homes, or with finding accessible housing units.
- Homelessness continues to be a concern in the city, with a large proportion of homeless individuals living outside of shelters. The city will continue to allow for the development of emergency shelters and transitional housing where appropriate and participate in the Yolo County Homeless Services Coordination Program to identify solutions and strategies to assist homeless persons in the city.
- Very few West Sacramento residents are employed as farmworkers, and farmworker housing does not appear to require a targeted housing program.

A.1.5 HOUSING CHARACTERISTICS

A.1.5.1 *Housing Composition*

In 2019, DOF estimated there were 20,049 housing units in West Sacramento, an increase of 7 percent (1,368 units) since 2010. The housing stock in West Sacramento grew at a greater rate than that of the county as a whole, which had a 5-percent increase in housing units for the same period. As shown in Table A-33, most homes added in West Sacramento between 2010 to 2019 were single-family detached (714 units). As of 2019, 62 percent of the city’s housing stock is single-family detached homes. The greatest percentage change, however, was for housing units with five plus units, which increased by nearly 20 percent between 2010 and 2019 with 634 added units.

Table A-33. Housing Unit Estimates											
West Sacramento and Yolo County, 2010 and 2019											
Year	Single-Family				Multi-Family				Mobile Homes		Total
	Detached		Attached		2-4 Units		5+ Units		Number	%	
	Number	%	Number	%	Number	%	Number	%			
West Sacramento											
2010	11,706	63%	1,015	5%	1,251	7%	3,204	17%	1,505	8%	18,681
2019	12,420	62%	1,017	5%	1,263	6%	3,838	19%	1,511	8%	20,049
Change	714	6%	2	0%	12	1%	634	20%	6	0%	1,368 (7%)
Yolo County											
2010	43,882	59%	4,697	6%	6,547	9%	15,265	21%	3,517	5%	73,908
2019	46,185	59%	4,870	6%	6,577	8%	16,500	21%	3,547	5%	77,679
Change	2,303	5%	173	4%	30	0%	1,235	8%	30	1%	3,771 (5%)

Source: DOF, E-5 Population and Housing Estimates for Cities, Counties, and the State, 2010-2019, Sacramento, California, May 2019.

A.1.5.2 *Housing Unit Size*

The relationship between housing unit size (as measured by number of bedrooms) and household size has important implications for overcrowding and housing affordability. Table A-34 shows the number of housing units in West Sacramento by number of bedrooms based on the ACS 2014-2018. Units with three bedrooms comprised 46 percent of the owner-occupied homes. Among renter-occupied units, two bedrooms were most common (35 percent).

Table A-34. Number of Bedrooms per Housing Unit				
West Sacramento and Yolo County, 2018				
	West Sacramento		Yolo County	
	Number of Units	Percentage	Number of Units	Percentage
Owner-Occupied	9,884	54%	38,013	52%
Studio	27	0%	128	0%
1 bedroom	192	2%	499	1%
2 bedrooms	1,713	17%	4,934	13%
3 bedrooms	4,586	46%	18,488	49%
4 bedrooms	2,482	25%	11,195	30%
5+ bedrooms	884	9%	2,769	7%
Renter-Occupied	8,290	46%	35,497	48%
Studio	399	5%	1,641	5%
1 bedroom	2,123	26%	8,217	23%
2 bedrooms	2,890	35%	12,818	36%
3 bedrooms	1,995	24%	9,475	27%
4 bedrooms	739	9%	2,802	8%
5+ bedrooms	144	2%	544	2%

Source: ACS 2014-20018.

A.1.5.3 Vacancy Rate

Vacancy rates are the percentage of housing units that are unoccupied at a given time. The vacancy rate in West Sacramento for all housing units (including seasonal and “other” vacant homes neither for sale or rent) was approximately 6 percent in 2017 and 5 percent countywide (see Table A-35).. A rate of 3 to 5 percent is generally considered an indication of a healthy housing market. According to the Department of Finance, the total vacancy rate in West Sacramento was 4.9 percent in 2018, 4.7 percent in 2019, and 4.7 percent in 2020.⁸ Implementation Programs 1.4, 1.6, 1.9, 1.11, 5.1 and 5.2 are focused on facilitating the development of housing and providing more readily available housing stock.

Table A-35. Housing Occupancy				
West Sacramento and Yolo County, 2017				
	West Sacramento	%	Yolo County	%
Occupied housing units	18,000	94%	72,845	95%
Vacant housing units	1,067	6%	4,071	5%
Total housing units	19,067	100%	76,916	100%
Homeowner vacancy rate		2.6%		1.2%
Rental vacancy rate		2.3%		2.5%
Homeowner and Rental Vacancy rate		2.5%		1.9%

Source: ACS 2013-2017 Tables B25002 and B25004.

⁸ For more detail, please see: <https://www.dof.ca.gov/Forecasting/Demographics/Estimates/E-5/>.

A.1.5.4 **Overcrowding**

Overcrowding occurs when a household’s living area is too small to meet the needs of the household. HUD defines “overcrowded” units as having more than one person per room (excluding bathrooms and kitchens) and “severely overcrowded” units as having more than 1.5 persons per room. The level of overcrowding is a measure of the ability of the housing stock to adequately accommodate residents. A high overcrowding rate can cause the quality of life within a community to deteriorate and can result in accelerated deterioration of the housing stock.

Overcrowding typically results when either (1) the cost of available housing with a sufficient number of bedrooms for larger families exceeds the family’s ability to afford such housing, or (2) unrelated individuals (such as students or low-wage, single adult workers) share dwelling units because of high housing costs.

As shown in Table A-36, overcrowding is more prominent among renters. Approximately 10 percent (821) of West Sacramento renter-occupied units are overcrowded with more than one person per room, whereas about 2 percent (146) of owner-occupied units have more than one person per room. Approximately 4 percent (297) of renter-occupied units and 1 percent (56) of owner-occupied units in West Sacramento are severely overcrowded. Program HE-PR-1.9 helps alleviate overcrowding by encouraging a mix of bedroom sizes and housing for special needs groups when working with affordable housing providers; HE-PR-2.1.1 helps alleviate overcrowding conditions by allowing room additions in SF rehabilitation programs.

Table A-36. Persons per Room in Occupied Housing Units								
West Sacramento and Yolo County, 2017								
Number of Persons per Room	West Sacramento				Yolo County			
	Owner-Occupied		Renter-Occupied		Owner-Occupied		Renter-Occupied	
	Number of Units	%	Number of Units	%	Number of Units	%	Number of Units	%
1.00 or less	9,541	98%	7,492	90%	36,946	98%	32,031	91%
1.01 to 1.50	90	1%	524	6%	562	1%	2,265	6%
1.51 or more	56	1%	297	4%	301	1%	740	2%
Overcrowded	146	2%	821	10%	863	2%	3,005	9%

Source: ACS 2013-2017 Table B25014.

A.1.5.5 **Age of Housing Stock**

The year in which a structure was built can indicate the condition of housing. Older homes may be in greater need of maintenance or repairs. Housing units begin to reach structural obsolescence between 30 and 40 years of age unless they are properly maintained and upgraded. Many homes in West Sacramento are older than 40 years old and may be in need of repair.

As shown in Table A-37, as of 2017, nearly half of the city’s housing stock was built before 1980. The city experienced significant housing growth in the early 2000s with approximately 34 percent of the city’s housing stock constructed between 2000 and 2009, compared to 18 percent in the county overall.

Table A-37. Age of Housing Units West Sacramento, 2017				
Year Constructed	West Sacramento Units	Percentage	Yolo County Units	Percentage
1939 or earlier	767	4%	3,934	5.1%
1940–1949	1,168	6%	2,,675	3.5%
1950–1959	3,509	18%	8300	10.8%
1960–1969	1,703	9%	8,991	11.7%
1970–1979	2,055	11%	14,804	19.2%
1980–1989	1,467	8%	11,060	14.4%
1990–1999	1,616	9%	11,372	14.8%
2000–2009	6,392	34%	13,703	17.8%,
2010 or later	390	2%	2,077	2.7%
Total	19,067	100%	76,916	100%

Source: ACS 2013-2017 Table DP04.

A.1.5.6 Housing Condition

The city conducted a survey of West Sacramento housing conditions in 2020. The City identified the neighborhoods with the oldest housing stock and surveyed approximately one of every three housing units or structures within these areas. As shown in Table A-37, the survey evaluated 1,152 housing structures and found just over half to be in good or sound condition. Approximately 82 percent were in sound condition, 18 percent were in need of moderate rehabilitation or minor repair, and just 1 percent of units were dilapidated or in need of substantial rehabilitation.

Table A-37. 2020 Housing Conditions Survey Results West Sacramento, 2020		
Housing Condition	Housing Units	Percentage
Sound	940	82%
Minor Repair	124	11%
Moderate Repair	81	7%
Substantial Repair	6	1%
Dilapidated	1	<1%
Total	1,152	100%

A.1.5.7 Conclusions

In 2017, West Sacramento was home to 2,407 family households of five or more persons, about 13 percent of all households (slightly more than the percentage of large families countywide). There were 1,221 owner-occupied households of five or more persons and 1,186 renter-occupied households of five or more persons in the city. However, units with three bedrooms comprised 46 percent of the owner-occupied homes. Among renter-occupied units, two bedrooms were most common (35 percent). Overcrowding is more prominent among renters.

Vacancy rates based on homes available to rent or purchase indicate that families may find it more difficult to find the appropriate home for sale but more so to rent and may have to look outside the city for increased

choices. Based on results from the housing conditions survey, approximately 20 percent of the city’s housing units are in need of at least minor repair.

A.1.6 SUBSIDIZED UNITS AT RISK OF CONVERTING TO MARKET RATE RENTS

A.1.6.1 Inventory of Assisted Units

Over the past several decades, hundreds of thousands of affordable rental housing units have been constructed in California with the assistance of federal, state, and local funding (loans or grants) that restrict rents and occupancy of units to low-income households for specified periods of time. Once the period of rent/occupancy expires, a property owner may charge market rents. Low-income occupants are often displaced when rents rise to market levels. The Housing Element must identify any publicly assisted rental units eligible for conversion and include a program to address their preservation, if possible.

The inventory of assisted units includes a review of housing projects developed with financing from federal, state, and/or local programs, including programs from HUD, the California Housing Finance Agency, state and local bond programs, redevelopment programs, and local incentive programs (inclusionary, density bonus, or other incentive programs that result in income-restricted housing).

SACOG, in collaboration with California Housing Partnership Corporation, provided an inventory of federally subsidized rental units at risk of conversion. As shown in Table A-38, there is one affordable property at risk of converting to market rate in this planning period. The at-risk property, Margaret McDowell Manor, offers 72 Section 8-assisted units, and the HUD Project Based Rental Assistance contract expires on July 31, 2021. The City has engaged with property management at Margaret McDowell Manor who have stated their intention to renew the subsidy contract with HUD. Furthermore, Margaret McDowell Manor is owned by a nonprofit housing development organization and is considered to have a low risk of converting to market rate. Concurrently, the City maintains an affordable housing restrictive covenant associated with the project – the 55-year term associated with the covenant does not expire until August of 2053.

Table A-38. Affordable Housing Units at Risk of Converting to Market Rate						
Name and Location	Owner	Type	Units	Financing	Term Date	Risk
Margaret McDowell Manor 1525 Merkle Avenue	Nonprofit	Rental	72	Prac/202	7/31/2021	Low Risk
Total units at risk			72			

Note: "Prac/202" is capital advance grant with a project rental assistance contract for operational expenses.
Source: HCD October 2019.

Pursuant to California Government Code (GC) Section 6583.10 (b) and (c), owners of specified assisted projects are required, unless exempted, to provide “notices of intent” to prepay a federally assisted mortgage, terminate mortgage insurance, or terminate rent subsidies or restrictions at thirty-six, twelve, and six months to all affected households and to affected public agencies.

A.1.6.2 Preservation Options

Transfer of Ownership

Long-term affordability of low-income units can be secured by transferring ownership of these projects to nonprofit or for-profit affordable housing organizations. By doing so, these units would be eligible for refinancing using a range of affordable housing financing programs, including low-income housing tax credits and tax-exempt mortgage revenue bonds that ensure affordability for at least 55 years from the time of funding. Most of these transactions also include rehabilitation of the project to modernize the property and to extend the useful life of the major systems. Upon review of prior projects that have been acquired and refinanced, the cost of acquiring and rehabilitating these affordable housing units is estimated to cost \$8,359,200 for a 72-unit housing project or \$116,100 per unit.

A.1.6.3 Purchase of Affordability Covenant

Another option to preserve the affordability of at-risk projects is to provide an incentive package to owners to maintain the projects as low-income housing. Incentives could include writing down the interest rate on the remaining loan balance in the form of a payment to the project lender and/or supplementing the fair market rent to market levels, if market rents are substantially more than the HUD allowed fair market rent. It is difficult to estimate the cost of purchasing affordability covenants due to the number of variables in such a purchase.

A.1.6.4 Replacement Costs / Cost Comparisons

Government Code Section 65583(a)(8)(B) requires the analysis of at-risk housing to identify “the total cost of producing new rental housing that is comparable in size and rent levels, to replace the units that could change from low-income use, and an estimated cost of preserving the assisted housing developments.”

To estimate replacement housing costs for units lost in the affordable housing market, per unit construction costs of recently approved or constructed projects are used. It is estimated that the construction cost for the replacement of affordable units would range from \$186,500 to \$215,787 per unit. Table A-39 shows these costs.

Table A-39. Preservation Options (Replacement, Acquisition and Rehabilitation, and Rent Subsidies) Cost Comparison		
Preservation Options	Estimated Cost	Cost per Unit
Replacement (New Construction)		
72-unit project	\$15,536,664	\$215,787
General Cost of Constructing Multi-Family Housing Units		\$186,500 to \$210,500
Total Replacement Cost Range		\$186,500 to \$215,787
Acquisition and Rehabilitation	\$8,359,200	\$116,100

Source: City of West Sacramento, May 2008.

A.1.6.5 Resources for Preservation

The Government Code requires the City to identify local nonprofit corporations which have the “legal and managerial capacity to acquire and manage” the at-risk units or the apartment complexes containing the

at-risk units. The City is also required to identify the federal, State, and local financing and subsidy programs that may be considered to preserve these units.

A number of nonprofit housing developers are active in Sacramento and could assist West Sacramento in the preservation of at-risk units:

- West Sacramento Housing Development Corporation
- Yolo County Housing Authority
- Mercy Housing
- CFY Development
- St. Anton Partners

Potential funding sources to assist in the preservation of at-risk units include Tax Exempt Bond Financing, and CDBG and HOME funds.

A.1.6.6 Conclusions

A total of 72 units are at risk of converting to market rate during this Housing Element planning period. The City does not anticipate that the nonprofit owner will convert these units' market-rate housing; however, the City may need to work with the owners to preserve the long-term affordability of the at-risk units.

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A-2 Land Inventory

A.2 Land Inventory

The California Government Code requires that the Housing Element include an “inventory of land suitable for residential development, including vacant sites and sites having the potential for redevelopment” (Section 65583[a][3]). State law further requires that the Housing Element analyze zoning and infrastructure on these sites to ensure that housing development during the planning period is feasible. Through this process, the City must demonstrate that it has enough land to accommodate its fair share of the region’s housing needs between October 31, 2021, and October 31, 2029, according to the SACOG Regional Housing Needs Plan, adopted in March 2020.

To meet the 2021–2029 Regional Housing Needs Allocation (RHNA), West Sacramento must show capacity for 9,471 units. Among these, approximately 39 percent (3,665 units) must be appropriate for lower-income households. Table A-40 shows the West Sacramento RHNA by income category.

Table A-40. 2021–2029 Regional Housing Needs Allocation		
Income Category	Number	Percentage
Very Low	2,287	24%
Low	1,378	15%
Moderate	1,722	18%
Above Moderate	4,084	43%
Total	9,471	100%

Source: SACOG, March 2020.

The City must also show that the land supply is capable of supporting housing demand for all economic segments of the community, including lower-income households. This means providing enough land to accommodate a wide variety of housing types and tenure, including single-family homes, apartments, mobile homes, secondary residential units, and temporary shelter. The State has generally held that the best way to demonstrate capacity for “affordable” housing is to provide sufficient and suitable land zoned for higher-density multi-family housing.

A.2.1 HOUSING SITES

A.2.1.1 *Method for Identifying Housing Opportunity Sites*

Housing sites to meet the 2021–2029 RHNA were identified using the 2013 Housing Element inventory as basis. The inventory was updated to eliminate sites that are no longer available, had amended APN numbers or new zoning/land use designations, or were no longer appropriate for inclusion. Sites were mapped and reviewed against aerial photographs, GIS data, and planning documents.

A.2.1.2 *Summary of Sites Inventory*

As shown in Table A-41, West Sacramento has adequate sites to accommodate housing development well in excess of the RHNA of 9,471 housing units. Identified sites provide for 11,574 housing units at a range of densities, from very low-density rural homes to high-density infill development at up to 120 units per acre. These sites represent opportunities for the development of a variety of housing types suitable for a range of household types and income levels.

The inventory includes vacant unentitled sites in a variety of zoning districts and vacant sites that are planned for specific residential development projects.

Many of the sites available for housing are located within the Bridge District, Washington District, and Southport planning areas. The City has invested in detailed vision plans—the Southport Framework Plan, the Washington Specific Plan, and the Bridge District Specific Plan—and established appropriate development standards to facilitate the development of high-quality infill residential development in these areas.

Table A-41. Capacity of Available Sites Compared to RHNA			
Income Category	RHNA	Realistic Unit Potential	Surplus
Extremely Low, Very Low, and Low Income (ELI, VLI, LI)			
Vacant Sites	3,665	3,693	88
Vacant Sites with Planned or Entitled Projects		60	
Subtotal ELI, VLI, LI		3,753	
Moderate (MI) and Above Moderate Income (AMI)			
Vacant Sites	5,806	5,763	305
Vacant Sites with Planned or Entitled Projects		348	
Subtotal MI and AMI		6,111	
Total	9,471	9,864	393

Source: City of West Sacramento 2020.

Vacant Sites

As shown in Table A-42, West Sacramento has vacant, unentitled land zoned for residential development at a range of densities, including minimum density requirements, with maximum densities of up to 50 units per acre (and mixed-use zones allowing up to 120 units/acre), with a realistic capacity for 9,864 units. While vacant unentitled residential sites could accommodate up to 13,748 units in accordance with zoning standards, it is assumed that not all sites will develop at the maximum allowed density due to various site features and constraints. The City’s objectives in this assessment was to ensure a conservative approach to the sites inventory (conservative in this case meaning that the inventory would actually exceed the RHNA). Consistent with the City’s conservative approach, while ADUs have been constructed and while the City expects more within this planning horizon, the City has not assumed ADU production as a part of this sites inventory.

For purposes of this analysis, realistic capacity was estimated at 10 to 80 percent of the maximum allowed. For sites in residential zones (R-1-A/B, R-2, R-2.5, R-3, RE, RRA) realistic capacity was estimated at 80 percent. Although residential interest among the development community is much higher than non-residential, the residential capacity was assumed to be lower for many sites in commercial and mixed-use zones (WF, MU-NC, MU-C, C, CBD, CH), as residential developments in these areas may have a commercial component. Sites with a mixed-use designation may be developed with 100% commercial uses and 100% residential uses, subject to residential projects obtaining a conditional use permit from the Planning Commission. However, sites in mixed-use designations typically have a high likelihood of

Table A-42. Summary of Vacant, Unentitled Sites

APN	Zoning	Land Use	Total Acres	Max Density	Max Units	Realistic Capacity	Realistic Units
Sites for Lower Income Housing							
010-464-003-000*	WF	RMU	0.52	120	62	0.75	47
010-473-039-000*	WF	RMU	1.15	120	138	0.75	104
058-310-001-000**	WF	RMU	7.77	120	932	0.75	699
058-310-003-000**	WF	RMU	1.13	120	136	0.75	102
058-310-005-000*	WF	RMU	3.78	120	454	0.75	340
058-310-009-000**	WF	RMU	2.81	120	337	0.75	253
058-320-018-000*	WF	RMU	4.34	120	521	0.75	391
058-320-037-000*	WF	RMU	1.15	120	138	0.75	104
058-320-044-000*	WF	RMU	0.55	120	66	0.75	50
058-320-087-000	WF	RMU	3.36	120	403	0.75	302
058-340-014-000*	WF	RMU	0.6	120	72	0.75	54
058-340-027-000	WF	RMU	2	120	240	0.75	180
058-350-048-000	WF	RMU	6.71	120	805	0.75	604
Subtotal WF			35.87		4,304		3,230
014-803-021-000	R-3	HR	1.15	50	58	0.8	46
014-804-025-000*	R-3	HR	0.64	50	32	0.8	26
014-805-026-000	R-3	HR	0.75	50	38	0.8	30
Subtotal R-3			2.54		128		102
067-180-002-000*	MU-NC	MU-NC	12.03	60	722	0.5	361
Subtotal MU-NC			12.03		722		361
Total Lower-Income Sites			50.44		5,186		3,693
Sites for Moderate-Income Housing							
046-010-037-000**	MU-NC	MU-NC	2.49	60	149	0.5	75
046-010-004-000**	MU-NC	MU-NC	9.73	60	584	0.5	292
010-193-006-000*	MU-NC	MU-NC	0.29	60	17	0.5	9
010-193-008-000*	MU-NC	MU-NC	0.15	60	9	0.5	5
010-193-010-000*	MU-NC	MU-NC	0.37	60	22	0.5	11

Table A-42. Summary of Vacant, Untitled Sites

APN	Zoning	Land Use	Total Acres	Max Density	Max Units	Realistic Capacity	Realistic Units
010-471-007-000*	MU-NC	MU-NC	0.07	60	4	0.5	2
010-320-014-000**	MU-NC	MU-NC	2.38	60	143	0.5	71
010-320-038-000**	MU-NC	MU-NC	8.1	60	486	0.5	243
Subtotal MU-NC			23.58		1414		708
010-191-018-000**	R-3	HR	4.08	50	204	0.8	163
010-495-028-000**	R-3	HR	0.04	50	2	0.8	2
Subtotal R-3			4.12		206		165
Total Moderate-Income Sites			27.7		1,620		873
Sites for Above Moderate-Income Housing							
008-140-089-000**	CBD	CBD	2.17	60	130	0.5	65
008-150-066-000**	CBD	CBD	1.05	60	63	0.5	32
008-150-067-000*	CBD	CBD	0.63	60	38	0.5	19
067-330-017-000*	CBD	CBD	3.52	60	211	0.5	106
Subtotal CBD			7.37		442		222
010-462-001-000**	WF	RMU	3.13	120	376	0.75	282
010-471-012-000*	WF	RMU	0.22	120	26	0.75	20
010-475-003-000**	WF	RMU	0.07	120	8	0.75	6
010-475-006-000**	WF	RMU	0.07	120	8	0.75	6
058-270-008-000	WF	RMU	3.45	120	414	0.75	310
058-270-009-000	WF	RMU	3.28	120	394	0.75	295
067-330-020-000	WF	RMU	0.32	120	38	0.75	29
Subtotal WF			10.54		1,264		948
010-492-005-000**	R-3	HR	0.09	50	5	0.8	4
010-492-002-000**	R-3	HR	0.09	50	5	0.8	4
067-220-010-000*	R-3	HR	0.21	50	11	0.8	8
010-491-008-000**	R-3	HR	0.16	50	8	0.8	6
010-491-025-000	R-3	HR	0.18	50	9	0.8	7
010-466-009-000**	R-3	HR	0.17	50	9	0.8	7

Table A-42. Summary of Vacant, Untitled Sites

APN	Zoning	Land Use	Total Acres	Max Density	Max Units	Realistic Capacity	Realistic Units
010-495-004-000**	R-3	HR	0.14	50	7	0.8	6
067-210-006-000**	R-3	HR	0.18	50	9	0.8	7
010-494-003-000**	R-3	HR	0.19	50	10	0.8	8
010-494-007-000**	R-3	HR	0.22	50	11	0.8	9
046-100-015-000a	R-3	HR	2.65	50	132	0.8	106
Subtotal R-3			4.28		216		172
045-280-015-000**	R-2	MR	1.1	12	13	0.8	11
045-280-016-000**	R-2	MR	0.11	12	1	0.8	1
008-114-038-000*	R-2	MR	0.42	12	5	0.8	4
008-131-074-000*	R-2	MR	0.23	12	3	0.8	2
008-192-002-000*	R-2	MR	0.43	12	5	0.8	4
008-192-012-000*	R-2	MR	0.16	12	2	0.8	2
008-193-071-000*	R-2	MR	0.42	12	5	0.8	4
010-194-006-000*	R-2	MR	0.13	12	2	0.8	1
010-463-004-000*	R-2	MR	0.22	12	3	0.8	2
010-471-014-000*	R-2	MR	0.59	12	7	0.8	6
010-483-005-000*	R-2	MR	0.1	12	1	0.8	1
010-484-001-000	R-2	MR	0.09	12	1	0.8	1
010-484-012-000	R-2	MR	0.29	12	3	0.8	3
010-503-033-000*	R-2	MR	0.41	12	5	0.8	4
010-511-035-000*	R-2	MR	0.14	12	2	0.8	1
010-523-001-000*	R-2	MR	0.13	12	2	0.8	1
010-523-026-000*	R-2	MR	0.08	12	1	0.8	1
010-523-029-000*	R-2	MR	0.53	12	6	0.8	5
010-523-032-000*	R-2	MR	0.65	12	8	0.8	6
010-523-024-000*	R-2	MR	0.08	12	1	0.8	1
014-460-027-000*	R-2	MR	0.59	12	7	0.8	6
014-460-033-000*	R-2	MR	0.39	12	5	0.8	4

Table A-42. Summary of Vacant, Untitled Sites

APN	Zoning	Land Use	Total Acres	Max Density	Max Units	Realistic Capacity	Realistic Units
014-471-009-000*	R-2	MR	0.65	12	8	0.8	6
014-482-019-000*	R-2	MR	0.16	12	2	0.8	2
014-482-020-000*	R-2	MR	0.16	12	2	0.8	2
014-482-021-000*	R-2	MR	0.16	12	2	0.8	2
014-482-023-000*	R-2	MR	0.41	12	5	0.8	4
014-483-018-000*	R-2	MR	0.29	12	3	0.8	3
014-491-011-000*	R-2	MR	0.69	12	8	0.8	7
014-491-012-000*	R-2	MR	0.46	12	6	0.8	4
014-491-013-000*	R-2	MR	0.71	12	9	0.8	7
058-121-001-000	R-2	MR	0.49	12	6	0.8	5
046-050-069-000(a)	R-2	MR	39.16	12	470	0.8	376
Subtotal R-2			50.63		609		489
046-050-069-000(b)	R1-B	LR	32.28	5	161	0.8	129
046-100-015-000(b)	R1-B	LR	58.86	5	294	0.8	235
046-100-003-000(a)	R1-B	LR	4.28	5	24	0.8	19
046-100-016-000(a)	R1-B	LR	2.88	5	14	0.8	11
Subtotal R1-B			98.3		493		394
Total Above Moderate-Income Sites			171.12		3,024		2,225
Sites for Both Moderate and Above Moderate-Income Housing							
067-180-073-000	MU-NC	MU-NC	26.07	60	1564	0.5	782
<i>Moderate Units</i>							37
<i>Above Moderate Units</i>							745
Subtotal MU-NC			26.07		1,564		782
046-050-069-000(c)	R-3	HR	36.31	50	1,815	0.8	1,452
<i>Moderate Units</i>							643
<i>Above Moderate Units</i>							809
046-100-003-000(b)	R-3	HR	3.08	50	154	0.8	123

Table A-42. Summary of Vacant, Unentitled Sites

APN	Zoning	Land Use	Total Acres	Max Density	Max Units	Realistic Capacity	Realistic Units
<i>Moderate Units</i>							90
<i>Above Moderate Units</i>							33
046-100-016-000(b)	R-3	HR	7.7	50	385	0.8	308
<i>Moderate Units</i>							79
<i>Above Moderate Units</i>							229
Subtotal R-3			47.09		2,354		1,883
Total Both Moderate and Above Moderate-Income Sites			73.16		3,918		2,665
Total All Sites			322.42		13,748		9,456

(*) Contained in 5th Cycle Sites Inventory

(**) Contained in 5th and 4th Cycle Sites Inventory

Source: City of West Sacramento 2020

including a residential component, examples include the 980 Central, Foundry, and Kind multifamily projects in the WF zoning designation. However, to be conservative, the analysis assumes 50 to 75 percent realistic capacity in mixed-use designations.

Additionally, the realistic capacity for sites in these zones was also adjusted to reflect specific site opportunities and constraints. For example, sites in the Bridge District Specific Plan Residential Overlay zone will likely accommodate very high density residential, thus realistic capacity was estimated at 70 to 80 percent, while other sites in the WF zone are constrained by levees, thus capacity was estimated at 10 to 25 percent. Sites with a realistic capacity of 50 percent or greater in the WF zone are considered most likely for multi-family residential.

Zoning Ordinance Minimum Densities (Units/Acre)					
Residential Zones					
RE	RRA	R-1	R-2	R-2.5	R-3
1	1	1.1	6.1	12.1	20.1
Mixed-Use Zones					
CBD	C	CH	MU-NC	MU-C	WF
20	5.1	-	12	20	40

With densities of between 1.1 and 6.0 units per acre, it is assumed that the R1-B zone would provide for above moderate-income units (394), leaving 5,364 units of capacity in the MU-NC, CBD, WF, R-3, and R-2 zoning districts, providing appropriate densities for 5,364 moderate-income units.

In addition to a range of densities, identified vacant sites are at a range of sizes, including smaller single-family parcels and large infill parcels in the Southport and Bridge District Specific Plan areas.

The City’s sites inventory focuses on sites that are larger than 0.5 acres. The sites inventory contains one large site (12.03 acres; APN: 067-180-002-000) identified to accommodate 361 lower-income units. The inclusion of sites identified for lower-income housing larger than 10 acres in land area is supported by the City’s track record with subdividing relatively larger parcels, and facilitating lot splits, into sites that have accommodated affordable, deed-restricted, income-restricted and mixed-income housing. Examples of successful lot-splits for projects containing low-income units include: The Rivers Senior Apartments (4.72 acres; APN:014-630-045) and Washington Courtyard (3.69 acres; APN: 010-451-011) Additionally, sites of equivalent size were successfully developed during prior planning periods with an equivalent number of lower-income housing units. These include the Monticello apartments (13.19 acres; APN: 046-010-046) and Savannah apartments (10.18 acres; APN: 045-555-002). Notwithstanding the City’s successful track record encouraging subdivision of larger sites for near-term development of affordable housing, this Housing Element includes a program to conduct proactive outreach and develop incentives to ensure that the City continues this success during this Housing Element cycle (Program HE-PR-1.16).

Pursuant to state law (Government Code Section 65583.2[c][3][B]), parcels zoned for a residential density of 30 units or more per acre are assumed to be appropriate to meet the City’s lower-income RHNA. West Sacramento has a realistic capacity for 2,746 units in high-density zones. It is important to note that sites within the MU-NC, CBD, and R-3 zones, which allow for up to 60, 60, and 50 units per acre, respectively, are appropriate for affordable housing development. Many high-quality affordable projects

have been developed within these zones; however, some of these sites have been assumed for moderate- and above-moderate development based on parcel sizes and locations.

For vacant sites that are identified in two or more consecutive housing element planning periods for lower-income housing, the identified sites must accommodate lower-income housing with appropriate densities, and the housing element must also have a program requiring by-right approval for projects on these sites that provide at least 20 percent of the proposed units as deed-restricted and affordable to lower-income households. Many of the City’s lower-income sites from the previous Housing Element planning period are also provided in this Housing Element for lower-income housing development. The City’s sites inventories are focused on vacant sites and the allowable densities for lower-income sites allow for “default” lower-income housing development densities (of at least 30 units per acre). The City has included a program to amend the Zoning Ordinance to provide for by-right approvals for projects that meet the specified criteria (See Program 1.14).

The sites from the 4th and 5th cycle that are included in this sites inventory are those that are still appropriate to accommodate housing at the identified income levels. The nation was still in recovery from the Great Recession when the 5th cycle Housing Element was adopted, and this recession had a particularly deep effect on real estate development and related industries. Following the 4th cycle Housing Element adoption, the City updated the General Plan, which provided substantially higher allowable densities for much of the Planning Area, including sites that were included in the City’s sites inventory at that time. The substantial increases in allowable density in the General Plan update were followed by a comprehensive Zoning Ordinance update, the latest of which became effective in March of 2019.

Projects Planned and Entitled

As shown in Table A-43, 408 housing units are planned or entitled on approximately 81 acres of vacant land in West Sacramento. The unit estimate represents the number of units identified in the specific development proposal for each project. Among the units planned, 60 will be deed restricted for affordability to very low- and low-income households.

The 60 affordable units are part of the West Gateway Place Phase II project in the Bridge District. Planning for the West Gateway Place project was initiated in 2008. Phase I of West Gateway Place was completed in 2015, with Phase II construction estimated to begin in 2022. Altogether, the two phases will include 130 family units and six family supportive housing units restricted for occupancy by extremely low-, very low- and low-income households. The project is being developed as a collaborative effort between the City and Jamboree Housing.

Table A-43. Vacant Sites with Planned Projects and Approved Entitlements			
Map ID	Project Name	Acres	Number of Units
Below Market Rate (Affordable for Lower-Income Households)			
86	West Gateway Phase II	1.86	60 Extremely Low-, Very Low- and Low-Income Units
Market Rate (Affordable for Moderate- and Above Moderate-Income Households)			
87,88,89,90,91,92	Newport Estates	79.67	348 Above Moderate

Source: City of West Sacramento 2021

¹ Refer to Appendix B for a map of vacant sites with planned projects and approved entitlements.

² The Newport Estates project includes a total of 846 units. The number listed, 348 units, reflects the number of units still planned for development.

Infrastructure and Environmental Constraints

Water, wastewater, drainage, and road systems in West Sacramento are generally adequate to support housing development with minimal off-site improvements, and the City's sites inventory is focused on properties that have access to services in adjacent rights-of-way. The City's water supply is provided by diversions from the Sacramento River in accordance with the City's appropriative right with the State, as well as water available under contract with the U.S. Bureau of Reclamation. Most of the City is served by the North Delta Water Agency; however, the City has not relied on the North Delta Water Agency water as a base supply but instead as a backup supply during single and multiple-dry water years. The City maintains two groundwater wells as an emergency water supply. Water is treated at the George Kristoff Water Treatment Plant and the City's distribution system consists of remote storage and pumping stations, booster pump stations, and transmission pipelines. The City fully controls its water supply, unlike sewer, electrical, natural gas and solid waste.

The City's wastewater system consists of eight sewer pump stations, five lift stations, and the underlying sewer pipes throughout the city. Wastewater is conveyed through a 120-inch-diameter gravity pipe to the South River Pump Station and then pumped under the Sacramento River in a force main to the Sacramento Regional Wastewater Treatment Plant north of Elk Grove for treatment and disposal.

The Yolo Central Landfill primary solid waste disposal facility for West Sacramento. The landfill is anticipated to have disposal capacity through 2045 at current disposal rates.

Dry utilities are available to vacant sites identified. Electrical and natural gas service is provided to the City by PG&E. AT&T provides telecommunications services to the City.

No new housing sites are proposed as a part of this Housing Element Update beyond those already designated in the City General Plan and evaluated for potential environmental impacts in the City General Plan EIR. No changes to existing zoning are proposed, and the location of development will continue to be guided by the City General Plan land use map and zoning code. The City General Plan EIR considered the increased demand for utilities and service systems required to serve the population projected in the 2013-2021 Housing Element. The Housing Element Update would not change the population or housing projections identified by the 2013-2021 Housing Element; therefore, the Housing Element Update would not have any impacts on utilities and service systems, such as expansion of utility infrastructure, water supply demand, wastewater treatment capacity, landfill capacity, that are not already contemplated in the City General Plan. Future housing projects will continue to be reviewed through the City's entitlement process and CEQA to ensure that utilities and service systems are provided consistent with all City General Plan goals and policies. The City has established Program HE-PR-5.2: Water and Sewer Priority to create written policies and procedures to give water and sewer priority, to the extent allowable by, to proposed development that includes housing affordable to lower-income households.

No known environmental constraints affect the sites in this land inventory. A more detailed discussion of the infrastructure within the city may be found in the Constraints section of the Housing Element. Three vacant parcels located within the CBD zone will need environmental remediation; however, funding has been secured to make these sites available during this Housing Element period.

A.2.1.3 Conclusions

The City has a more than adequate number of sites to accommodate its fair share housing allocation through 2021. Identified sites are capable of supporting 9,456 new units, with a surplus capacity of 393 housing units. While most of the surplus capacity is within zones that can accommodate moderate- and above moderate-income housing, the City has identified sites to exceed the lower-income RHNA by 88 units.

A-3 Constraints

A.3 Constraints to Housing Availability and Affordability

A.3.1 NONGOVERNMENTAL CONSTRAINTS

A.3.1.1 Land Costs

Land costs typically account for a large share of housing costs. High land costs may make housing development infeasible or result in high rents or sales prices. A data query in September 2020 (Zillow and Trulia) found more than 20 parcels of residential land for sale in West Sacramento. Single-family lots (lots with R-1 or R-2 zoning) had prices ranging from about \$85,000 to \$320,000, depending on factors such as location and whether or not the land is “shovel-ready.” Depending on parcel cost and the allowable density range in each zone, per-unit cost for multi-family zoned properties (R-2.5, R-3, C, MU-NC) were calculated to range from approximately \$46,000 per unit to approximately \$145,000 per unit. Based on recent data query for vacant land, prices in West Sacramento range from approximately \$98,000 to \$320,000 per acre outside the downtown core, but are much higher along the riverfront, with prices ranging from \$1.4 to \$1.7 million per acre. This compares to land costs in Sacramento ranging between \$3.25M and \$6.5M per acre in the urban core, \$2.1M to \$3.3M at the periphery of the urban core, and \$435,000 to \$1M per acre in suburban locations.⁹ Land costs also vary widely in Elk Grove, with the median cost per acre at \$520,833, but costs ranging from \$26,571 to \$4,588,174 per acre.¹⁰

A.3.1.2 Construction and Labor Costs

Many factors affect the cost of building a home, including the type of construction, materials, site conditions, finishing details, amenities, and structural configuration. Once a vacant parcel is purchased, the contractor must make site improvements to prepare for building on the property. Such improvements include connections to existing utility systems, rough grading, and installation of water and sewer lines. In some cases, offsite infrastructure improvements may also be required based on the water, sewer, storm drainage, and other public utility demands.

A.3.1.3 Single-Family Construction

City Building Valuation Data (2020) reports the cost per square foot (including architectural, structural, electrical, plumbing, and mechanical work) used to determine the plan check fees based on the building’s valuation. The average construction cost for a typical wood-framed 2,000-square-foot single-family home is \$122 per square foot, for an estimated construction cost of \$244,000. The estimate includes materials and labor but excludes land cost.

Other expenses which contribute to the cost of a new home include engineering and architectural fees, insurance, financing, administrative costs, marketing costs, land costs (discussed above), and development fees (discussed below). Construction cost alone would be at an affordable purchase price based on the upper limit of affordability for a family of four at the area median income (\$92,500 for Yolo County, as

⁹ For more details, please see: <https://www.cityofsacramento.org/-/media/Corporate/Files/CDD/Planning/Long-Range/Housing-Element/H5Sac-HEPubRevDft012521.pdf?la=en>.

¹⁰ For more detail, please see: http://www.elkgrovecity.org/UserFiles/Servers/Server_109585/File/Departments/SPI/Housing_2021/EG-Housing-Element_Public%20Review%20Draft_2.10.21.pdf.

of 2020) assuming a household can afford to purchase a home valued at approximately three times the household income (\$277,500). However, the median sales price of single-family homes in West Sacramento in 2020 has ranged from \$375,000 to \$460,000 in 2020, according to data tracked by Redfin and Zillow, which would be beyond the reach of the median income household.

A.3.1.4 Multi-Family Construction

City Building Valuation Data estimates that construction costs range from \$109,800 to \$183,000 for a unit of 900 to 1,500 square feet in a multi-family project. While substantially related to demand, rents for multi-family housing are also closely tied to the cost of multi-family construction. A search of publicly available online rental listings (zillow.com trulia.com) in September 2020 revealed asking rents that ranged from \$660 to \$2,200 for one-bedroom units and from \$1,500 to \$2,600 for three-bedroom units.

A.3.1.5 Financing Costs and Availability

The use of alternative mortgage products significantly increased over the past couple decades. Even during periods of high interest rates, these alternative products allow more buyers to qualify for homeownership, thus minimizing the swings in home sales that accompany changes in interest rates. However, long-term costs for the homeowner are less predictable with these loan types. If a buyer has an adjustable rate mortgage, the “resetting” of the interest rate to a higher rate can lead to significant increases in monthly payments, even though the amount of principal owed remains the same. The unpredictability of interest payments on an adjustable rate mortgage can be especially troublesome to a homeowner who barely qualified for a home loan at the initial low interest rate. The availability of these loans declined in response to the subprime mortgage crisis based on rules developed by the Consumer Financial Protection Bureau, reducing the risk to borrowers, but also the availability of lending for certain homebuyers.

The fixed interest-rate mortgage remains the preferred type of loan, especially during the current period of low interest rates. Most governmental programs that seek to increase homeownership among low- and moderate-income households rely on loan products that provide fixed interest rates below prevailing market rates, either for the principal loan or for a second loan that provides part of the down payment for home purchase.

The gap between local incomes and housing costs increases the challenge of delivering affordable housing when credit becomes tight, particularly for households earning less than the median income for Yolo County.¹¹ Historically, substantial changes in interest rates have correlated with swings in home sales. When interest rates decline, sales increase. The reverse has been true when interest rates increase. The tightening of mortgage lending standards may result in a decrease in homeownership opportunities despite government programs to assist low- and moderate-income homebuyers.

Foreclosures

The confluence of job losses or income stagnation with steady and increasing costs for homeownership can result in a spike in defaults on home loans. A data query in October 2020 (Zillow

¹¹ Estimated 2018 median in Yolo County is between \$65,923 and \$67,804. Sources: <https://fred.stlouisfed.org/series/MHICA06113A052NCEN>; <https://www.census.gov/quickfacts/fact/table/yolocountycalifornia,CA/PST045219>

and RealtyTrac), found more than 25 properties in West Sacramento were in some stage of foreclosure (i.e., default, auction, or bank owned). Comparatively, two properties in Davis, more than 15 properties in Dixon, and more than 30 properties in Woodland were in some stage of foreclosure.

Maintenance and Improvement

As discussed below, increased construction of single-family homes are effectively capping home values at or very near their replacement costs and a decline in new home construction may cause increasing numbers of contractors and construction workers to focus more on home maintenance and improvement. The cost of materials affects not only the overall cost of new construction, but also the cost of maintaining and improving existing housing. Material costs include those related to metals, concrete, finishes, wood, plastics, and composites. While metal costs have been relatively stable and concrete costs have not increase significantly since 2008, costs have increased substantially for wood, plastics, and composites, roughly doubling between 2014 and 2018.¹² Home equity loans can be used to fund home repairs and renovations. Since lenders have returned to more conservative underwriting standards relative to the amount of lending relative to the home value, this, paired with increased material costs can create constraints for maintenance and improvement of properties. Financing terms have also tightened for multi-family loans, creating similar constraints.

A.3.1.6 Temporary Constraints to Lower Income Sites in High Resource Areas

There are a number of temporary constraints to identifying adequate sites for lower-income housing in the City's high-resource areas, in the southern portion of the Planning Area. These are temporary constraints because the City has been and will continue to be engaged in the planning, infrastructure improvements, and affordable housing financing and entitlements required to provide for lower-income sites throughout the Planning Area, with a focus on the southern portion of the Planning Area. These sites are appropriately designated and zoned in the City's General Plan and Zoning Ordinance, and the City has planned supportive uses and services in the vicinity of these sites, such as parks and open space, employment generating land uses, civic uses, and commercial retail and services. As development proceeds from north to south, the properties that the City has designated and zoned will be subdivided, will have access to infrastructure, and will have the required supportive uses and services in the vicinity to make them appropriate for development.

Identified lower-income sites must comport with published HCD guidance (Sites Inventory Guidebook, May 2020). Sites for lower-income housing must be zoned to allow sufficient density and sized to accommodate the economies of scale needed to produce affordable housing. For a jurisdiction in a metropolitan county, such as West Sacramento, sites must be zoned to allow at least 30 units per acre. The City has two zoning designations that will allow the density required to designate sites for lower-income housing: Waterfront (WF) and Residential-Multifamily (R-3). Sites identified must be of appropriate size to achieve financial feasibility. Parcels of less than 0.5 acres or more than 10 acres in land area are considered inadequate for lower-income housing, contingent upon further analysis to demonstrate their suitability. Sites must also have sufficient water, sewer, and dry utilities available and accessible to support

¹² University of California, Berkeley. 2020 (March). Turner Center for Housing Innovation. The Hard Costs of Construction: Recent Trends in Labor and Materials Costs for Apartment Buildings in California.

housing development on the site in time to have housing development realistic during the planning period. Sites identified for lower-income housing must be in areas currently served by public sewer systems.

This Housing Element incorporates HCD's best practices for selecting sites to accommodate the lower-income portion of the RHNA, including HCD's suggestions to consider the following factors in identifying lower-income sites:

- Proximity to transit
- Access to high-performing schools and jobs
- Access to amenities, such as parks and services
- Access to health care facilities and grocery stores
- Locational scoring criteria for Low-Income Housing Tax Credit (TCAC) Program funding
- Proximity to available infrastructure and utilities
- Sites that do not require environmental mitigation

Consistent with HCD guidance and scoring criteria for the (TCAC) Program, the City's methodology in developing the sites inventory placed priority on identifying sites that are proximate to services, amenities, jobs, and transit. Since the southern portion of the Planning Area is undeveloped, while the City has provided the appropriate densities through the General Plan and Zoning Ordinance, sites in the southern portion of the Planning Area do not have access to transit, access to nearby jobs, access to amenities, access to health care facilities and grocery stores, available infrastructure, and would not be competitive for tax credits. Therefore, since the City is using HCD guidance for the sites inventory, the majority of identified sites for lower-income housing are located in the northern portion of the Planning Area, where proximity to services, amenities, jobs, and transit are the highest. Again, this is a temporary constraint to additional sites in the southern portion of the Planning Area, since development has, and will continue to proceed southward, and sites that were previously not appropriate for the lower-income portion of the City's sites inventory will be appropriate in the future.

The California Tax Credit Allocation Committee locational scoring criteria ranks projects for funding on a points basis. No more than 15 points may be awarded in the Site Amenities category. Amenities must be in

place at the time of application. The maximum number of points for proximity to various amenities are as follows:

- Transit – 7 points
- Public Park – 3 points
- Book-Lending Public Library – 3 points
- Full -Scale Grocery Store, Supermarket, Neighborhood Market, or Farmer’s Market – 5 points
- Public Elementary, Middle, or High School – 3 points
- (For Senior Developments Only) Daily Operated Senior Center – 3 points
- (For Special Needs Developments Only) Population Specific Service Oriented Facility – 3 points
- Medical Clinic or Hospital – 3 points
- Pharmacy – 2 points
- In-unit High Speed Internet Service – 2 points
- (For New Construction Large Family Projects Only) Highest or High Resources Area – 8 points

This scoring criteria means that the City’s focus on housing diversity and promoting mixed-use development in existing developed areas, as well as the southern portion of the Planning Area, will maximize competitiveness for accessing this critical funding resource.

While there are other appropriately zoned, lower-income sites that could have been identified and, if proposed as large-family projects, would capture points for locating within high resource areas, these sites would forego points in other categories of the TCAC scoring rubric. However, omitting these sites from this inventory does not mean that these sites will not ultimately produce lower-income housing. In fact, the City is pursuing exactly the planning required to ensure that additional sites in the southern portion of the Planning Area will be available for the lower-income portion of the City’s sites inventory in future.

The City has been and will continue planning for higher-density housing appropriate for lower-income sites throughout the Planning Area, including in the southern portions of the Planning Area. For example, the City has zoned 172 acres of vacant land as R-3, which allows development of 50 units per acre, within the California Tax Credit Allocation Committee’s high and highest resource areas. This compares to 52 acres that accommodate lower-income housing that are included in the City’s vacant sites inventory, primarily in the northern portion of the Planning Area near services, jobs, and transit, but not within the current high and highest resource areas. The City has designated and zoned a significant amount of land for higher-

density housing that will accommodate lower-income households in the southern portion of the Planning Area, and will continue to plan to have transit, pedestrian, and bicycle facilities extended to this area, services established, and jobs added, so that these sites are available for this and future housing element cycles when these properties become subdivided in anticipation of development projects.

Analysis

To overcome the constraint posed by lack of access to services, amenities, jobs, and transit in the City's high resource areas, several General Plan policies and implementation programs have been adopted to facilitate infrastructure, greater access to services, schools, open space and recreation, and other required factors for appropriate lower-income housing sites in the southern portion of the Planning Area, and thus allow for lower-income sites to meet HCD guidance and allow access to the TCAC Program for funding:

- Policy LU-1.1 (compact and higher-density development patterns that increase housing diversity)
- Policy LU-1.2 (ensuring public services and facilities, including schools, with new development)
- Policy LU-1.10 (allow densities to exceed that provided by the General Plan for multi-parcel projects)
- Policy LU-3.3 (promote the development of higher density housing in areas served by the full range of urban services within walking distance of shopping areas and public transportation)
- Policy LU-3.7 (complete neighborhoods)
- Policy LU-3.11 (Southport development shall concentrate community commercial, high-density residential and public facilities uses in nodes along major and minor arterials, emphasize a mixture of residential types and densities, and provide for an orderly sequence of development based on the extension of public facilities and services)
- Policy LU-5.1 (diverse mixed-use districts and corridors with a variety of housing opportunities)
- Policy LU-8.1 (sufficient parks, open space, water corridor parkways, and trails throughout the city, to ensure adequate facilities are available to existing and future residents)
- Land Use Program 4 (develop and maintain a citywide database of vacant and underutilized sites and prepare a report every five years to the Planning Commission and City Council on the number of vacant and underutilized sites that were developed)
- Policy M-1.4 (involve the public, especially those traditionally underserved by transportation services, and seek public input on transportation issues, projects, and processes from the early stage of the planning process)
- Policy M-1.1 (comprehensive, safe, and fully integrated multimodal transportation system that connects residents, visitors, and employees to the city and region through all available modes)

- Policy M-1.7 (as part of the site design during design review for new developments, the City shall incorporate multi-modal access to civic and commercial centers, employment centers, transit stops/stations, schools, parks, recreation areas, and tourist attractions)
- Policy M-2.1 (City shall develop, maintain, and implement complete streets standards that are applicable to adjacent land uses and sensitive to nearby neighborhoods and districts)
- Policy M-3.14 (ensure that adequate access to the Southport area is provided at all times as new major development occurs in the Southport area)
- Policy M-4.2 (work with the Yolo County Transit District to provide adequate and affordable public transit choices, including expanded bus routes and services)
- Policy M-4.4 (work with Yolobus to maintain transit system that provides transit stops along transit corridors at a minimum of ½-mile intervals)
- Policy M-5.5 (ensure that new commercial and residential development projects provide frequent and direct connections to the nearest bikeways)
- Mobility Program 5 (review and update the Bicycle and Pedestrian Master Plan at least every five years)
- Policy PFS-7.1 (assist the Washington Unified School District and others in locating and reserving appropriate sites for new schools)
- Policy PFS-7.13 (locate new libraries in areas easily accessible by walking, bicycling, and public transit)
- Policy HC-1.2 (City shall strive to ensure that no part of the community suffers disproportionately from adverse human health or environmental effects, and to enable all residents to live in a clean and healthy community)
- Policy HC-1.3 (equitable distribution of new public facilities and services that increase and enhance quality of life for the entire community)

The City also uses the Specific Plan tool to facilitate development consistent with the General Plan, including financing, infrastructure master planning, and other components that are critical to expediting not only the provision of housing sites, but also the supportive uses and services for new housing.

Additionally, one of the constraints to designating appropriately zoned, R-3 sites in the high resource areas has been large parcel sizes. Because much of the southern portion of the Planning Area remains rural and undeveloped, many parcels appropriate for lower-income housing have remained larger than 10 acres, making them inappropriate for inclusion in the sites inventory. To overcome this constraint, the City has included a new program HE-PR-1.16: Property Owner Outreach to facilitate subdivision of large parcels in high resource areas to accommodate lower income housing. As the City develops and extends infrastructure to the south, these larger parcels with R-3 zoning that can accommodate lower-income housing will be subdivided into parcels that comport with HCD's guidelines relating to appropriate parcel sizes for lower-income housing.

A.3.1.7 Analysis of Nongovernmental Constraints

Land prices and construction costs contribute to higher housing costs in West Sacramento, although costs are consistent with those observed in other local jurisdictions. Many factors, including location, entitlements, and zoning, lead to differences in land costs. Generally, the land cost for a “shovel-ready” lot that could be developed immediately is higher than the cost for land that would require rezoning or entitlements before it could be developed.

Market constraints affect the cost of housing in West Sacramento, and can pose barriers to housing production and affordability. These constraints include the availability and cost of land for residential development, the demand for housing, financing and lending, construction costs, among other factors.

Construction costs vary according to the type of development. Multi-family housing can be less expensive to construct than single-family homes on a per unit basis. However, the type of construction, construction materials, size of units, the amenities provided, the scale of construction (and associated economies), and other elements of housing projects have a significant influence on construction costs. As noted, material costs have increased substantially for wood, plastics, and composites in recent years.

The cost of land is also a factor in overall housing production costs. The location and zoning of land affects the price of land, as does the availability of infrastructure, environmental constraints that limit development potential, and whether the site is vacant or whether there are buildings or other improvements that must be cleared in advance of development. According to data maintained by the Yolo County Assessor’s Office, for land with a residential zoning between five and 20 acres in area, the average value of land is approximately \$64,000 per acre.

The demand for housing relative to supply can contribute to increases in purchase prices and rents for housing. While local wages can have a governing influence on housing prices, with the increasing number of transplants to the Sacramento region from other employment centers, particularly the Bay Area, the relationship between local wages and local housing prices has become more complex. In 2012, the median sales price for homes in West Sacramento was \$196,000.¹³ The current median home value (intended to represent sales price) is \$402,963. In 2012, the median income in Yolo County was \$76,900, whereas today the median income is \$92,500.¹⁴ So, during this period, while the median household income increased by 20 percent, the median housing sales price increased by more than 100 percent. Compared to new homes, existing homes may provide a better opportunity for homeownership for many households. The National Association of Home Builders and Wells Fargo Home Mortgage publish a quarterly Housing Opportunity Index (HOI) for the Sacramento-Arden Arcade-Roseville Metropolitan Statistical Area. The HOI for a given area is defined as the share of homes sold in that area that would have been affordable to a family earning the local median income based on standard mortgage underwriting criteria. The HOI for the second quarter of 2020 (the most recent available) was 34.4, indicating that 34 percent of homes in the broader Sacramento metropolitan area were affordable to a family earning the median income.

According to the Sacramento Business Review, single-family home sales in the Sacramento area has seen substantial growth in the last 10 years, but there are signs of deceleration. In 2019, sale prices on a per square foot basis across the Sacramento region increased by 3 percent year-over-year, compared to 6 percent

¹³ City of West Sacramento. 2013-2021 Housing Element.

¹⁴ California Department of Housing and Community Development. 2020 (April 30). State Income Limits for 2020.

in 2018 and 9 percent growth or more the prior 3 years. This is due to increased construction of single-family homes effectively capping home values at or very near their replacement costs. However, the cost basis for starter homes remains too high to justify new construction, leaving much of the construction market focused on second or third-time buyers. According to Redfin, the sales price per square foot of single-family homes in West Sacramento increased by 6 percent between January of 2020 and September of 2020, signaling continued strong demand and potentially reflecting the effects of continued historically low interest rates.

As for multi-family rental housing, according to Costar data, the current (2020 4th Quarter) effective rent per unit is \$1,197 based on an inventory average square footage of 817 square feet. The actual rent for rental housing would depend on the number of bedrooms, size, location, and other factors. The effective average rent in the fourth quarter has increased by 29 percent since the fourth quarter of 2012, in the same time period during which median incomes increased by 20 percent. While West Sacramento is one of the smallest submarkets in the Sacramento metropolitan area, it was one of the few submarkets that had supply gains in the last decade for multi-family housing in the last decade. The increase in rents is despite the inventory for multi-family units increasing by almost 20 percent since 2010.

A.3.2 GOVERNMENTAL CONSTRAINTS

Potential governmental constraints include land use controls and their enforcement, site improvements, fees, exactions required of developers, and local processing and permit procedures. Land use controls can limit the amount or density of development, which may increase the cost of housing. Building codes set specific building standards that may add material costs, limit the amount of buildable area, or otherwise constrain housing production.

A.3.2.1 Land Use Controls

Zoning Districts

Table A-38 summarizes zoning requirements in zones that allow residential development. West Sacramento zoning provides for a wide range of housing, from rural to urban, through standards, including minimum lot size, allowed density, and setback/yard, height, and open space requirements.

Table A-38. West Sacramento Zoning Requirements

District	Min. Lot Area	Min. Lot Width or Depth	Max. Lot Depth to Width Ratio	Yard			Height	Open Space	Density (units per gross acre)
				Front	Side	Rear			
Agriculture (AG)	5 acres	300'	4:1	90'	20'	30'	35'	None ³	1.0 unit per 5 acres
Residential Estate (RE)	2.5 acres ¹	100'	3:1	30'	10'	20'	30'	None ³	1.0 unit per 2.5 acres ⁴
Rural Residential Agricultural (RRA)	1 acre	100'		20'	10'	20'		None	0.5–1.0
Residential One-Family (R-1-A)	5,000 sf	50' ²		20'	15'	10'		None	1.1–6.0
Residential One-Family (R-1-B)	6,000 sf	50'		15'	10'	15'		None	1.1–6.0
Residential Medium Density (R-2)	5,000 sf	50' ²		10'–20'	5'	10'	45'	200 sf per unit, of which 100 sf must be private	6.1–12.0
Residential Medium High Density (R-2.5)	10,000 sf	80'	4:1	10'–20'	5'–8'	8'–15'	55'	150 sf per unit, of which 50 sf must be private	12.1–20.0
Residential Multifamily (R-3)	20,000 sf	100'		10'–20'	5'–8'	8'–15'	65'	150 sf per unit, a minimum of 50% of the units having 50 sf of private open space	20.1–50.0
Waterfront (WF)	10,000 sf	80'		N/A	N/A	N/A	250'	Total/unit: 150 sf Private: min. 50 sf for 50% of units Common: min. 100 sf/unit	40-120
Commercial (C)	10,000 sf	80'	0	0	10'	55'	5.1–18		
Mixed Use Neighborhood Commercial (MU-NC)	10,000 sf	80'	0 ⁵	0 ⁵		65'	12-60		
Central Business District (CBD)	5,000 sf	50'				65'	20-60		
Mixed Use Neighborhood Commercial (MU-NC) ⁶	10,000 sf	80'				65'	12-60		
Mixed Use Corridor (MU-C)	10,000 sf	80'				65'	20-60		

¹ 1.25 acres if clustering option is applied

² Corner lots are required to be 10 feet wider

³ Minimum 75% open space required, if clustering option applied

⁴ Clustering of development is allowed down to a 1.25-acre parcel size within this designation

⁵ Buildings must be within 10 feet of the required setback line for at least 40 percent of the linear street frontage and the area between buildings and the property line must be improved as part of a wider sidewalk, as outdoor dining/seating area, or with landscaping.

Source: City of West Sacramento Zoning Ordinance 2019

As shown in Table A-39, the West Sacramento zoning ordinance allows for residential development in residential and commercial zones. Four residential designations allow single-family dwellings by right, one allows single-family dwellings with a Minor Use Permit, and one allows single-family dwellings with a Conditional Use Permit. Three residential designations allow multi-family dwelling units by right.

The Central Business District (CBD), Commercial (C), Mixed-Use (MU), and Waterfront (WF) designations allow residential development. Ground-floor residential development is allowed in the C by right. However, in the CBD, it is subject to a Conditional Use Permit. Upper-floor multi-family residential development is allowed by right in the C, CBD, WF, and MU zones. Street fronting residential and residential-only development is allowed in the MU zones subject to Conditional Use Permit approval.

Table A-39. West Sacramento Housing Types by Zoning

Residential Zone	AG*	RRA	RE	R-1	R-2	R-2.5	R-3	CBD	C	MU-NC	MU-C	WF
Single-unit dwelling, detached	P	P	P	P	P	M	CUP	—	—	—	—	—
Single-unit dwelling, attached	—	—	—	P	P	P	M	P/CUP ¹	P ²	P/CUP ³	P/CUP ³	CUP
Two-unit dwelling	—	—	—	—	P	P	P	P/CUP ¹	P/CUP ^{2,4}	P/CUP ³	P/CUP ³	P
Multi-unit residential	—	—	—	—	P	P	P	P/CUP ¹	P/ CUP ²	P/CUP ³	P/CUP ³	P
Accessory dwelling unit	P	P	P	P	P	P	P	P	P	P	P	P
Family day care (small)	P	P	P	P	P	P	P	P	P	P	P	P
Family day care (large)	P	P	P	P	P	P	P	M	M	M	M	M
Group residential	—	—	—	CUP	CUP	P	P	—	—	—	—	—
Manufactured home park	—	—	—	—	CUP	CUP	CUP	—	—	—	—	—
Residential care facility (small)	P	P	P	P	P	P	P	—	—	—	—	—
Residential care facility (large)	CUP	M	M	M	P	P	P	—	—	—	—	—
Residential facility, assisted living	—	—	—	—	P	P	P	—	—	CUP	CUP	—
Single-room occupancy	CUP	CUP	CUP	CUP	CUP	P	P	CUP	CUP	CUP	CUP	—
Supportive housing	Transitional and supportive housing constitute a residential use and are subject only to those restrictions that apply to other residential uses of the same type in the same zone.											
Transitional housing												

P=Permitted Use

¹ Permitted on upper stories in a mixed-use development. Ground floor residential and residential-only development is allowed subject to Conditional Use Permit approval

² Permitted on upper stories in a mixed-use development.

³ Permitted on upper stories and in the rear of the site where nonresidential space with a minimum depth of 45 feet is provided along the street frontage. Street fronting residential and residential-only development is allowed subject to Conditional Use Permit approval.

⁴ Above ground-floor use permitted

M = Minor Use Permit

CUP=Conditional Use Permit

“—” = Use not allowed

Analysis

The City’s residential and mixed-use zoning districts adequately provide for the development of a variety of housing types supporting families and households across a broad spectrum of income levels and are not considered a constraint to the development of a variety of housing types. The R-3, WF, CBD, MU-NC, MU-C zones allow densities which could support the provision of low-, very low-, and extremely low-

income housing. While the maximum density is below the state “default density,”¹⁵ sites in the C and R-2.5 zones allow a density that is also viable for affordable housing development. Based on the available land capacity and wide range of allowed densities, no constraints are identified with respect to the City’s zoning districts.

With respect to the City’s development standards for housing persons with disabilities and other special needs populations, transitional housing is permitted by right in all the residential zones, as well as in the CBD, C, MU-NC, MU-C, and WF zones. Residential care facilities with more than six persons are permitted in all residential zones and the AG zone. They are also permitted with a Minor Use Permit in the CBD, C, MU-NC, MU-C, and WF zones. To comply with California law, residential care facilities serving six or fewer residents are permitted in zones that permit single-family residences. Group residential facilities (i.e., rooming and boarding houses, dormitories, and other types of organizational housing) are permitted in the R-2.5 and R-3 residential zones and with a Conditional Use Permit in the R-1 and R-2 residential zones. Single-room occupancies (SROs) are permitted in the R-2.5 and R-3 residential zones. They are also permitted in the AG, RRA, RE, R-1-A, R-1-B, R-2, CBD, C, MU-NC, MU-C, and WF zones with a Conditional Use Permit.

Permitted Uses and Development Standards

Development standards are designed to guide and provide orderly development within each zoning district. Development standards consist of allowable building heights, setbacks (distance between the structure and the street and adjacent properties), floor area ratios, open space requirements, lot sizes, lot depth to width ratios, and parking.

Table A-38 provides a summary of West Sacramento’s residential zoning regulations, including building setbacks, height, and allowed density. The City’s zoning ordinance and development regulations establish maximum densities based on the availability of public services, traffic constraints, and neighborhood character. The zoning ordinance also establishes an open space requirement of 150 square feet per unit to 200 square feet per unit, depending on the zoning district.

Manufactured Homes: Manufactured home parks are permitted with a Conditional Use Permit in the R-2, R-2.5, and R-3 zones. Individual manufactured homes are permitted in residential zones, but must be of a sufficient size to be compatible with existing dwellings in the area and be placed on a permanent foundation.

Density: The city’s multi-family zone permits densities of between 6.1 and 50 dwelling units per acre, before density bonuses, at a sufficient range of densities to permit the construction of various types of affordable housing.

Minimum lot size: Minimum lot sizes range from 2.5 acres for the lowest-density single-family zone (RE) to 5,000 square feet in R-1-A and R-2 zones, and 6,000 square feet in the R-1-B zone. Multi-family zones range from a 10,000-square-foot minimum in R-2.5 zone to 20,000 square feet in R-3 zone, the highest-density multi-family zone. However, in the R-2 zone, a 5,000-square-foot minimum lot size does not permit the development of single-family housing at the maximum density of 12 units per acre

¹⁵ Default density is the density for each part of the state where it is assumed housing would be affordable to lower-income households.

permitted in the zone. A minimum lot size of 3,630 square feet (gross) is the largest minimum lot size which would accommodate the permitted density.

Height: The maximum height allowed for buildings in the R-1 zone is 30 feet and 45 feet (up to four stories) in the R-2 zone. In the R-2.5 zone, a 55-foot building height is permitted, and in the R-3 zone, a 65-foot building height is permitted. The City's commercial zone allows for a maximum building height of 55 feet, mixed-use zones allow a maximum building height of 65 feet, and the WF zone allows a maximum height of 250 feet. These height limits are reasonable to achieve the permitted density and reduce the land cost per home in the highest-density zones.

Maximum lot coverage: Lot coverage is the ratio of the total footprint area to the net lot area and considers all principal and accessory structures on a lot, including garages, carports, covered patios, and roofed porches. The maximum lot coverage in the R-1 and R-2 zones is 50 percent. In the R-2.5 zone, the maximum lot coverage is 60 percent, and the maximum lot coverage in the R-3 zone is 70 percent.

Residential development that is part of a mixed-use development in the CBD, C, MU-NC, MU-C, and WF zones must comply with the allowed floor area ratio (FAR) and is not subject to the allowed density range. The CBD and MU-C zones allow a FAR of up to 3.0, meaning that the allowable gross building square footage is three times the total lot size (for example, a three-story building with zero lot lines). Depending on the unit size and how much of an individual project is devoted to non-residential space, the FAR maximums are generally sufficient to allow residential development that could provide for lower-income housing, and that could achieve the maximum per-unit density allowances. For example, in the CBD, MU-C, and WF zoning districts, which have a maximum FAR of 3.0, the maximum residential density is 120 units per acre. Assuming an average unit size of 870 square feet, including common space, the 3.0 FAR would allow a residential development of 150 units per acre. Assuming the non-residential square footage of such a development is no more than 26,280, this theoretical project's residential density could achieve the maximum density of 120 units per acre. Using the same assumptions, mixed-use developments would allow residential densities of up to 25 units per acre in the C and CH zones (which has a mixed-use FAR maximum of 0.5) and up to 75 units per acre in the MU-NC zone, depending on how much non-residential space is proposed.

Open Space: The City requires open space be provided in the R-2, R-2.5, R-3, CBD, C, MU-NC, MU-C, and WF zones. The R-2 zone requires 200 square feet of open space per unit, of which 100 square feet must be private open space. The R-2.5 zone requires 50 square feet of open space per unit, of which 50 square feet must be private open space. The R-3 zone requires 150 square feet of open space per unit, with a minimum of 50 percent of the units having 50 square feet of private open space. The CBD, C, MU-NC, MU-C, and WF zones require a total of 150 square feet of open space per unit, of which 50 percent of the units must have 50 square feet of private open space per unit and a minimum of 100 square feet of common open space per unit.

Private open space typically consists of balconies, decks, patios, fenced yards, and other similar areas outside the residential unit. Common open space typically consists of landscaped areas, patios, swimming pools, barbeque areas, playgrounds, turf, or other such improvements as are appropriate to enhance the outdoor environment of the development and these uses can be located at the ground level, on parking podiums, or on rooftops, provided they are adequately landscaped.

Given the broad definition of open space, the open space requirements should not conflict with the ability of a developer to build high multi-story housing. For example, the maximum lot coverage in the R-2.5 zone is 60 percent, and the maximum lot coverage in the R-3 zone is 70 percent. These lot coverages leave adequate lot area to meet parking and other requirements in addition to open space requirements.

Landscaping: The City requires landscaping in all new developments and for improvements to existing uses, including any construction, expansion, or improvement on private property that requires a building permit or other entitlement from the City, except business licenses. Landscaping requirements do not apply to the following:

- Single-family developments of four or fewer units/lots.
- Properties zoned as POS (Public Open Space).
- Properties designated by the city for riverfront parkway corridors.

Landscaping must also be installed consistent with the Landscape Development Guidelines; Development Engineering Post Construction Standards; Chapter 8.24, Tree Preservation, of the Municipal Code; and Chapter 13.04, Article XII, Water Efficient Landscaping, of the Municipal Code.

Within the C, MU-NC, and MU-C zones, the maximum required landscaping is 25 percent of the development site and within the CDB and WF zones, the maximum required landscaping is 20 percent of the development site. Landscaping consists of the planning, configuration, and maintenance of trees, ground cover, and other plant material, decorative natural and structural features (walls, fences, hedges, trellises, fountains, sculptures), earth-patterning and bedding materials, and other similar site improvements that serve an aesthetic or functional purpose.

Parking: The City revised its parking requirements in 2012 to require fewer spaces per unit in urban and infill areas. The standards were established based on studies of recent projects in West Sacramento as well as throughout the region and state. The standards apply in all zoning designations. The City may allow alternative parking standards on a case-by-case basis as an incentive for providing affordable housing. As an incentive for developers, the City provides a 25 percent parking requirement reduction for affordable housing units. The City’s parking requirements are summarized in Table A-40.

Table A-40. Parking Requirements	
Type of Unit	Parking Spaces
Studio/1 bedroom	1
2 bedroom	1.25
3+ bedroom	1.5
Guest parking	1 for every 10 units
Affordable housing	Reduced by 25 percent

Source: City of West Sacramento 2019

Analysis

West Sacramento’s use and development standards are flexible enough to permit a variety of housing, including housing affordable to residents at a variety of income levels, and housing meeting special needs. Residential care facilities with six or fewer residents are currently permitted by right in all

residential zones and the agriculture zone. Residential care facilities with more than six persons are permitted in R-2, R-2.5, and R-3 zones and are allowed with a Minor Use Permit in all other residential zones and a Conditional Use Permit in the agriculture zone. SROs are permitted in R-1, and R-2 zones with a Conditional Use Permit and in R-2.5 and R-3 by right. Manufactured home parks are allowed with a Conditional Use Permit in R-2, R-2.5, and R-3 zones. Manufactured homes may be used as permanent single-family dwellings in all residential zones, although they must be of a sufficient size to be compatible with existing homes in the area and must be permanently affixed to the ground. Emergency shelters are permitted in M-L, M-1, M-2, M-3, and BP zones with a Conditional Use Permit. Emergency shelters must be located a minimum of 300 feet apart from one another. Programs may have multiple emergency shelters on the same parcel. West Sacramento's use and development standards do not appear to be constraints to the development of residential care facilities, emergency shelters, SROs, or manufactured homes, although all these uses are not permitted in all residential zones.

The City has recently updated its parking standards, and the new standards require fewer spaces per unit than the former standards in urban and infill areas. The City also offers parking reductions as an incentive for the development of affordable units. Parking standards are not a constraint to development of affordable housing in West Sacramento.

Height, unit size, residential density, and open space standards do not constrain the development of housing affordable to a variety of income levels in West Sacramento. In general, minimum lot size requirements do not impose an unreasonable constraint to the production of affordable housing in relation to the size of vacant land remaining for residential development.

The City processes manufactured homes on single-family lots the same way it processes single-family developments built on-site. City procedures do not constrain the use of manufactured homes.

Accessory Dwelling Units

Accessory dwelling units are allowed by right in the AG zone; all residential zones and in the CBD, C, MU-NC, MU-N, and WF when an existing or proposed single-family home is provided and when the minimum development standards can be met. No more than one detached accessory dwelling unit may be permitted on any one lot. The allowable square footage for detached and attached accessory dwelling units is 850 square feet for a one-bedroom unit and 1,000 square feet for units with more than one bedroom. If the primary unit lot size equals or exceeds one acre, the accessory unit may be a maximum of 1,200 square feet.

Accessory dwelling units may be allowed in multifamily buildings in certain circumstances. Multifamily building may add accessory dwelling units up to 25 percent of the existing unit space or at least one unit in portions of the existing multifamily building that are not used as living space (i.e., storage rooms, attics, basements, and garages).

One additional parking space must be provided for each accessory dwelling unit unless the unit is within 0.5 mile walking distance of public transit, the unit is contained entirely within the permitted floor area of the existing primary residence, or the unit is located within one block of a car share vehicle.

Maximum unit size on lots less than 1 acre (and in commercial districts) would likely limit the market for these units to single individuals or two- to three-person households. However, this size limitation is

necessary to ensure adequate parking and public infrastructure (particularly water and sewer infrastructure) in areas which were originally designed for single-family uses.

No impact fees are charged for units less than 750 square feet. Impact fees for an accessory dwelling unit of 750 square feet or more are charged proportionately in relation to the square footage of the primary dwelling unit.

Analysis

California law requires that accessory dwelling units be permitted by right in all single-family residential zones. In West Sacramento, accessory dwelling units are permitted in all exclusively single-family zones and in the R-2, R-2.5, and R-3 zones. The City will prioritize building permits for Accessory Dwelling Units (See Program HE-PR-1.5)

On- and Off-Site Improvement Requirements

The City consulted with developers to identify and adopt improvement standards that are necessary and desirable for the health, safety, and convenience of West Sacramento residents. While improvement requirements add to the cost of housing, they are essential to ensuring high-quality development. The City's improvement standards are typical for suburban residential neighborhoods. It costs a developer less to meet improvement standards in higher-density residential development and residential development in mixed-use projects. Studies have shown that infrastructure costs per capita are generally higher in low-density residential/mixed use areas and lower in higher-density residential/mixed-use areas (<https://www.mdpi.com/2071-1050/12/2/497/pdf>).

Except for street standards approved through planned unit developments or specific plans, the City does not alter its improvement standards for new residential developments. The primary strategy for relieving the cost of on- and off-site improvements is to provide financial assistance for projects that include housing units for very low- and low-income households. The City has used federal, state, and local funding in the past to pay for improvement costs that affect the financial feasibility of affordable housing projects.

Street Design

The City requires right-of-way widths of 60 feet for residential collector streets (40 feet of paved surface curb to curb), 56 feet for residential local streets (36 feet of paved surface curb to curb), and 50 feet for cul-de-sacs (36 feet of paved surface curb to curb). The City will consider nonstandard street widths and layouts for planned developments if the developer can demonstrate that a nonstandard width can meet circulation and safety requirements. The City requires curbs, gutters, and sidewalks in all new residential developments except in rural zoning districts.

Storm Drainage

West Sacramento requires developers to use the "Sacramento Method," which accommodates a 100-year storm event in the design of drainage systems. The Sacramento Method, also used by the City and County of Sacramento, calculates the expected runoff based on expected precipitation from a 100-year storm event and US Army Corps of Engineers hydrologic calculations. Depending on the project type, size, location, and drainage needs, the City may require a combination of Type 1 drainage facilities—channels, culverts associated with channels, bridges, detention ponds, and drainage pump stations—and/or Type 2 facilities—roadside ditches, culverts associated with roadside ditches, pipe systems, and overland conveyance systems.

Sanitary Sewer Systems

The City requires a minimum 6-inch diameter for a public sewer main. However, a minimum 4-inch diameter is allowed for residential lateral lines where grade requirements can be met and where the pipes serve single-family or duplex residences. The City's sites inventory focuses on sites where main extensions are not required (only lateral connections would be needed).

Water Systems

The City requires normal operating pressures of not less than 35 pounds per square inch (psi) at all service connections. However, during periods of peak domestic and fire demand, the pressure shall not be less than 20 psi. The City further requires that flows conform to the latest edition of the International Fire Code. For residential areas having primarily one-story single-family dwellings, on average size lots, water service must provide a minimum flow of 750 gallons per minute. For multi-family structures, the minimum required flow is 2,000 gallons per minute. The minimum size for water mains is 8 inches in diameter. Fire hydrants are required every 500 feet (1,000 feet for streets without frontage lots). The City's sites inventory focuses on sites where main extensions are not required.

Street Lighting

The City requires that electrical lines for street lighting be buried underground. The design of street lighting must comply with the National Electrical Code. The City requires high-pressure sodium luminaries with standard-type ballasts, tapered steel poles, and standard bolting and concrete foundation systems.

Analysis

The City's regulations for on- and off-site infrastructure (i.e., street design, water service, storm drainage, wastewater service, and street lighting) are not constraints on the development of housing. Street standards are typical of suburban communities, and the City considers alternate street widths through the Planned Development process. Storm drainage, water service, and wastewater line requirements are necessary for public health and safety. Streetlights must comply with the National Electrical Code.

Public Facilities and Services

Water

West Sacramento's drinking water is supplied by the Sacramento River. The main treatment plant began operation in 1988 and has a maximum capacity 58 million gallons per day (mgd) but is only permitted for 40 mgd November through March and 58 mgd April through October. This capacity is sufficient to meet the demand for water in West Sacramento for the foreseeable future, including anticipated needs for future development of Southport and the specific plan areas discussed above. Most of the major subdivisions in Southport are served by the City water system. Areas not served by community water are required to have a well system in accordance with the requirements of the Yolo County Environmental Health Department and the International Fire Code.

Wastewater Treatment

According to the City's 2015 Sewer System Master Plan Update, the City maintains a sewage collection system that services all commercial, industrial, and residential areas within the city limits. The City directs all flows into the Sacramento Regional County Sanitation District (SRCSD) Lower Northwest Interceptor, which connects to SRCSD's Wastewater Treatment Plant. Although sewer conveyance facilities are available to serve new development, on- and off-site improvements, such as tie-ins, are necessary for individual projects. Sewer treatment capacity is adequate to serve current and future demands during the planning period, but improvements to sewer collection lines are sometimes necessary to

accommodate a specific development project. Where the City is uncertain as to whether the existing sewer conveyance facilities (size of collection lines and pump station capacity) have adequate capacity to serve a proposed project, the City will require a sanitary sewer analysis as part of the project review. The City will normally require the developer to incorporate improvements to eliminate any identified off-site sanitary sewer deficiencies. As with other forms of infrastructure, specific infrastructure limitations can only be assessed at the time of development.

Drainage

The majority of vacant residential sites, other than Southport, fall into a drainage-shed that is located south of the Southern Pacific Railroad tracks, north of the Deep Water Ship Channel, and west of the Sacramento River. The Southport area is one large basin with all existing drainage collection facilities terminating in the Reclamation District (RD) 900 main drainage canal. The main drainage canal serves as the primary irrigation and drainage conveyance facility. It flows south and west leading eventually into the Deep Water Ship Channel. This area discharges its runoff to a network of open channels and large diameter pipes maintained by RD 900. The City-maintained pipe system conveys storm drainage to the RD 900 drainage facilities. These lateral systems were developed as the city expanded and new storm drainage facilities were expanded. This lot-by-lot construction resulted in a mixture of pipe sizes, materials, and flow lines. Drainage conveyance systems and drainage capacity vary greatly in adequacy in this area, and in some cases on- and off-site conveyance improvements are necessary to avoid localized flooding. As part of its review of development proposals, the City determines the type of localized drainage collection and conveyance facilities needed to serve a project.

Flood Protection

West Sacramento is adjacent to the Sacramento River, the Yolo Bypass, and the Sacramento Bypass. During a high-water event, West Sacramento is almost surrounded by water. The city is protected from catastrophic flooding by a system of levees.

Even with the levees, there is a residual risk of flooding. Because of this residual risk and to allow property owners access to flood insurance, the City participates in the Federal Emergency Management Agency's (FEMA) National Flood Insurance Program (NFIP). Communities that participate in the NFIP have their flood risk assessed by FEMA, which assigns flood zones to areas based on the assessed flood risk. The majority of the city is currently designated Flood Zone X. Flood insurance is not required in Flood Zone X, and additional development standards, i.e., elevation or flood-proofing of structures, are not required.

FEMA is in the process of reassessing flood risk for communities nationwide. FEMA has notified the City that it may revisit West Sacramento's flood zone designations sometime in the future. A new flood zone designation could constrain new construction in the city. For example, current FEMA development standards and flood insurance costs combined with FEMA assigning "AE" flood zones could impact potential development in areas of the city.

The City has implemented a parcel assessment, sales tax increment, and an in-lieu fee on new development to help fund the necessary levee improvements required to provide 200-year flood protection for West Sacramento. The West Sacramento Area Flood Control Agency in cooperation with the Central Valley Flood Protect Board and U.S. Army Corps of Engineers has designed and constructed levee protection projects that meet the 200-year level of flood protection. Seven levee improvement projects

have been completed, one is in construction (Southport Levee Improvement Project), and a seventh project is in the design and permitting phase (Yolo Bypass East Levee Project).

The City is working closely with FEMA and has effectively communicated that impacts to development would constrain the City's ability to fund levee improvements. FEMA is aware of the progress the City is making toward improving its flood protection and reducing the flood risk. The City believes that flood concerns will have a limited effect on residential development.

Transportation

Transportation and road improvements are not a constraint to development. Where off-site problems occur, the City will require a traffic study, intersection analysis, or other appropriate study to be completed before issuing building permits. Individual traffic or access problems can only be determined at the time of site plan review. The construction of the Daniel C. Palamidessi Bridge over the Deep Water Ship Channel, completed in 1998, provided the necessary transportation link to Southport to allow residential development to proceed in that part of the city. The City adopted a Bicycle, Pedestrian, and Trails Master Plan in 2018 to provide for adequate linkages among developments and neighborhoods and to provide opportunities for alternative forms of transportation.

The City has also initiated more creative and flexible arrangements to improve transportation access, including the collaboration with Via, which has been hugely successful, and has offered low-cost transportation seven days a week, anywhere in the city of West Sacramento.

However, lack of adequate transportation service can pose a constraint to the development of affordable housing, particularly in the high resource areas in the Southern portion of the City's planning area. Due to low proximity to services, amenities, jobs and transit in this area of the City, sites for lower income housing are less competitive for TCAC Program funding in comparison to sites in the northern and central portion of the Planning Area, where high-frequency transit is most available, as shown in Figure 10 of Appendix D.

To overcome this constraint, the City will continue to pair multi-modal transportation improvements and improve transit access to potential affordable housing sites through implementation of General Plan Policies LU-3.8, LU-4.6, LU-5.27, LU-5.28, M-1.3, M-1.6, M-1.7, M-2.3, M-2.5, M-2.10, M-3.15, M-4.1, M-4.2, M-4.4, M-4.5, M-4.9, M-4.13, and M-6.5; Implementation Program Land Use 3; Implementation Program Mobility 3 and 16; and other relevant City policies and programs.

To further overcome this constraint, the City will continue to closely collaborate with Sacramento Regional Transit and the Yolo County Transportation District, which operates Yolobus, to improve service throughout the Southern portion of the Planning Area. The City acknowledges that it is particularly important to ensure good transportation access in areas planned for affordable housing since, as reported in the City's Consolidated Plan (City of West Sacramento Consolidated Plan, page 66):

“[w]orking families face a tradeoff between lower cost housing and living close to major employment centers. According to the Center for Housing Policy, a working family incurs 77¢ more transportation cost for every \$1 it saves on housing due to longer commutes or higher transit costs. For the lowest income households, the percent of income spent on transportation is significantly higher. Extremely low-income spend an average of 24%, very low-income spend an average of 12% and households above the very low- income level spend an average of 8%. The study's number one recommendation to improve the economic well-being of lower-income families is to consider housing and transportation policies together to ensure that affordable housing

is situated near employment centers and transit nodes to reduce transportation costs and boost families' disposable income. To reach this goal, TOD needs to plan for amenities such as grocery stores, childcare and other services that must be nearby for an affordable housing development to score well under tax credit and other subsidy programs. The City's Housing Element supports these efforts by encouraging higher density, mixed use development near commercial services, public transit and employment centers; in addition to pedestrian and bicycle friendly routes."

Analysis

Public facilities, services, and infrastructure do not constrain housing development. Water, wastewater, drainage, and road systems in the city are generally adequate to support housing development with minimal off-site improvements.

Density Bonus

The purpose of the housing density bonus is to encourage and facilitate the production of lower-income and senior housing. The provisions for low-income, very low-income, and qualified-resident housing through the use of density bonuses apply to all new residential development in the following zones: R-1-A, R-1-B, R-2, R-2.5 R-3, CBD, C, MU-NC, MU-C, WF, and existing Planned Development Overlay zones with residential designations.

California's density bonus law (Government Code Sections 65915–65918) was updated in 2019. The City's density bonus regulations were amended in September 2019 to comply with current state law. The City will continue to review its density bonus regulations as part of the City's bi-annual zoning code update.

Analysis

The City's ordinance was amended in September 2019 to comply with state density bonus law. The City will continue to monitor state law to ensure continued compliance during the planning period.

Inclusionary Housing Ordinance

The City adopted its current inclusionary housing ordinance on April 13, 2014. The current citywide ordinance requires that 10 percent of all multi-family rental units in a residential project be made available at affordable rents to very low- (5 percent) and low-income (5 percent) households. Ten percent of all for-sale units in a residential project must be made available at affordable costs to low-income households. Alternatively, rental units can be substituted for for-sale units.

Inclusionary units must generally be built on-site and dispersed so as to avoid over-concentration of inclusionary units within one area of the residential project. Units must be similar in materials and appearance to market rate units within the same subdivision. Inclusionary units may be smaller than market rate units provided that the inclusionary units contain not less than 90 percent of the interior living space of the smallest market-rate unit. The number of bedrooms in multi-family rental inclusionary units should be generally consistent with the bedroom mix of market rate units within the same residential project. The minimum affordability term is 55 years for rental units and 45 years for for-sale units.

The ordinance also includes a developer alternative, whereby the developer applicant can propose an alternative to the ordinance's requirements, such as payment of in-lieu fees that are placed in the City's Housing Trust Fund; acquiring, rehabilitating, and converting existing market rate units to inclusionary units; construction of inclusionary housing units at an off-site location; or acquiring and preserving of at-

risk affordable rental units. Approval of an alternative is solely at the discretion of the City Council. The City Council may approve payment of in-lieu fees if the Council determines that doing so would advance the goals set out in the City’s Housing Element. The developer alternative must be consistent with other housing needs as defined in the housing element and is consistent with the General Plan and applicable zoning code and specific plan regulations. If an applicant’s project is located within the City’s priority Urban Infill Area (UIA) the project may be eligible for the Urban Infill Area Incentive and subsequent discount on their in-lieu fee payment. UIA Incentive discounts are granted based on the adjusted density of a project. The adjusted density allows applicants to receive dwelling unit equivalents (DUEs) for project features such as structured parking, public open space, and ground floor commercial space. The objective of the UIA Incentive is to facilitate development in the City’s priority Urban Infill Areas where development costs are typically higher than in other areas of the City.

Chapter 15.40 of the Municipal Code is Available online at: (<https://qcode.us/codes/westsacramento/>).

Analysis

The City’s inclusionary housing program provides incentives to balance the affordable housing requirements with market rate housing development. The program includes a density bonus in keeping with State law (Government Code Sections 65915-65918) and the City’s Density Bonus Ordinance, as well as offering waiver or modification of development standards. The City also offers technical assistance, including assistance in obtaining financing and/or subsidies. These incentives and assistance programs are intended to balance the cost premium for providing affordable units.

The program is comparable to those in surrounding jurisdictions. Citywide, 10 percent of new units must be affordable to low- (5 percent) and very low-income (5 percent) residents. These requirements are similar to the ordinance in the nearby City of Sacramento, which requires that 10 percent of new units be affordable to low-income and 5 percent to very low-income households. The County of Sacramento requires that 6 percent of units be affordable to low-income, 6 percent to very low-income, and 3 percent to extremely low-income households. Yolo County requires that 10 percent of units be affordable to very low-income and 10 percent to low-income households.

Based on the availability of incentives to balance costs associated with the program, and the presence of comparable programs in surrounding jurisdictions, the inclusionary housing programs are not considered to be a constraint on the development of market-rate housing in West Sacramento.

Local Impact Fees

State law requires that permit processing fees charged by local governments not exceed the estimated actual cost of processing the permits. Table A-41 lists the fees charged by West Sacramento for processing various land use permits. The City’s fee schedules are available online at: <https://www.cityofwestsacramento.org/government/departments/administrative-services/book-of-fees>.

Table A-41. Community Development Department Fee Schedule		
	Type	Costs
General Plan and Zone Amendments		
Plan and/or zoning map or text amendment*	\$8,000	D
Development agreement*	\$5,000	D
Permits		

Table A-41. Community Development Department Fee Schedule		
	Type	Costs
Conditional Use Permits/categorically exempt*	\$3,000	D
Conditional Use Permit/negative declaration or EIR*	\$5,000	D
Conditional Use Permit/EIR*	\$8,000	D
Planned Development permits*	\$5,000	D
Major modifications to CUP or PD*	\$3,500	D
ZA minor modification*	\$1,200	D
Extension of Time*	\$1,000	F
Land Divisions		
Tentative subdivision map*	\$8,000	D
Tentative parcel map*	\$4,000	D
Lot line adjustment *	\$2,000	D
Lot line merger*	\$1,500	D
Certificate of compliance*	\$600	F
Extension of time*	\$1,500	D
Environmental (in addition to the fees shown above)		
Categorical exemption*	\$270	F
Negative declaration*	\$1,000	D
Mitigated negative declaration*	\$2,000**	D
Full environmental impact report*	\$7,000**	D
Focused environmental report*	\$5,000**	D
Appeals		
Staff to Planning Commission	\$100	F
Zoning administrator to Planning Commission	\$100	F
Planning Commission to City Council	\$100	F
Request for waiver	\$320	F
Design Review		
Master house plan review (per plan)	\$250	F
Design review (all others)	\$1,000	D
Other		
Access interpretation*	\$1,000	D
Planning Commission variance*	\$4,000	D
Zoning administrator variance*	\$1,000	D
Zero lot line agreement	\$400	F
Interpretation of use*	\$1,200	D
Zoning or code status letters	\$60	F
Other processing involving Planning Commission review*	\$1,000	D
Commercial coach – temporary use*	\$700	F
Temporary certificate of occupancy	\$350	F

Table A-41. Community Development Department Fee Schedule

	Type	Costs
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Source: West Sacramento Community Development Department Fee Schedule, effective April 12, 2018. Note: F=flat fee; D=deposit with reimbursement agreement.

A technology fee of 8% of the deposit or flat fee is required for these services. The fee is used for the entitlement document scanning costs, City's E-government and GIS programs, along with their operating and maintenance costs.

**Plus consultant costs.

West Sacramento charges development fees to cover the cost of processing development applications and for providing public facilities and services to new developments. Although these fees are necessary to meet City service standards, they can have a substantial impact on the cost of housing, particularly affordable housing. In creating a development fee structure, the City carefully balances the need to offset the cost of public services with a level of fees that do not inhibit residential development. Sewer fees are generalized; the City charges a collection fee but SRCSD charges for sewer treatment and the City cannot affect this fee. Table A-42 lists the building and development costs for a single-family unit with a livable area of 2,200 square feet, and a 950-square foot two-bedroom unit in a multi-family apartment complex. These impact fees are expected to be about \$70,484 for a single-family home and \$42,194 for a multi-family unit. It is important to note that this fee estimate is for average development; fees vary based on where the housing units are built in the city.

Analysis

Housing prices and production depend on numerous economic and housing market factors. Under certain market conditions, West Sacramento's permit and impact fees could contribute to higher housing costs in the city. Since the City is interested in encouraging new development along its waterfront, a task force comprising staff from several departments was formed to develop urban design standards and specifically determine whether fees can be reduced or modified to encourage higher-density development.

Table A-42. Typical Development Fees ¹		
Type of Fee	Single-Family	Apartment Unit
Sewer	\$10,072 ^{2,3}	\$7,553 ^{2,3}
Water	\$9,950 ⁴	\$3,235 ⁴
Traffic	\$11,232 ⁵	\$6,895 ⁶
Drainage	\$3,687 ⁷	\$1,307 ⁷
Parks – neighborhood	\$5,629	\$4,616
Parks – citywide	\$11,160	\$9,150
Fire facilities	\$1,433	\$912
Police facilities	\$1,406	\$896
Corporation Yard Facilities	\$1,073	\$683
City Hall facilities	\$784	\$566
Child care impact	\$675	\$293
School mitigation ⁸	\$8,976	\$2,821
County development impact	\$4,407	\$3,267
Total	\$70,484	\$42,194

Source: City of West Sacramento Book of Fees. <https://www.cityofwestsacramento.org/government/departments/administrative-services/book-of-fees>, retrieved September 2020.

¹ Single-family fees are based on a 2,200-square-foot home with a 450-square-foot garage at a density of 5 units per acre. Multi-family fees are based on a 1,100-square-foot home with 2 bedrooms.

² Sewage connections to the Sacramento Regional County Sanitation District for all areas not in Southport are approximately 50% less expensive.

³ Based on a 4-inch diameter connection to the City’s wastewater collection facilities. Includes Sacramento Regional County Sanitation District connection fee.

⁴ 3/4” hookup.

⁵ Fees range from \$8,257 to \$14,207 depending on location.

⁶ Fees range from \$5,069 to \$8,721 depending on location.

⁷ Average based on typical development; actual fee depends on location.

⁸ As of April 2020, the Washington Unified School District levies Level I developer impacts fees of \$4.08 per square foot of residential development.

The City’s fees are necessary to fund the provision of adequate services and public facilities, and they are within the range charged by other nearby jurisdictions. Impact fees provide funding to mitigate the impacts of the development such as providing funding for infrastructure improvements or services while general fees provide funding for city staffing. For a comparable single-family home, a study of development fees concluded that the fees ranged from a low of under \$20,000 in Sacramento, to over \$42,000 in Dixon, to over \$36,500 in Roseville, and to just over \$70,000 in West Sacramento. For a typical unit in a multi-family complex, fees ranged from about \$17,830 in Sacramento, \$18,105 in Roseville, and to about \$42,000 in West Sacramento. Permit and development fees do operate as a constraint to the production of affordable housing in West Sacramento. However, this constraint is moderated through programs operated by the City, including the Inclusionary Housing Program, as described above.

The City is currently working on a comprehensive impact fee analysis and infill strategy with the goal of identifying individual impact fees that pose a significant barrier to development in the City, and identifying mitigation strategies.

Permit Processing Procedures

West Sacramento meets state-required timelines for the approval of development permits, in accordance with the Permit Streamlining Act, as shown in Table A-43. The time required for development approval is not generally a constraint or substantial cost to housing developers. An overly lengthy review process, however, could adversely affect an affordable housing project if the time required to obtain approval affects the applicant’s ability to access funding for the project (particularly governmental grants). In such cases, expedited permit review could provide an additional level of certainty that the amount of time required for project approval will not adversely affect the developer’s ability to access funding.

Table A-43. Application Processing Times	
Application	Approximate Time Frame
One-story single-family Residential design review*	4 weeks – building permit; architectural review process before or concurrent with tentative map
Two-story single-family Residential design review*	
Variances	3–5 months – Planning Commission
Tentative maps	3–6 months – Planning Commission
Commercial and multi-family design review	8 weeks from the time an application is deemed complete
Projects with environmental review	Negative declaration – 2–6 months from completed application; environmental impact report – 6 months to 1 year from completed application
Rezone	6–9 months
General plan amendment	6–12 months
Boundary line adjustment	3 weeks
Parcel map	6–12 weeks from completed application
Subdivision map (project)	3–6 months from completed application
Conditional Use Permit	3–5 months

Source: City of West Sacramento 2010

*Residential design review is required for residential projects in Southport, Washington, and West Capitol areas.

Table A-44. Typical Processing Procedures by Project Type			
	Single-Family Unit	Subdivision	Multi-family
Typical Approval Requirements	Site plan	Tentative map	Site plan
		Initial Study	Design review
		Site Plan	
		Final Map	
		Design Review	
Est. Total Processing Time	2 months	1 year	6 months

The City accepts applications for SB 35 ministerial streamlining for proposed developments that include at least 10% affordability, consistent with Government Code Section 65913.4.

The City's development application and permit processing standards are designed to provide an efficient process to allow residential developers to receive building permits when the project and housing type meets development standards in the zoning code or agreed-to standards within a development agreement or planned development permit. When a development application is received for a use that is permitted by right within the zoning ordinance, planning staff reviews the application to ensure that the proposed use conforms to the development standards of the zone. Design review and site plan review are conducted by staff to ensure that the use complies with the zoning code for items such as setbacks, height, lot coverage, and density; no additional entitlements are required as a prerequisite to obtaining a building permit.

Typical approval findings for site plan review include: conformity with setbacks, land use requirements, and PD standards (when applicable). Site plan review standards and procedures are intended to provide applicants with transparency and predictability of plan approval. Once the initial plan check is complete, staff will issue a letter of findings (if corrections are needed) or will approve the plans as first received. The findings letter provides applicant with certainty of approval of the plans reviewed – if all findings are resolved appropriately.

The wide variety of project applications makes it difficult to determine average processing time by housing product type. A single-family application on an appropriately sized lot can be approved within two months, and is only subject to site plan and design review. A multi-family application that conforms to the zoning code can be approved between two and six months. For a new subdivision, the process is more complicated and depending where the subdivision is located and what improvements are needed may take between six months and one year. Tentative maps are approved by the City's Planning Commission and final maps are approved by the City Council.

The City's Project Review Committee (PRC) offers a mechanism for applicants to receive early comments on projects before they are submitted for building permits or other entitlement processing. The PRC meets weekly or as often as necessary and includes representatives from all City departments and divisions that deal with development projects, including representatives from the City's Building Division, Development Engineering Division, Planning Division, Fire Department and Police Department, and Public Works/Recycling Division. The comments from the PRC help to decrease the time by which permits for residential development projects are processed. Typical time between final approval and the issuance of an applicant's building permit varies significantly based on the applicant. However, building permits are available for issuance as soon as final approval is complete. Average time between final approval and an applicant requesting a building permit is between 3 and 12 weeks.

Architectural/Design Review Requirements

The City requires design review of proposed projects for consistency with specific plan development standards and compliance with design guidelines adopted as part of specific plans. Design review is required for the Bridge District Specific Plan area, the Southport Framework Plan area, the West Capitol Avenue Streetscape Master Plan area, and the Washington Specific Plan area. Design review is completed at the staff level unless other land uses entitlements are required, then it is completed by the Planning Commission. Design review is completed prior to or concurrent with building permit review. Design review does not add substantial time or cost to development approval. Applicants submit examples of materials to be used, along with exterior elevations for the project. City staff review the project for compliance with Specific Plan and Zoning Code compliance. Once the design elements are deemed complete, a public notice is sent to residents living within a 500-foot radius of the project requesting comments or concerns about the

design. Once the noticing period has closed, either the Zoning Administrator or Planning Commission makes the final decision on the design.

Neighborhood Input

Neighborhood groups often provide advisory comments on projects. The City provides staff support to these groups for a wide range of neighborhood planning issues. The City encourages developers (residential and nonresidential) to meet with local neighborhood groups about the project; however, this is not a requirement of the permit process.

Conditional Use Permits

The Conditional Use Permit process requires the payment of a fee and an application to be filed with the Community Development Department. After analysis by staff, environmental review, and public noticing, the Planning Commission will hold a public hearing on the requested Conditional Use Permit. The Planning Commission may then approve, conditionally approve, or disapprove an application for the permit.

The criteria for approval of a Conditional Use Permit are:

- The requested use is within the applicable zone and complies with all other applicable provisions of this Title and all other titles of the West Sacramento Municipal Code.
- The requested use will not be averse to the public health, safety, or general welfare of the community, nor detrimental to surrounding properties or improvements.
- The requested use will be consistent with the General Plan or any applicable specific plan.
- The proposed use complies with any design or development standards applicable to the zone or the use in question, unless waived or modified pursuant to the provisions of Title 17 of the City's zoning code.
- The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and reasonably foreseeable future land uses and circulation in the vicinity.
- The site is physically suitable for the type, density, and intensity of the use being proposed, including access, utilities, and the absence of physical constraints.

The criterion for the use to be compatible with the neighborhood it is located in is typical for discretionary permits in most communities, but creates the potential for ad-hoc decisions that could pose a constraint to housing or shelter alternatives for special needs groups. In practice, West Sacramento has implemented the Conditional Use Permit process in a manner that does not pose a substantial constraint to the location of such uses. Neighborhood compatibility is addressed through conditions for parking (according to the zoning ordinance), off-site noise, lighting, signage, hours of operation, and other requirements that do not impede the location of such housing and shelter alternatives but set reasonable standards on their operations.

Analysis

The time required for development approval in West Sacramento is not a constraint or substantial cost to housing developers. The City's PRC offers a mechanism for applicants to receive early comments on projects before they are submitted for building permits or other entitlement processing.

Design review is required in specific plan areas but is not a separate permit requirement requiring a public hearing that adds substantial time or cost to development approval. Design review and citizen comment procedures are not a constraint.

Conditional Use Permits have the potential to act as a constraint to development based on the criterion of neighborhood compatibility. However, in practice, neighborhood compatibility is addressed through conditions of operation, rather than limiting the location of these uses. Thus, the City's Conditional Use Permit process is not a constraint to housing development.

Special Needs Groups

Reasonable Accommodation

The City provides public information at its permit counter that summarizes policies, regulations, and permit processes for accommodations designed to meet the needs of persons with disabilities. Individuals with special needs can also contact the City in advance through one of several communications channels to discuss their needs for variances or exceptions from the customary application of building and zoning regulations to install improvements or make modifications to allow accessibility on their properties. A City staff person at the public counter will determine the nature of the need and ensure that persons requesting accommodations will have reasonable access to the requested services of the responsible City department. The City's reasonable accommodations ordinance is codified in Chapter 17.42 of the Zoning Ordinance.

West Sacramento currently provides reasonable accommodations for persons with disabilities to allow equal access to public services and facilities and equal participation in all public processes, including zoning and building regulation. Individuals with disabilities receive accommodations at the City's public counter to access City services. The City follows the same accommodations procedure for persons with special needs who desire to participate in public events in City facilities (such as public hearings, meetings, and other community events). City offices and venues for City-supported events are accessible to individuals with disabilities.

As a general practice, the City allows zoning and building code exceptions to individuals who request access accommodations. Existing requirements do not constrain the application of the City's reasonable accommodation procedures to permit processing, zoning, building codes, approval of residential care facilities, or physical accessibility efforts. An individual requesting a reasonable accommodation may submit an application describing the request subject to the procedures listed in Zoning Code section 17.42.040. The Community Development Director shall make a determination on the application within 45 days of the application being deemed complete.

Zoning and Land Use

As noted above, the City provides a number of exceptions and variance procedures to zoning and land use requirements to accommodate the needs of persons with disabilities. In addition to building modifications to accommodate disabilities, the City allows exceptions to parking, setbacks, and other zoning standards for housing for persons with disabilities.

The City also allows many types of special needs housing to meet the needs of persons with disabilities in its residential and commercial zones. The City permits, or conditionally permits, the following types of residential uses for persons with special needs and/or disabilities:

- Group residential (i.e., rooming and boarding houses, and dormitories) and SROs in all residential zones and the C, CBD, WF (waterfront), and MU (mixed use) zones
- Assisted living facilities in the R-2, R-2.5, R-3, MU-NC, and MU-C zones
- Residential care facilities in all residential zones
- Emergency shelters in the M-L, M-1, M-2, M-3 and BP zones

The City requires one parking space per employee plus one per bedroom or one per every two beds, whichever is greater for group housing and emergency shelters. One parking space per every three beds is required for residential care facilities and assisted living facilities. However, parking standards include a provision for the City to make parking determinations on a case-by-case basis where necessary to facilitate the development of affordable housing.

The zoning ordinance defines family as: one or more persons living together in a single dwelling unit, with common access to, and common use of, all living and eating areas and all areas and facilities for the preparation and storage of food; who share living expenses, including rent or mortgage payments, food costs and utilities, and who maintain a single mortgage, lease, or rental agreement for all members of the household. The zoning ordinance does not regulate the spacing of, residential care facilities, or SROs. The City complies with fair housing laws (See Program HE-PR-6.3: Affirmatively Furthering Fair Housing).

Zoning, development standards, and fee schedules are available on the City's website.

The Zoning Ordinance is available online at:

www.cityofwestsacramento.org/government/departments/community-development/planning-division/zoning-ordinance.

Permits and Processing

The City does not have a specific process to address accessibility retrofits but follows its reasonable accommodations process.

The City permits several types of residential uses that could benefit persons with disabilities without a Conditional Use Permit process.

Some types of special needs housing allowed without Conditional Use Permits are:

- Group residential (i.e., rooming and boarding homes and dormitories) and SROs in the R-2.5 and R-3 zones.
- Assisted living facilities in the R-2, R-2.5, and R-3 zones.
- Residential care facilities of six or more in the R-2, R-2.5, and R-3 zones.
- Residential care facilities of six or less in AG and all residential zones.

The City's Conditional Use Permit process is used for special needs housing not allowed by right. It requires that the applicant comply with zoning standards for the district where the proposed use will be located and that health and safety concerns related to operation of the facility are addressed. Use-specific standard restrictions are not imposed as part of this process. The comment period for these uses does not differ from other types of residential development. The City attempts to focus public hearings on zoning

and other development standards issues, not the characteristics of the residents. However, some types of residential care facilities will create community concerns no matter how streamlined the permit process, whether an administrative approval procedure has been adopted, or whether City staff focus their report and recommendations to the Planning Commission and City Council on zoning standards and building code requirements. The significant number of special needs housing facilities in West Sacramento attests to efforts of the City to accommodate such housing in the community and integrate these uses into the character of the neighborhoods where they are located.

Building Codes and Residential Design

As required by state law, the City uses the 2019 edition of the California Building Standards Codes found in Title 24 of the California Code of Regulations (Title 24– the City has adopted two local amendments to Title 24; one prevents a permit from being valid or issued before the payment of required fees, and the other alters the required depth and width of footings). The City’s local amendments to Title 24 are not expected to affect the provision of housing affordable to all income levels. The City does not require universal design for residential structures to include features for handicapped accessibility or visibility (other than for compliance with federal and state standards for handicapped accessible units).

In 2019, the City adopted the mandatory provisions of the 2019 CALGreen Code (CALGreen). CALGreen provides requirements that significantly decrease energy use in new buildings. In addition to the mandatory requirements, the City also adopted as mandatory the following voluntary measures from CALGreen:

- A4.203.1, Tier 1 (energy performance)
- A4.303.1, Tier 1 and Tier 2 (kitchen faucets and dishwashers)
- A4.304.1 (outdoor potable water use in landscape areas)

The City amended CALGreen to include any building that increases its floor space by 4,000 square feet. The adopted CALGreen provisions may increase the cost of new home construction and may be a constraint on development. However, energy-efficient buildings provide utility savings to occupants and decrease the burden of housing costs.

Analysis

The City has not identified other constraints to the provision of housing for residents with disabilities or members of special needs groups. The City follows the same accommodations process for persons with special needs who desire to participate in public events in City facilities (such as public hearings, meetings, and other community events). The City provides a number of exceptions and variance procedures to zoning and land use requirements to accommodate the needs of persons with disabilities. In addition to building modifications to accommodate disabilities, the City permits exceptions to parking, setback, and other zoning standards for housing oriented to persons with disabilities. The City has not adopted local amendments to the Title 24 or CALGreen affecting the ability of persons with disabilities to obtain reasonable accommodations or exceptions to meet their special housing or supportive service needs. This Housing Element will adopt a reasonable accommodations ordinance.

Zoning and Building Code Enforcement

Code Enforcement

The City recognizes that full compliance with current standards of the Title 24 and other codes can create a disincentive for property owners to rehabilitate substandard housing, particularly rental housing. The City attempts to combine code enforcement with financial incentives for low-income property owners and rental property owners with low-income tenants to increase the success of the City's housing rehabilitation efforts.

The City conducts code enforcement primarily on a complaint basis but will periodically conduct proactive enforcement in neighborhoods with known concentrations of code violations. The City's code enforcement focuses on compliance with minimum health and safety standards. As part of its code enforcement efforts, the City attempts to provide the flexibility necessary to meet special needs, such as those for persons with disabilities (as noted above). Code enforcement is not used in a discriminatory manner to displace certain groups of individuals but to improve the living standards of West Sacramento residents and neighborhood conditions. To the City's knowledge, its approach to code enforcement has not created significant barriers to improving substandard housing or making modifications to dwelling units to accommodate special needs. By combining code enforcement with financial and other incentives, the City has encouraged many property owners to rehabilitate and improve the level of maintenance and management of residential properties to the benefit of occupants and neighborhoods with substandard property conditions.

As previously discussed, the City has limited ability to conduct code enforcement in mobile home parks because jurisdiction for mobile home park inspections lies with the California Department of Housing and Community Development. The City has determined that it is not viable to assume code enforcement especially given the limitations of the Mobilehome Park Residency law relative to code enforcement in other residential areas.

The City's approach to code enforcement ensures that special needs housing can reasonably locate and operate in the city. The significant number of special needs housing and service uses in the city—emergency shelters, transitional housing, residential care facilities, independent living facilities, and service providers—indicates that the City's code enforcement activities have not created significant constraints to special needs housing and supportive services.

Analysis

The City's approach to code enforcement ensures that health and safety standards are met. By combining code enforcement with financial and other incentives, the City has encouraged many property owners to rehabilitate and improve the level of maintenance and management of residential properties to the benefit of occupants and neighborhoods with substandard property conditions. The City's code enforcement practices are not a constraint to the availability of affordable housing.

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A-4 –Energy Conservation

A.4 Energy Conservation

According to the US Department of Energy, the residential sector accounts for 21 percent of the country's annual energy use.¹⁶ Within the home, 32 percent of residential energy is used for space heating and cooling; 14 percent is used for water heating; and 10 percent is used for lighting.¹⁷ Energy conservation provides the dual benefits of promoting environmental sustainability and reducing monthly energy costs, which is a component of long-term housing affordability.

Opportunities for residential energy conservation exist at all scales, from individual home appliances to city design. Building design, construction techniques, street layouts, and zoning patterns all affect energy consumption and can therefore support its reduction.

Constructing new homes with energy-conserving features, in addition to retrofitting existing energy-inefficient structures, can result in lower monthly utility costs. Further examples of energy conservation opportunities include:

- Sealing a home's building envelope (doors, windows, walls, foundation, roof, and insulation) to prevent energy leaks that increase heating and cooling costs.
- Installing energy-efficient appliances, lighting, and mechanical systems (e.g., heating, ventilation, and air conditioning).
- Installing a "cool roof" that reflects solar radiation in order to lower heating costs and reduce the urban heat island effect.
- Designing and orienting buildings to take advantage of natural systems such as sun, shade, and wind, which can provide heating, cooling, and energy-generation opportunities.
- Supporting attached housing design, which reduces the number of exterior walls per unit and results in lower per-unit heating and cooling costs.
- Promoting infill development, especially along transportation corridors, to use existing infrastructure and services.

In California, state law (Government Code Section 65583[a][7]) requires local governments to address energy conservation issues when updating a housing element. According to the California Department of Housing and Community Development, these elements should contain an analysis of opportunities for residential energy conservation. It is the intent of this requirement to promote energy-efficient housing systems and building design as well as the use of energy-saving features and materials during construction.

¹⁶ Source: US Department of Energy at <http://www.eia.gov/totalenergy/data/annual/index.cfm>

¹⁷ Source: US Department of Energy at <https://www.eia.gov/consumption/residential/>

A.4.1 STATE OF CALIFORNIA

Two major state initiatives focus on energy conservation and directly relate to housing issues: energy-efficient building code standards and greenhouse gas emissions reduction. These are described below.

A.4.1.1 State Energy Efficiency Requirements for New Construction (Title 24)

All new construction in West Sacramento is subject to the requirements of the California Energy Commission's Title 24 energy efficiency standards. Each city and county must enforce these standards as part of its review of building plans and issuance of building permits. These standards apply to building components such as wall and ceiling insulation, thermal mass, and window to floor area ratios and are designed to reduce heat loss and energy consumption. The Title 24 requirements also apply to major remodeling projects, such as home additions.

A.4.1.2 Greenhouse Gas Emissions Reduction (Assembly Bill 32)

The threat posed by global warming to California's public health and economic and environmental well-being prompted the California Legislature to adopt the California Global Warming Solutions Act (Assembly Bill [AB] 32) in 2006. The legislature has found human activity to be one of the leading contributors to increasing levels of greenhouse gases (GHG), including carbon dioxide and methane. The state has declared that GHGs contribute to increasing average global temperatures and to changes in climate throughout the world. The purpose of the act is to reduce GHG emissions to 1990 levels by 2020, an approximately 25 percent reduction from what emissions are expected to be in 2020 without significant state or federal action.

The California Air Pollutions Control Officers Association (CAPCOA), which represents local air districts, produced a report on ways to reduce GHGs at the local level, including steps that cities and counties can take to contribute to the goals of AB 32. At the local level, CAPCOA recommended the adoption of general plan policies and implementation measures that encourage energy conservation through community layout and design. Many of the recommendations are relevant for residential energy conservation, including the following:

- Promote walkability through a highly connected street system with small blocks.
- Promote mixed-use neighborhood centers and transit-oriented development.
- Promote the use of fuel-efficient heating and cooling equipment and other appliances.
- Encourage green building designs in both new construction and building renovation, including reflective roofing and energy-efficient building materials.
- Encourage building orientations and landscaping that enhance natural lighting and sun exposure.
- Encourage the expansion of neighborhood-level retail and services, as well as public transit opportunities throughout the area to reduce automobile use.
- Encourage the development of affordable housing throughout the community, as well as development of housing for elderly and low- and moderate-income households, that is near public transportation services.

A.4.2 SACRAMENTO AREA COUNCIL OF GOVERNMENTS

The Sacramento Area Council of Governments (SACOG) adopted the Blueprint Preferred Scenario (Blueprint) to guide regional growth and transportation planning. The Blueprint promotes compact, mixed-use development and serves as the basis for SACOG's Metropolitan Transportation Plan for 2035.

The core principles of the Blueprint project are:

- Variety in transportation and housing choices
- Compact development
- Mixed land uses
- Infill development that uses existing assets

Applied together, these principles could result in significant residential energy savings by placing more homes closer to jobs and other daily destinations, which would support more transit use and less reliance on automobiles, and which is important since transportation is the top user of energy.

The Blueprint assumes that a greater proportion of future development will concentrate within the City of Sacramento than occurred during the previous 40 years. Based on the core principles listed above, the Blueprint intends for more growth to occur within new mixed-use developments and neighborhoods; through infilling of existing neighborhoods, reuse of older commercial corridors, and intensification of the central city area; and through higher-density mixed-use developments around transit stations. Energy conservation will result from focusing development, particularly housing, in densely developed neighborhoods and by intensifying the city center.

A.4.3 ENERGY ASSISTANCE PROGRAMS

Pacific Gas and Electric Company (PG&E) offers several programs to promote energy conservation and assist lower-income residential customers with their home energy costs. PG&E offers incentives for energy conservation, including rebate programs for old appliances and free energy audits. It also provides public education and outreach programs that teach energy saving tips. The PG&E customer assistance programs for lower-income households are listed below:

- California Alternate Rates for Energy (CARE) is PG&E's discount program for low-income households and housing facilities. CARE provides a substantial discount for each tier of electricity use. The CARE program also only has three tiers of rates, as opposed to non-tier customers who have four tiers of rates. Under the CARE program, Tier 1 and Tier 2 rates are 31 percent cheaper, and Tier 3 rates are 58 percent cheaper than regular rates. The program applies to single-family homeowners, tenants who are metered or billed by landlords, and group-living facilities.
- Family Electric Rate Assistance (FERA) is a discount program for families of three or more with low to moderate income. The program is available to both single-family and multi-family residential customers.
- Relief for Energy Assistance for Community Help (REACH) is a one-time energy assistance program for low-income homeowners who cannot pay their utility bill because of a sudden financial hardship. The program is targeted to the elderly, disabled, sick, working poor, and unemployed.

Eligibility is determined by the Salvation Army and requires a household income that does not exceed 200 percent of the federal poverty level.

- Energy Partners is PG&E’s free weatherization program. Approved contractors work with low-income customers to make their homes more energy efficient. The work usually involves weather stripping, additional insulation, and furnace repair. Income restrictions apply.
- Energy Savings Assistance Program provides assistance to income-qualified renters and homeowners with household improvements including fluorescent lights, caulking, showerheads, minor home repair, replacement of an old refrigerator, furnace, and/or water heater, and energy savings tips.

PG&E also offers reduced rates for residential customers dependent on life support equipment, or with special heating and cooling needs caused by certain medical conditions. The utility also offers a balanced payment plan for customers who experience higher heating or cooling costs during the extreme weather months.

In addition to the programs above, the California Department of Community Services and Development has a Low Income Home Energy Assistance Program (LIHEAP) to assist low-income homeowners with weatherization and energy bills. The LIHEAP Weatherization Program provides free weatherization services such as attic insulation, caulking, water heater blanket, heating/cooling system repair, and other conservation measures. LIHEAP also provides payments for weather-related or energy-related emergencies and financial assistance to eligible households.

A.4.4 CITY OF WEST SACRAMENTO POLICIES AND PROGRAMS

The City is working toward a compact, walkable core through infill development. Mixed land uses, short street blocks, and a variety of housing types are providing opportunities for energy conservation at both the individual building and neighborhood levels.

The City also made a commitment to energy conservation through the adoption of 2019 CALGreen Code (CALGreen) requirements. CALGreen provides standards that significantly decrease energy use in new buildings. In addition to the mandatory requirements, the City adopted as mandatory the following voluntary measures from CALGreen:

- A4.203.1, Tier 1 (energy performance)
- A4.303.1, Tier 1 and Tier 2 (kitchen faucets and dishwashers)
- A4.304.1 (outdoor potable water use in landscape areas)

The City also amended CALGreen to include any building that increases its floor space by 4,000 square feet.

Additionally, the City supports energy conservation through its policies and programs. The current Housing Element has two policies and one program to promote residential energy conservation in new construction and rehabilitation projects. Policy HE-3.1 encourages the use of energy conservation and technology in residential construction. Policy HE-3.2 directs the City to make funds available for energy conservation and weatherization of lower-income rehabilitation projects, which supports long-

term affordability by lowering home heating and cooling costs. Program HE-PR-3.1 aims to increase public awareness of energy conservation opportunities by distributing information on available weatherization and energy conservation programs and ensuring compliance with Title 24.

A.4.5 CONCLUSION

Over one-fifth of national energy consumption is attributed to the residential sector. Establishing policies and programs that support energy conservation across all levels of residential development promotes a healthier environment and increases long-term housing affordability. The City enforces Title 24 standards to increase energy conservation in new construction, and works with PG&E to promote weatherization and energy-conserving rehabilitation of existing structures. The City is also implementing a neighborhood-level approach to energy conservation through infill projects. This approach is increasing densities at employment and transportation nodes and is providing a variety of housing and transportation options.

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APPENDIX B

Sites Inventory and Map

B. SITES INVENTORY AND MAP

Table B-1. Vacant Unentitled Sites					
Map ID	APN	Zoning	Land Use	Total Acres	Realistic Units
Lower Income Units					
1	010-464-003-000*	WF	RMU	0.52	47
2	010-473-039-000*	WF	RMU	1.15	104
3	058-310-001-000**	WF	RMU	7.77	699
4	058-310-003-000**	WF	RMU	1.13	102
5	058-310-005-000*	WF	RMU	3.78	340
6	058-310-009-000**	WF	RMU	2.81	253
7	058-320-018-000*	WF	RMU	4.34	391
8	058-320-037-000*	WF	RMU	1.15	104
9	058-320-044-000*	WF	RMU	0.55	50
10	058-320-087-000	WF	RMU	3.36	302
11	058-340-014-000*	WF	RMU	0.60	54
12	058-340-027-000	WF	RMU	2.00	180
13	058-350-048-000	WF	RMU	6.71	604
	Subtotal WF			35.87	3,230
14	014-803-021-000	R-3	HR	1.15	46
15	014-804-025-000*	R-3	HR	0.64	26
16	014-805-026-000	R-3	HR	0.75	30
	Subtotal R-3			2.54	102
17	067-180-002-000*	MU-NC	MU-NC	12.03	361
	Subtotal MU-NC			12.03	361
	Subtotal			50.44	3,693
Moderate Income Units					
18	046-010-037-000**	MU-NC	MU-NC	2.49	75
19	046-010-004-000**	MU-NC	MU-NC	9.73	292
20	010-193-006-000*	MU-NC	MU-NC	0.29	9
21	010-193-008-000*	MU-NC	MU-NC	0.15	5
22	010-193-010-000*	MU-NC	MU-NC	0.37	11
23	010-471-007-000*	MU-NC	MU-NC	0.07	2
24	010-320-014-000**	MU-NC	MU-NC	2.38	71
25	010-320-038-000**	MU-NC	MU-NC	8.10	243
	Subtotal MU-NC			23.58	708
26	010-191-018-000**	R-3	HR	4.08	163
27	010-495-028-000**	R-3	HR	0.04	2
	Subtotal R-3			4.12	165
	Subtotal			27.7	873
Above Moderate Income Units					
28	008-140-089-000**	CBD	CBD	2.17	65
29	008-150-066-000**	CBD	CBD	1.05	32
30	008-150-067-000*	CBD	CBD	0.63	19

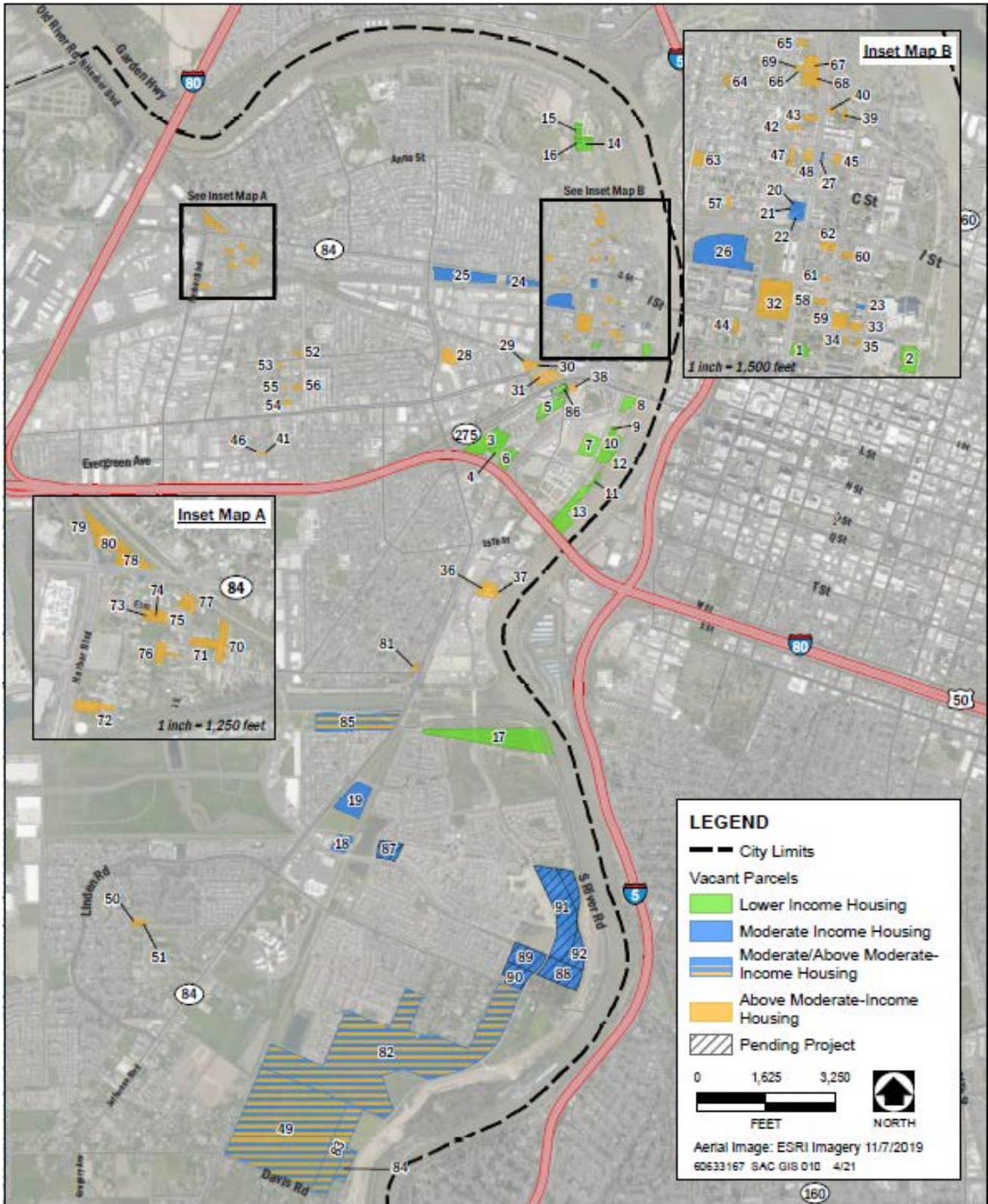
Table B-1. Vacant Unentitled Sites					
Map ID	APN	Zoning	Land Use	Total Acres	Realistic Units
31	067-330-017-000*	CBD	CBD	3.52	106
	Subtotal CBD			7.37	222
32	010-462-001-000**	WF	RMU	3.13	282
33	010-471-012-000*	WF	RMU	0.22	20
34	010-475-003-000**	WF	RMU	0.07	6
35	010-475-006-000**	WF	RMU	0.07	6
36	058-270-008-000	WF	RMU	3.45	310
37	058-270-009-000	WF	RMU	3.28	295
38	067-330-020-000	WF	RMU	0.32	29
	Subtotal WF			10.54	948
39	010-492-005-000**	R-3	HR	0.09	4
40	010-492-002-000**	R-3	HR	0.09	4
41	067-220-010-000*	R-3	HR	0.21	8
42	010-491-008-000**	R-3	HR	0.16	6
43	010-491-025-000	R-3	HR	0.18	7
44	010-466-009-000**	R-3	HR	0.17	7
45	010-495-004-000**	R-3	HR	0.14	6
46	067-210-006-000**	R-3	HR	0.18	7
47	010-494-003-000**	R-3	HR	0.19	8
48	010-494-007-000**	R-3	HR	0.22	9
49(a)	046-100-015-000	R-3	HR	2.65	106
	Subtotal R-3			4.28	172
50	045-280-015-000**	R-2	MR	1.1	11
51	045-280-016-000**	R-2	MR	0.11	1
52	008-114-038-000*	R-2	MR	0.42	4
53	008-131-074-000*	R-2	MR	0.23	2
54	008-192-002-000*	R-2	MR	0.43	4
55	008-192-012-000*	R-2	MR	0.16	2
56	008-193-071-000*	R-2	MR	0.42	4
57	010-194-006-000*	R-2	MR	0.13	1
58	010-463-004-000*	R-2	MR	0.22	2
59	010-471-014-000*	R-2	MR	0.59	6
60	010-483-005-000*	R-2	MR	0.1	1
61	010-484-001-000	R-2	MR	0.09	1
62	010-484-012-000	R-2	MR	0.29	3
63	010-503-033-000*	R-2	MR	0.41	4
64	010-511-035-000*	R-2	MR	0.14	1
65	010-523-001-000*	R-2	MR	0.13	1
66	010-523-026-000*	R-2	MR	0.08	1
67	010-523-029-000*	R-2	MR	0.53	5
68	010-523-032-000*	R-2	MR	0.65	6
69	010-523-024-000*	R-2	MR	0.08	1
70	014-460-027-000*	R-2	MR	0.59	6

Table B-1. Vacant Unentitled Sites					
Map ID	APN	Zoning	Land Use	Total Acres	Realistic Units
71	014-460-033-000*	R-2	MR	0.39	4
72	014-471-009-000*	R-2	MR	0.65	6
73	014-482-019-000*	R-2	MR	0.16	2
74	014-482-020-000*	R-2	MR	0.16	2
75	014-482-021-000*	R-2	MR	0.16	2
76	014-482-023-000*	R-2	MR	0.41	4
77	014-483-018-000*	R-2	MR	0.29	3
78	014-491-011-000*	R-2	MR	0.69	7
79	014-491-012-000*	R-2	MR	0.46	4
80	014-491-013-000*	R-2	MR	0.71	7
81	058-121-001-000	R-2	MR	0.49	5
82(a)	046-050-069-000	R-2	MR	39.16	376
	Subtotal R-2			50.63	489
82(b)	046-050-069-000	R1-B	LR	32.28	129
49(b)	046-100-015-000	R1-B	LR	58.86	235
83(a)	046-100-003-000	R1-B	LR	4.28	19
84(a)	046-100-016-000	R1-B	LR	2.88	11
	Subtotal R1-B			98.3	394
	Subtotal			171.12	2,225
Both Moderate & Above Moderate Income Units					
85	067-180-073-000	MU-NC	MU-NC	26.07	782
	<i>Moderate Units</i>				37
	<i>Above Moderate Units</i>				745
	Subtotal MU-NC			26.07	782
82(c)	046-050-069-000	R-3	HR	36.31	1,452
	<i>Moderate Units</i>				643
	<i>Above Moderate Units</i>				809
83(b)	046-100-003-000	R-3	HR	3.08	123
	<i>Moderate Units</i>				90
	<i>Above Moderate Units</i>				33
84(b)	046-100-016-000	R-3	HR	7.7	308
	<i>Moderate Units</i>				79
	<i>Above Moderate Units</i>				229
	Subtotal R-3			47.09	1,883
	Subtotal			73.16	2,665
	Total All Sites			322.42	9,456

(*) Contained in 5th Cycle Sites Inventory

(**) Contained in 5th and 4th Cycle Sites Inventory

Figure B-1. Vacant Lands



APPENDIX C

Program Evaluation

C. PROGRAM EVALUATION

C.1 Introduction

This section of the West Sacramento Housing Element contains a summary and evaluation of the effectiveness of each program contained in the prior (2013) Housing Element and the progress in implementing each program, including:

1. Whether the City achieved its program objectives, including an analysis of what the City achieved versus what was projected or planned in the 2013 Housing Element;
2. Whether the City exceeded, met, or fell short of projected outcomes; and
3. Identification of the causes for differences between projected outcomes in the 2013 Housing Element and actual achievements.

This section also includes a determination of whether programs from the 2013 Housing Element should be modified to increase the City's likelihood of achieving its program objectives, and whether the objectives should be revised. Some program outcomes are quantified (e.g., the number of housing units constructed or rehabilitated). Other outcomes cannot be quantified and are instead described qualitatively (e.g., the elimination of a constraint to housing production).

Finally, this section also evaluates:

1. The appropriateness of goals, objectives, policies, and programs based on the progress and effectiveness of the previous Housing Element; and
2. What changes should be made in the 2021 - 2029 Housing Element to goals, policies, and programs to incorporate what has been learned from the results of the previous Element.

NOTE: Proposed changes summarized in this Program Evaluation are based on additions, modifications, and deletions shown in underscored (added) and lined out (deleted) text shown in the Goals, Policies, and Program Section.

C.2 Summary of West Sacramento Implementation - Progress 2013 – 2019

This section of the 2021 -2029 Housing Element Update summarizes the City's program implementation results between 2013 and 2019. The following table provides annual data showing the number of housing units by income affordability approved by the City and the number of housing units constructed by affordability to very low-, low-, and mixed-income households.

C.3 Housing Production and Housing Element Program Implementation Status

Between 2013 and 2020, the City approved permits for 2,085 additional housing units, with 4,088 housing units of the City's RHNA allocation remaining to be entitled of the City's total RHNA allocation of 5,977

housing units (See Table C-1). Of the total units approved, 212 were deed restricted for very low-income households, 18 deed restricted and 7 non-deed restricted for low-income households, 1,307 non-deed restricted for moderate-income households, and 541 for above moderate-income units (deed restrictions are not applicable to above moderate-income units).

Further details regarding housing approvals/production and affordability by income level are provided in the annual reporting data, included below (Table C-2), in this progress report. Also included below are details regarding progress in implementing the City's 2013 Housing Element (Table C-3).

Table C-1. 2013-2020 Housing Production

Income Level		RHNA Allocation by Income Level	2013	2014	2015	2016	2017	2018	2019	2020	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	1,316	69		58					85	212	1,104
	Non-Deed Restricted											
Low	Deed Restricted	923			18						25	898
	Non-Deed Restricted						4		3			
Moderate	Deed Restricted	1,111									1,307	0
	Non-Deed Restricted		437	42	42	83	125	106	59	413		
Above Moderate		2,627	76	20	19	20	12	44	260	90	541	2,086
Total RHNA		5,977										
Total Units			582	62	137	103	137	154	319	591	2,085	4,088

Table C-2. Annual Building Activity Report Summary - New Construction Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions	Housing without Financial Assistance or Deed Restrictions	
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name, or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development (See Instructions)	Deed Restricted Units (See Instructions)	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income					
Bridge Housing	5+	Renter					70	70	Low Income Housing Tax Credits, Redevelopment Agency or Successor Agency Funds	69	
836 Bronze Lane	SF	Owner	0	0	1	0	1	1	Inclusionary Housing Program	1	Inclusionary Housing Program
432 Jasmine	SF	Owner	0	0	1	0	1	1	Neighborhood Stabilization Program	0	Neighborhood Stabilization Program
(9) Total of Moderate and Above Moderate from Table A3					437	76			* Note: This field is voluntary		
(10) Total by Income Table A/A3		69	0	437	76						
(11) Total Extremely Low-Income Units*											

Table C-3. Summary of Housing Programs

Program	Target Objective	Outcome	Proposed Changes
<p>PROGRAM HE-PR-1.1: Vacant Land Inventory to Accommodate Future Housing Needs</p> <p>The City will continue to zone land and adopt specific plans to ensure adequate sites at various densities to allow for the construction of sufficient housing to meet its Sacramento Area Council of Governments (SACOG) regional housing allocation between 2021 and 2029. The City will review the amount of land zoned for various residential uses biannually in conjunction with the amount and types of housing produced in the previous two years to determine if changes in zoning may be needed to meet City housing needs. Such zoning changes will be adopted annually, as needed.</p> <p>The City will update its inventory of vacant, residentially zoned parcels and a list of approved residential projects, and will make this information available to the public, area real estate agents and firms, and developers. The City</p>	<p>Evaluate housing production by type and affordability in the city every two years.</p> <p>Analyze housing production against sites identified in the land inventory and suggest zoning changes as necessary to ensure the availability of sites to accommodate the City’s projected housing need for lower- and moderate-income households.</p> <p>Maintain an adequate supply of land to accommodate the City’s regional housing allocation by income level from SACOG.</p>	<p>The Housing Element was adopted in September 2013 and certified in October 2013. A list of approved residential projects is available on the City’s website.</p> <p>In 2014, as a component of the Washington Study and funded with City monies and a US Department of Housing and Urban Development (HUD) Sustainable Communities Challenge grant, the City identified vacant parcels and underutilized parcels in the Washington district that may be subject to redevelopment as higher-density housing in the future.</p> <p>In 2017, a comprehensive vacant land survey was completed. The survey found a total of 320 acres of vacant mixed-use zones that allow for residential development and 1,060 acres of vacant land in residential zones. The vacant inventory was determined to be sufficient to accommodate the City’s regional housing allocation.</p> <p>A vacant land inventory was completed as part of the City’s 2021 Housing Element Update.</p> <p>The City Council approved a substantially re-written Zoning Ordinance on January 16, 2019 and approved the second reading on February 20, 2019. The new Zoning Ordinance became effective March 25, 2019. The new Zoning Ordinance is “outcome based,” related to building forms and land uses to ensure that residential capacity is increased through increased densities in both residential and mixed-use districts, broadened allowance of housing in specified commercial zones, increased residential capacity in mixed-use zones, and compliance with new state laws that increase the allowance of accessory dwelling units,</p>	<p>The program is revised to focus on ensuring adequate sites at various densities to meet its RNHA obligation for all income and special needs groups.</p> <p>The City will continue to implement appropriate zoning¹⁸ to ensure adequate sites at various densities to allow for the construction of sufficient housing to meet its SACOG regional housing allocation for all income and special needs groups between 2021 and 2029.</p> <p>The City will continue to annually monitor and review the amount of land zoned for various residential uses, and other zones that permit residential uses, to maintain an adequate supply of sites for housing for all income levels. The annual review will determine if changes in</p>

¹⁸ West Sacramento updated its Zoning Code in 2018 (codified in 2019) including review of zoning within specific plan and riverfront master planned areas, to ensure that adequate sites are available to accommodate its 2021 -2029 RHNA allocation for all income levels.

Table C-3. Summary of Housing Programs

Program	Target Objective	Outcome	Proposed Changes
<p>will update the inventory and list at least every two years and post this information on the City’s website. The City will promote its land inventory through the City’s website and via distribution to developers and nonprofit housing providers active in the Sacramento region.</p>		<p>supportive and special needs housing, and temporary housing/ homeless facilities.</p>	<p>zoning may be needed to meet City’s housing needs. The City will include in its annual report on implementation of the Housing Element a review of housing production during the previous year. The City will adopt zoning changes, as needed, to accommodate its regional housing allocation.</p>
<p>PROGRAM HE-PR-1.2: Inclusionary Housing Requirements for Residential Development</p> <p>To ensure the construction of affordable housing in new growth areas, the City established an Inclusionary Housing (IH) Ordinance (Chapter 15.40) to be applied outside the former Redevelopment Project Area (Project Area). Chapter 15.40 was intended to serve as an adjunct to Chapter 15.10, which established affordable housing production policies inside the Project Area. With the elimination of the redevelopment agency, Chapter 15.10 will be repealed and Chapter 15.40 will be implemented citywide.</p>	<p>Make the Inclusionary Housing Ordinance (Chapter 15.40) more efficient and provide greater benefit to households at the lower end of the income spectrum. Enforce the Inclusionary Housing Ordinance requirements:</p> <p>For newly constructed rental units:</p> <ul style="list-style-type: none"> • 5% affordable each to very low- and low-income households <p>For newly constructed ownership units:</p> <ul style="list-style-type: none"> • 10% affordable to low-income households <p>Allow developers to satisfy all or a part of the inclusionary housing requirement through one of the alternative methods</p>	<p>City staff continued to meet with stakeholders to discuss proposed changes to the IH Program.</p> <p>In April 2014, the City Council amended Chapter 15.40 of the Municipal Code, IH Program, to implement the HE-PR-1.2. Owners can pursue approved alternatives to encourage continued investment and development in the City. The amendments:</p> <ul style="list-style-type: none"> • Focus the City’s housing efforts on the lower end of the income spectrum; • Reduce the IH Program’s financial impact on market-rate housing; • Reduce the IH Program’s impact on staff, resources; and • Promote density <p>The City also allows for alternatives under the amended IH Program for owners of single-family subdivisions, including the payment of an in-lieu fee to fulfill all or part of an inclusionary housing obligation, which provides an infusion of funds into the Housing Trust Fund to be used for affordable housing projects already underway or in the planning stage. In 2013, the City secured the services of</p>	<p>Chapter 15.10 was repealed, and Chapter 15.40 was implemented citywide.</p> <p>The City also established an Enhanced Infrastructure Financing District (EIFD) containing 14 project areas to replace some of the financing and other functions of the former redevelopment agency. More details on the City’s use of EIFDs can be found in Program HE-PR-5.1.</p> <p>Chapter 15.40 is being implemented to make the ordinance more efficient and to provide greater benefit to households at the lower end of the income spectrum.</p>

Table C-3. Summary of Housing Programs

Program	Target Objective	Outcome	Proposed Changes
<p>Despite the loss of redevelopment and the current and foreseeable housing market conditions, the City must find ways to continue to serve the original policy intent of both ordinances within a vastly constrained budget. Consequently, adjustments to Chapter 15.40 will be implemented to make the ordinance more efficient and to provide greater benefit to households at the lower end of the income spectrum.</p> <p>The amended Chapter 15.40 set forth the following procedures and standards for compliance with affordable housing requirements, which are also concepts that were recommended in the City’s Community Investment Action Plan (CIAP):</p> <ul style="list-style-type: none"> • For newly constructed ownership housing, the City will require that 10% of the units be affordable to low-income households. • For newly constructed rental housing, the City will require 5% of the units to be affordable to very low-income households and 5% to low-income households. <p><u>Compliance Alternatives</u></p>	<p>if the City determines that the alternative will achieve goals set forth in the Housing Element.</p>	<p>Economic and Planning Systems Inc. to determine if staff’s proposed housing in-lieu fee was empirically sound.</p> <p>Between 2018 and 2020, a total of six Affordable Housing Agreements were approved by the City Council.</p> <p>Revenue received by the City from the Housing Trust Fund Program is deposited into the Housing Trust Fund (Fund 261-9385). The City uses Housing fund to promote development of affordable housing through the following uses of funds:</p> <ul style="list-style-type: none"> • Gap financing loans to residential projects containing affordable housing; • Infrastructure improvements in support of affordable housing; and • Other predevelopment activities in support of affordable housing <p>The Housing department is responsible for development and implementation of affordable housing programs, policies, and projects for the City of West Sacramento. Other Housing department activities include providing gap financing loans for the construction or rehabilitation of affordable multi-family housing, and reporting on affordable housing production to various agencies such as the State Department of Housing and Community Development (HCD) and SACOG. The Housing department also administers the City’s Community Development Block Grant (CDBG) program.</p>	<p>The amended Chapter 15.40 sets forth the following procedures and standards for compliance with affordable housing requirements, which are also concepts that were recommended in the City’s Community Investment Action Plan:</p> <p>For newly constructed ownership housing, the City will require that 10 percent of the units be affordable to low-income households.</p> <p>For newly constructed rental housing, the City will require 5 percent of the units to be affordable to very low-income households and 5 percent to low-income households.</p> <p>To provide flexibility, amended Chapter 15.40 allows developers to satisfy all or a part of the inclusionary housing requirement through an alternative method if the City determines the alternative will achieve goals set forth in the Housing Element.</p>

Table C-3. Summary of Housing Programs

Program	Target Objective	Outcome	Proposed Changes
<p>To provide flexibility with the City’s Inclusionary Housing Ordinance, the amended Chapter 15.40 includes the following alternatives to be considered and negotiated on a project-by-project basis in exchange for providing the affordable housing units.</p> <ul style="list-style-type: none"> • Housing Trust Fund Program (HTFP) – This allows the developer to satisfy all or part of the inclusionary housing requirement by participating in the Housing Trust Fund Program. The Housing Trust Fund permits developers to make a payment to the City equivalent to the amount determined by the City to be necessary to provide gap financing to an affordable housing developer to produce the number of affordable units that would otherwise be required under the ordinance. • Other Alternatives – This allows the developer to satisfy all or part of the inclusionary housing requirement through another method proposed by the developer if the proposed alternative meets the general standards for approval outlined 			

Table C-3. Summary of Housing Programs

Program	Target Objective	Outcome	Proposed Changes
<p>in Section 15.40.070(c). Possible alternatives include:</p> <ul style="list-style-type: none"> a. Acquisition, rehabilitation, and conversion of existing market-rate units to inclusionary units. b. Construction of inclusionary units at an off-site location. c. Acquisition and preservation of at-risk affordable rental units. <p>Projects located within designated Urban Infill Areas are also eligible for the Urban Infill Area Incentive. This incentive applies to projects that are at or above 80% of the maximum density identified in the General Plan, Specific Plan or the specific site (as calculated by the City’s Planning Division) according to the incentive percentages shown below. The incentive shall be applied as a reduction to the amount normally required to be paid for the project under the HTFP.</p>			
<p>PROGRAM HE-PR-1.3: Density Bonuses</p> <p>The City will continue to implement Chapter 17.48 (now Chapter 17.23) of the West Sacramento Municipal Code (Zoning), the affordable housing density bonus ordinance, and offer one or more other incentives to encourage the construction of</p>	<p>Undertake review the affordable housing density bonus implementing ordinance (Chapter 17.23) as part of biannual zoning ordinance updates to ensure the City continues to meet the requirements of Government Code Section 65915.</p>	<p>Review and update of density bonus ordinance was completed in 2013. No developers requested or were awarded a density bonus during the planning period.</p> <p>The City’s current density bonus requirements state that, if a project will include at least 20% of housing units will be sold or rented to low-income households, and the balance of the units are sold or rented to either low- or moderate-income households, the proposed project will not be disapproved or conditioned in a manner which renders the project infeasible for development for the use of low- and</p>	<p>The City will continue to implement Chapter 17.23 of the West Sacramento Municipal Code (Zoning), the affordable housing density bonus ordinance, and offer one or more other incentives to encourage the construction of housing affordable for lower- and</p>

Table C-3. Summary of Housing Programs

Program	Target Objective	Outcome	Proposed Changes
<p>housing affordable for lower- and moderate-income households. On September 4, 2013, the City completed a revision to Chapter 17.48 to conform to Government Code Section 65915. The City will monitor density bonus housing units for compliance with the period of affordability specified in Chapter 17.48.</p> <p>Other incentives the City will consider in conjunction with density bonuses for low-income housing include (as described in Chapter 17.48), but are not limited to:</p> <ul style="list-style-type: none"> • Zoning and development regulatory incentives • Financial incentives • Modification of development standards <p>The City promotes its density bonus program through information available at the Community Development Department public counter and the Project Review Committee (PRC). The PRC is scheduled once an applicant has a preliminary site plan. The density bonus may also be discussed at any time during the tentative map approval process.</p>	<p>Assumes up to 10 density bonus units during the planning period. <i>(Note: due to the higher range of required minimum densities and allowed maximum densities under the 2019 updated Zoning Code, the City anticipates significantly fewer requests for density bonuses.)</i></p>	<p>moderate-income households unless the decision making body makes certain findings per Cal. Govt. Code §65589.5, including if a project is not needed for the City to meet its share of the regional need of low- and/or moderate-income housing as outlined in the adopted Housing Element.</p> <p>The City promotes its density bonus program through information available at the Community Development Department public counter and the Project Review Committee (PRC). The PRC is scheduled once an applicant has a preliminary site plan. The density bonus may also be discussed at any time during the tentative map approval process.</p> <p>The City’s objective for density bonuses is modest given that the City’s updated its Zoning Ordinance, (effective March 2019) and included significant increases in permitted minimum and maximum residential densities for its medium, high density, and mixed-use zoning categories.</p> <ul style="list-style-type: none"> • Residential-Medium Density (R-2). Allows densities (6.1 to 12.0 du/ac). Allows public/quasi-public and similar compatible and appropriate uses. • Residential Medium High Density (R-2.5) Allows 12.1 to 20.0 du/ac. –attached and detached single-unit dwellings, townhomes, condominiums, two-unit dwellings, multi-unit developments, and apartments. This Zone also allows quasi-public, and similar compatible uses • Residential-Multifamily (R-3). Allows a wide variety of high-density residential development at 20.1 to 50.0 du/ac, including single-unit attached, townhouses, condominiums. This Zone allows public and quasi-public uses, and similar compatible • Mixed Use Zones: MU-NC (Mixed Use Neighborhood Commercial), MU-C (Mixed Use Corridor), CBD (Central Business Dist.), and WF (Waterfront 	<p>moderate-income households. The City will continue to promote its density bonus program and monitor density bonus housing units for compliance with the period of affordability specified in Chapter 17.23.</p> <p>Other incentives the City will consider, or in the case of state requirements, implemented in conjunction with density bonuses for low-income housing include (as described in Chapter 17.23), but are not limited to:</p> <ul style="list-style-type: none"> • Zoning and development regulatory incentives; • Financial incentives; • Modification of development standards; • No maximum controls on density if a housing development is located within one-half mile of a major transit stop, as defined in subdivision (b) of Section 21155 of the California Public Resources Code;

Table C-3. Summary of Housing Programs

Program	Target Objective	Outcome	Proposed Changes
		<p>These medium, high density, and mixed-use zones include approximately 2,129 acres within the City.</p>	<ul style="list-style-type: none"> • Maximum parking ratio, including handicapped and guest parking, of 0.5 spaces per bedroom; • Per Government Code Section 65915.7(c), approval of commercial development when the developer has entered into an agreement for partnered housing to contribute affordable housing through a joint project or two separate projects encompassing affordable housing.
<p>PROGRAM HE-PR-1.4: Community Investment Program</p> <p>The City will maintain and update as needed the Community Investment Action Plan, which identifies the City’s objectives for funding infrastructure, obtaining grant funds, and implementing other programs in the post-redevelopment era.</p>	<p>Update the CIAP as needed.</p>	<p>The City continued to implement the recommendations of the Community Investment Action Plan.</p> <p>Major items accomplished during 2013 included: (1) the enactment of State legislation to revise the law on Infrastructure Financing Districts (IFDs) to enable the City to form an IFD as a tax increment financing tool for infrastructure development; and (2) the completion of a prioritization of infrastructure projects and City Council approval of recommended allocations of funding for those projects from the City's Community Investment Fund.</p> <p>Major items accomplished during 2014 included: (1) the formation of an enhanced infrastructure finance district (EIFD) in the Bridge District to provide tax increment financing for future phases of infrastructure improvements to support infill mixed-use development; and (2) an update to the City's Capital Improvement Plan to allocate former redevelopment tax increment funding now received by the City to high-priority infrastructure projects. In 2015, the</p>	<p>The City will continue to implement a community investment fund strategy that allocates Measure G funds, EIFD funds, and grant funds for infrastructure improvements that provide for growth of the tax increment base and that support new infill, high-density, transit-oriented housing developments in mixed-use riverfront areas. The City will also examine the feasibility of more directly facilitating infill and compact housing</p>

Table C-3. Summary of Housing Programs

Program	Target Objective	Outcome	Proposed Changes
		<p>City began the feasibility analysis and formation process for a citywide EIFD, which will become the City’s primary revenue source for constructing infrastructure to support infill development, including new housing.</p> <p>The City continued to implement the Community Investment Action Plan by investing funds in planning activities and infrastructure improvements. In 2015, over \$3.7M in Community Investment Funds were budgeted for planning and infrastructure for private investment in new housing and mixed-use development. These investments included funds for new infrastructure in the Washington District and City-owned Grand Gateway Master Plan area, a new bridge to replace the existing I Street Bridge, bike trail improvements, property acquisition, and planning for transitioning the riverfront Pioneer Bluff area from industrial to mixed-use development, including higher-density housing.</p> <p>In 2017, the City created an EIFD, which has created a citywide mechanism for tax increment financing to invest in infrastructure and other economic development-related activities.</p> <p>The City’s current Community Investment Action Plan was adopted in 2012. The City defines community investment as strategic public investments in infrastructure and economic development designed to catalyze private investment, improve the local economy, create new revenue to the City, and enhance residents’ quality of life.</p> <p>Key elements of the Community Investment Action Plan that benefit affordable housing production include:</p> <ul style="list-style-type: none"> • Focus on infrastructure, including creation of EIFD; • Public/private partnerships; • Interdepartmental coordination of City investment and development planning strategies; 	<p>development in its transit priority areas as a strategy to incentivize more housing development that also supports transit use.</p>

Table C-3. Summary of Housing Programs

Program	Target Objective	Outcome	Proposed Changes
		<ul style="list-style-type: none"> • Land assembly for residential, mixed-use, and commercial projects that increase access to housing, employment, and goods and services; and • Affordable Housing Trust Fund. <p>City staff later identified challenges in implementing the Community Investment Action Plan and prepared a Community Investment Practices Memorandum that recommends a structured decision solution for a project prioritization framework for the various transportation and de-industrialization projects impacting the redevelopment areas. The principles behind the memorandum were used in the decision-making strategy in developing the Park, Recreation & Open Space Master Plan and in commencing the Enterprise Crossing Feasibility Study.</p>	
<p>PROGRAM HE-PR-1.5: Accessory Dwelling Units (ADUs)</p> <p>The City will continue to implement Chapter 17.41 of the West Sacramento Municipal Code (Zoning) to allow accessory dwelling units by right in single-family residential zones. The City will promote its accessory unit standards by including information on the City’s website.</p>	<p>Update the City’s impact fee schedule (Winter 2014) as it relates to accessory dwelling units so that fees are calculated and assessed proportionately based on the size of the unit as compared to a primary dwelling.</p> <p>Permit five accessory units during the planning period.</p>	<p>Impact fee updates were completed as part of the 2015 water and sewer master plan updates. Nine ADUs were permitted between 2013 and 2019 and one in 2020. The methodology for calculating sewer fees for ADUs was updated in January 2020 to confirm to California’s SB 1069 (2016), which requires that fees be pro-rated based on square footage, or plumbing fixture units. Updated provisions compliant with state law were recodified in April 2020 in section 17.30.040 of the City’s Municipal Code. Among other changes, the City’s updated ADU:</p> <ul style="list-style-type: none"> • Allows up to 850 sq. ft. for a 1-bdrm ADU, Junior ADU up to 500 sq. ft., 1,000 sq. ft. ADU with 1+ bedrooms, and ADU up to 1,200 sq. ft. on lots of 1+ acres. • Reduced lot line setbacks for ADUs constructed above a garage, and no setback required for existing, legally permitted garage conversions. • Parking not required for ADUs: <ul style="list-style-type: none"> ○ within ½ mile of public transit, 	<p>The City will continue to implement Chapter 17.30.040 of the West Sacramento Municipal Code (Zoning) and promote its ADU standards on the City’s website at the City’s permit counter.</p> <p>The City will implement California state law (SB 13 and AB 68 [October 2019]) regarding ADUs and ensure that West Sacramento Ordinance 20-4 (regarding ADUs) complies with state laws. Any updates needed to the Ordinance will be completed as soon as practical following HCD certification of compliance</p>

Table C-3. Summary of Housing Programs

Program	Target Objective	Outcome	Proposed Changes
		<ul style="list-style-type: none"> o within architecturally / historically significant districts, and o contained entirely within permitted floor area of existing primary residence or existing accessory structure. <p>The City continues to promote its second ADU standards by including information on the City’s website and information available at the City’s permit counter. The City’s ADU standards are in compliance with California state law (SB 13 and AB 68 [2019]), including ministerial approval of ADU and no requirement to install a new or separate utility connection directly between the ADU and the utility or impose a related connection fee or capacity charge under specified conditions.</p>	<p>with state law and adoption of the 2021 – 2029 Housing Element.</p>
<p>PROGRAM HE-PR-1.6: Pursue State and Federal Funding</p> <p>The City will apply for available and appropriate federal and state funding sources to support efforts to meet housing needs (through new construction, rehabilitation, and/or preservation) of extremely low-, very low-, low-, and moderate-income households. The City will continue to collaborate with nonprofit organizations and agencies such as the West Sacramento Housing Development Corporation and the Yolo County Housing Authority.</p> <p>Potential funding sources for this program will include the CDBG and HOME programs (federal</p>	<p>Pursue state and federal funding to assist with the City’s new construction objectives of 658 extremely low-income units, 658 very low-income units, 923 low-income units, and 1,111 moderate-income units</p>	<p>Funding examples include:</p> <p>State CDBG Program - \$815,000 for a Homeless Coordinator; fair housing services; preschool tuition assistance; microenterprise training, business counseling, support services and grants.</p> <p>State HOME Program - \$500,000 for homebuyer assistance for low-income first-time homebuyers.</p> <p>State Housing-Related Parks Program - \$394,850 for park infrastructure and public art near two new affordable housing complexes.</p> <p>\$4,130,888 from the State Affordable Housing and Sustainable Communities (AHSC) program for the Grand Gateway Transportation infrastructure project to improve streets and sidewalks; and to provide ADA access, bike/pedestrian upgrades, and transit improvements to the southern portion of the Washington neighborhood.</p> <p>\$2,600,000 from the State AHSC program for the 76-unit West Gateway Place (formerly Delta Lane) Phase 1 affordable housing project.</p>	<p>The City will continue this successful existing program.</p> <p>Potential funding sources for this program will include the CDBG and HOME programs, the Multifamily Housing Program, California Housing Finance Agency programs (such as HELP), tax-exempt bond financing, low-income housing tax credits, the Federal Home Loan Bank Affordable Housing Program, SACOG Regional Funding Program, and various other programs for special needs groups.</p>

Table C-3. Summary of Housing Programs

Program	Target Objective	Outcome	Proposed Changes
<p>funds administered by the State of California for non-entitlement cities and counties), the Multifamily Housing Program, California Housing Finance Agency programs (such as HELP), tax-exempt bond financing, low-income housing tax credits, the Federal Home Loan Bank Affordable Housing Program, USDA and other funding for farmworker housing, and various other US HUD programs for special needs groups.</p>		<p>\$20,000 annually for a portion of the cost of the Yolo County Homeless Coordinator position and a portion of overhead costs at the Cold Weather Shelter program, or the Fourth and Hope or Shores of Hope homeless shelter in Woodland.</p> <p>\$70,536 for the City's full time Homeless Coordinator position providing outreach, referrals, and case management to persons experiencing homelessness and persons at-risk of homelessness.</p> <p>Beginning fiscal year 2016/2017, West Sacramento became an entitlement City under the CDBG program and is eligible to receive an annual allocation of CDBG funding from HUD.</p> <p>Program funds may also be used to assist income-eligible first-time homebuyers to purchase homes, and to rehabilitate houses owned by income eligible occupants, as well as to conduct, convert, reconstruct, rehabilitate and/or repair ADUs.</p> <p>The City has also submitted an application to HCD funding under the Local Housing Trust Fund (LHTF) Program.to provide construction loans and/or permanent financing loans to pay for construction or rehabilitation of affordable rental housing projects, emergency shelters, permanent supportive housing, transitional housing, and affordable homebuyer/ homeowner projects.</p> <p>State CDBG - \$551,720 for infrastructure in support of affordable housing (West Gateway Place, Fair Housing Services and Tenant/Landlord Dispute Resolution (not awarded). State Local Housing Trust Fund - \$1,000,000 for affordable multifamily development (not awarded).</p>	<p>The City will also work with and encourage local financial institutions to help meet the credit needs of communities in which they do business, including low- and moderate-income neighborhoods, through the federal Community Reinvestment Act.</p>
<p>PROGRAM HE-PR-1.7: Manufactured Homes The City will continue to implement Chapters 17.20, 17.30,</p>	<p>Continue to allow construction of new mobile home parks and/or manufactured home subdivisions.</p>	<p>Zoning requirements have been consolidated into section Municipal Code. 17.30.130. In addition to state requirements (Title 25), the City has also adopted requirements such as:</p>	<p>The City will continue to implement Chapter 17.30.130, of the West Sacramento Municipal</p>

Table C-3. Summary of Housing Programs

Program	Target Objective	Outcome	Proposed Changes
<p>and 17.69 of the West Sacramento Municipal Code (Zoning) to provide for the development of manufactured homes with permanent foundations on individual lots and in manufactured home parks in all residential zoning districts. The City will provide information at its permit counter and on its website on policies and regulations for the placement of manufactured housing on permanent foundations.</p>		<ul style="list-style-type: none"> • Minimum acreage, • Minimum number of manufactured homes, • Minimum setbacks from perimeter property lines, • Landscaping per Ch. 17.25, • Solid masonry wall enclosure, • Required access to public roads from internal roads, • Access roads paving with each lot fronting a roadway, and • Parking only on streets at least 22 ft. wide (wider streets required for parks opened after 9/15/61). <p>City also continues to provide information at its permit counter and on its website on policies and regulations for the placement of manufactured housing on permanent foundations.</p>	<p>Code (Zoning) to provide for the development of manufactured homes with permanent foundations on individual lots and subdivisions and in manufactured home parks in all residential zoning districts.</p> <p>The City will continue to provide information at its permit counter and on its website on policies and regulations for the placement of manufactured housing on permanent foundations.</p>
<p>PROGRAM HE-PR-1.8: Homebuyer Assistance</p> <p>The City will continue to cooperate with the Sacramento County Board of Realtors, local financial institutions, nonprofit organizations, and residential developers in implementing homebuyer assistance programs for low- and moderate-income households. The City will annually evaluate and select program options and funding sources that have the greatest likelihood of providing funding for homebuyer assistance and addressing local homebuyer assistance needs. The</p>	<p>Assist up to 40 lower-income homebuyers during the planning period.</p>	<p>City staff continued to review the effectiveness of its former first-time homebuyer assistance (FTHB) program in addition to looking for additional funding sources to initiate a new FTHB program.</p> <p>In 2013, three homebuyer assistance loans were approved and closed escrow during the reporting period. In 2014, four families received homebuyer assistance from the City. Homebuyer assistance was provided from the First Time Homebuyer (FTHB) Assistance Program and the Neighborhood Stabilization Program. Additionally, the City was notified that its HOME Program application for homebuyer assistance was approved and the City would be awarded \$500,000 for its First Time Homebuyer Assistance Program. In 2015, three families received homebuyer assistance from the City's Neighborhood Stabilization Program-3 (NSP3). The City offered two homebuyer education courses (September and October) at the Community Center and began taking applications for the</p>	<p>The City will continue the existing program.</p>

Table C-3. Summary of Housing Programs

Program	Target Objective	Outcome	Proposed Changes
<p>City will also annually evaluate which of the potential program partners have the greatest capacity to collaborate with West Sacramento to achieve the City’s Housing Element objectives and will enter into appropriate partnership agreements with those entities as needed.</p>		<p>First Time Homebuyer Assistance Program (FTHB) in November.</p> <p>In 2016, NeighborWorks Home Ownership Center, Sacramento Region continued to administer the City's FTHB Assistance Program. Two applicants received FTHB loans to purchase their first homes. Several other applicants were pre-qualified but were not able to find homes to purchase or qualify for a first mortgage.</p> <p>NeighborWorks Homeownership Center, Sacramento Region administered the City's FTHB Assistance Program up to December 31, 2017. From 2013 through December 31, 2017, a total of nine FTHB loans were approved. Staff will be reviewing the FTHB Program for effectiveness and looking for additional funding sources and ways to streamline the application and approval process.</p> <p>The City implemented a new Homebuyer Assistance Program for current West Sacramento residents or persons who work full-time in West Sacramento who have also been approved by the Wells Fargo Neighborhood LIFT Program. Qualified applicants are eligible to receive \$20,000 down payment assistance for the purchase of a home located in West Sacramento. A total of five Homebuyer Assistance Program loans were approved in 2019. Applicants must be at or below the relevant Yolo County income limits.</p>	
<p>PROGRAM HE-PR-1.9: Cooperation with Affordable Housing Providers</p> <p>The City will continue to cooperate with affordable housing providers, such as the West Sacramento Development Corporation (WSHDC), and provide regulatory and financial incentives as</p>	<p>Continue to work with affordable housing developers.</p>	<p>City worked with the WSHDC for the re-syndication and rehabilitation of West Capitol Courtyard I & II and the refinance of Patios De Castillo I & II and River Rose affordable housing projects. Staff also worked with Community Housing Opportunities Corporation (CHOC) for the sale of the Holly Courts affordable housing project to Linc Housing.</p> <p>Staff continued to work with the WSHDC and Jamboree Housing for the development of the mixed-use West</p>	<p>The City will continue this existing successful program, cooperating with affordable housing providers, such as the WSHDC, Mercy Housing California, and Jamboree Housing, and providing regulatory and financial</p>

Table C-3. Summary of Housing Programs

Program	Target Objective	Outcome	Proposed Changes
<p>described in Programs 1.2 and 1.3 to develop, acquire, rehabilitate, and/or manage housing affordable to extremely low-, very low-, low-, or moderate-income households.</p>		<p>Gateway Place, a 77-unit mixed-use affordable housing project (76 affordable units) and with Sequoia Standard and META Housing for the development of the Landmark Lofts affordable housing project. The City co-sponsored an AHSC Program application with Jamboree Housing that provided \$2.6 million for construction costs for West Gateway Place. West Gateway Place had its grand opening in January 2017. City staff continued to work with the WSHDC and Jamboree Housing for the development of Phase II of West Gateway Place, a 60-unit affordable housing development.</p> <p>The City worked with the WSHDC and Mercy Housing California to explore a supportive housing project and identify viable sites. City staff also continued to work with Mercy Housing California and continued to make significant progress on the development of a permanent supportive housing development that will provide 85 units for the homeless or at risk of becoming homeless. The project is under construction. City staff also coordinated with Mercy Housing and Yolo County Health and Human Services for submittal of a No Place Like Home application for the a permanent supportive housing (PSH) project and coordinated with Mercy Housing and Yolo County Housing for submittal of an application, and subsequent awarded, of 60 Project-Based Vouchers for the PSH project.</p> <p>The City worked with NeighborWorks Homeownership Center, Sacramento Region for continued implementation of the City's First Time Homebuyer Assistance Program. The City previously worked with NeighborWorks and Friends of the Mission for implementation of the City's Neighborhood Stabilization Program (1 & 3).</p> <p>The City continues to collaborate with community based nonprofit organizations active in West Sacramento to increase affordable and special needs.</p>	<p>incentives, as described in Programs 1.2 and 1.3.</p>

Table C-3. Summary of Housing Programs

Program	Target Objective	Outcome	Proposed Changes
		<p>Examples include:</p> <ul style="list-style-type: none"> • Mercy Housing and Mercy Coalition • Bryte/Broderick Community Action Network • West Sacramento Housing Development Corporation • Yolo County Homeless and Poverty Action Coalition (HPAC) • Shores of Hope <p>The City also continues to work with housing developers under the inclusionary housing program (West Sacramento Code, §15.40.100, Affordable Housing Agreements) 1,590 affordable housing units have been delivered since 1990 through a combination of acquisition, new construction and rehabilitation.</p>	
<p>PROGRAM HE-PR-1.10: Annual Report on Housing Element Implementation</p> <p>The City will prepare an annual report to the City Council (as required by Government Code Section 65400) on achievements in implementing housing programs and meeting the objectives of the City’s Housing Element. The report will include activities of all City departments responsible for implementing programs contained in the Housing Element.</p>	<p>Annually submit Housing Element progress reports to the City Council for review and then to the California Housing and Community Development Department (HCD).</p>	<p>The City submitted Housing Element progress reports for the years 2013 through 2019. HCD’s reports on the City’s compliance status indicate that the City remains compliant with state law and HCD guidance on housing element implementation.</p>	<p>The City will continue the existing program.</p>
<p>PROGRAM HE-PR-1.11: Address Housing Constraints</p> <p>Biannually evaluate the City’s zoning code to identify and address</p>	<p>Biannually review the zoning code to conform to current state law requirements / identify and address constraints to</p>	<p>The City’s General Plan 2035 was completed in December 2016. Updates to the Zoning Ordinance were completed in March 2019.</p>	<p>Biannually evaluate the City’s zoning code to identify and address any constraints to the development of housing,</p>

Table C-3. Summary of Housing Programs

Program	Target Objective	Outcome	Proposed Changes
any constraints to the development of housing	development of housing affordable to all income levels.		particularly affordable housing, that derive from application of the City’s Zoning Ordinance.
<p>PROGRAM HE-PR-1.12: General Plan Update</p> <p>The City is in the process of updating the General Plan and will ensure that available sites are developed at increased densities to allow for the development of housing units to meet future housing needs.</p>	Ensure that available sites are developed at densities greater than the minimum densities and an adequate number of housing units are developed to meet future housing needs.	The General Plan update was adopted November 2016. The 2019 zoning code changes added housing/mixed-use capacity and higher densities in residential, mixed-use, and central business district zones (See Program HE-PR-1.1 and 1.3 above)	<p>The City will need to adopt further, minor updates to the General Plan to ensure internal consistency of the 2021-2029 Housing Element. These changes will be made shortly after adoption of the Housing Element.</p> <p>The update will include minor changes to the Land Use Element to reflect zoning code changes in 2019 that added housing and mixed-use development capacity and higher residential densities in residential, mixed-use, and central business district zones.</p> <p>The City will ensure that available sites are developed at increased densities to allow for the development of housing units to accommodate the City’s RHNA for the 2021-2029 planning period</p>
<p>PROGRAM HE-PR-1.13: Continue to Implement Urban</p>	Implement design standards in the Bridge District Specific	The City continued to implement Bridge District SP design standards. Implementation of the standards were	The City will continue to implement Urban Design

Table C-3. Summary of Housing Programs

Program	Target Objective	Outcome	Proposed Changes
<p>Design Standards for the Bridge District Specific Plan Area</p> <p>Continue to implement the Urban Design Standards for the Bridge District Specific Plan (SP) area to encourage denser development.</p>	<p>Plan to encourage high-density infill development.</p>	<p>exemplified by the first phase of housing in the Bridge District, which included a 70-unit affordable housing development in addition to 96 market-rate apartments and 32 townhomes. In addition, phase 1 of the affordable multi-family development known as West Gateway Place incorporates Bridge District SP design standards. City staff has been working with a developer on a 246-unit market-rate housing development, which will also incorporate BDSP design standards.</p> <p>City staff continued to coordinate with Bridge District Riverfront LLC on the development of the "West" mixed-use project, including the design of the public and quasi-public spaces adjacent to the project. In 2018, City staff commenced negotiations with the developer of the West Apartments to purchase and construct a river park extension of the existing trail and has produced preliminary design concepts. In 2019, negotiations and due diligence activities continued to settle on price and terms of the real estate transactions. A final design was selected at the staff level and will be presented to the Parks Commission and the City Council for consideration in 2020 along with a purchase and sale agreement for the acquisition of the property. In 2019, Parks and Recreation staff applied to State Parks for \$8.5 million in grant funding for the acquisition and development of the Bridge District Plaza, a communal gathering space in the heart of the Bridge District. Presently, concept designs include a flexible gathering space/amphitheater, trees, landscaping, public art and an interactive water feature.</p> <p>Both the Bridge District Specific Plan and Urban Design Standards contain provisions to support higher-density urban housing and affordable housing development.</p> <p>Urban standards include changes in city zoning and other regulations, streetscape standards, and investments that support higher-density and a sustainable development</p>	<p>Standards for the Washington and Bridge District Specific Plans and Grand Gateway Master Plan areas to facilitate denser development.</p> <p>The City will conduct a biannual review and revise standards, if necessary, to ensure achievement of high-density infill development.</p>

Table C-3. Summary of Housing Programs

Program	Target Objective	Outcome	Proposed Changes
		<p>model for 5,210 planned residential units (731 residential units, (including 198 affordable units) in first five-year project phase.</p> <p>Structured parking allows for densities necessary to support urban public transit service. In addition, 500,000 sq. ft. was initially banked as a density incentive accessed through a Density Bank.</p>	
<p>PROGRAM HE-PR-2.1.1: Housing Rehabilitation (Single-Family)</p> <p>The City will continue to provide housing rehabilitation assistance to very low- and low-income homeowners. Participation by rental property owners will require compliance with a rent limitation agreement. The City will continue to implement, annually review, and revise, as needed, program guidelines for housing rehabilitation assistance.</p>	<p>Assist in rehabilitating up to 40 housing units during the planning period with funding provided by all applicable programs.</p>	<p>With assistance from the City’s Neighborhood Stabilization Program, which provides loans to non-profit partners to acquire, rehabilitate, and sell or rent previously foreclosed or abandoned homes to low-income households. Initially, eight previously foreclosed single-family homes were acquired, rehabilitated, and resold to low- and moderate-income households by the City’s non-profit partner (NeighborWorks).</p> <p>A total of 16 single family homes were acquired, rehabilitated, and resold to low-income households as part of the City’s Neighborhood Stabilization Program-1. A total of 12 single-family homes were acquired, rehabilitated, and resold or rented as part of the City’s NSP3.</p> <p>The City’s Owner-Occupied Residential Rehabilitation (OORR) Program was inactive. City staff are researching possible funding sources to reinitiate the OORR Program.</p>	<p>The City will continue the existing program and assist in rehabilitating up to 20 housing units during the 2021-2029 planning period with funding provided by all applicable programs.</p>
<p>PROGRAM HE-PR-2.3: Preservation of Mobile Home Parks</p> <p>Mobile homes located in mobile home parks represent a vital component of West Sacramento’s</p>	<p>Assist all mobile home parks through this strategy.¹⁹</p>	<p>The City continued to implement the Mobile Home Rehabilitation and Replacement Program. In 2013, four rehabilitation/replacement loans were approved. In 2014, three Mobile Home Rehabilitation and Replacement Program projects were completed. In 2017, 12 mobile homeowners received assistance to repair or replacement of</p>	<p>The program will continue for preservation of manufactured home parks² through continued implementation of the City’s Mobile Home Park Strategy.</p>

¹⁹ The City of West Sacramento now refers to “Mobile Home Parks as “Manufactured Home Park” in section 17.50.10, Title 17 (Zoning) of the Municipal Code

Table C-3. Summary of Housing Programs

Program	Target Objective	Outcome	Proposed Changes
<p>affordable housing stock. Accordingly, the City will endeavor to maintain and upgrade this housing stock by promoting well-managed and well-maintained parks and mobile homes that provide decent, safe, and sanitary housing for residents in accordance with California Health and Safety Code standards. The City will continue to implement the Mobile Home Park Strategy with the following components:</p> <ul style="list-style-type: none"> • Establish a set of local operating guidelines for mobile home parks and offer incentives for park owners to participate in the program. • Develop a program for owners to offer long-term leases with modest rent increases over time. <p>Codify a local mobile home park closure ordinance that clarifies the closure process and provides reasonable protection for residents in accordance with state law.</p> <p>Support the concept of resident or nonprofit park ownership and seek state and federal funding to facilitate the sale and transition to resident or nonprofit ownership; increase the number of affordable units in the city targeted to extremely low-income households;</p>		<p>their mobile home units through the City’s Mobile Home Rehabilitation and Replacement Program.</p> <p>City staff continue to track mobile home park rent increase notices from reports submitted by mobile home park owners. No mobile home park closures were reported and no grant applications were submitted for mobile home park infrastructure improvement funds. The City has been tracking one mobile home park that has experienced increased vacancy and contacted the ownership to determine the future of the park. At this time, the owner has not made a determination to change the use of the park.</p> <p>City staff attended mobile home park community meetings to provide code enforcement and other relevant information.</p>	<p>Additionally, the City adopted Chapter 15.06 of the Municipal Code (Mobilehome Park Change of Use) to ensure that:</p> <ul style="list-style-type: none"> • Any proposed change of use of an existing mobile home park, or a portion thereof, to any other use is preceded by adequate notice to the City and residents. <p>Social and fiscal impacts of the proposed change of use are adequately defined prior to consideration of a proposed change of use.</p> <ul style="list-style-type: none"> • Relocation and other assistance is provided to identified park residents, consistent with the provisions of the ordinance codified in this chapter, California Government Code Sections 65863.7 and 66427.4, and relevant portions of the California Civil Code <p>In addition, all mobile homeowners and residents within an applicant’s manufactured home park</p>

Table C-3. Summary of Housing Programs

Program	Target Objective	Outcome	Proposed Changes
<p>and provide occupancy preference for those units to qualified mobile home residents.</p> <p>The City will continue to apply for infrastructure improvement funds (see Program HE-PR-1.6).</p>			<p>must provide six months' advance notice of intent to change the use of the park, or a portion thereof, and relocate all manufactured homes after all city approvals.</p>
<p>PROGRAM HE-PR-2.1.2: Housing Rehabilitation (Multi-Family)</p> <p>The City will continue to provide housing rehabilitation assistance to very low- and low-income rental property owners with very low- or low-income tenants. Participation by rental property owners will require compliance with a rent limitation agreement. The City will continue to implement, annually review, and revise, as needed, program guidelines for housing rehabilitation assistance.</p>	<p>Assist in rehabilitating housing units with funding provided by all applicable programs (up to 200 multi- family units during the planning period).</p>	<p>The City worked with the WSHDC for the re-syndication and rehabilitation of West Capitol Courtyard I (WCCI), a 50-unit affordable rental development and West Capitol Courtyard II (WCCII), a 75-unit affordable rental development. No additional City funds were provided, but the projects were built in 1995 and 1999, respectively, with City HOME and Redevelopment Agency funds. As part of the re-syndication, West Capitol Courtyard II underwent substantial rehabilitation of the exterior and interior.</p> <p>The City also worked with CHOC to facilitate the sale, re-syndication, and rehabilitation of Holly Courts, a 40-unit affordable rental development. No additional City funds were provided, but the project was built in 1996 with Redevelopment Agency funds. As part of the re-syndication, Holly Courts underwent substantial rehabilitation of the exterior and interior.</p> <p>No developers approached the City to request rehabilitation assistance. Local funds are limited, and staff is in active discussions with Jamboree Housing for the development of Phase II of West Gateway Place, which will require local funds.</p>	<p>The City will improve the existing program to include energy efficiency upgrades and age-in-place upgrades for seniors. Among the areas of focus on housing rehabilitation assistance will be increased energy efficiency and GHG reduction through use of solar panels and conversion of homes to all electric energy from sustainable sources.</p>
<p>PROGRAM HE-PR-2.2: Preservation of Affordable Rental Housing</p> <p>The City will continue to mitigate the potential loss of very low- and low-income housing units through</p>	<p>Continue to maintain the affordability of subsidized rental housing in the city (see also Program HE-PR- 2.3).</p>	<p>No "at risk" affordable rental projects were identified.</p> <p>The City has determined that new construction of affordable multi-family rental units and multi-family rehabilitation with conversion from market rate to affordable would be the most effective methods to address</p>	<p>The City will continue the existing program</p>

Table C-3. Summary of Housing Programs

Program	Target Objective	Outcome	Proposed Changes
<p>the conversion of subsidized rental housing projects to market-rate housing through the following actions:</p> <p>d. At least one year prior to the conversion date, the owner will be required to provide written notification to residents of the expected date of loan prepayment or payoff, at which time the owner will no longer be restricted in the level of rent that can be charged. The notice will also contain an estimate of rent increases at the time rental restrictions no longer apply. Residents moving into a housing development during this one-year period must also be notified in writing of the pending conversion prior to signing a rental agreement.</p> <p>e. Property owners will provide relocation assistance to low-income households who are unable to afford rent increases.</p> <p>f. If an affordable housing project indicates it is opting out of its affordability restrictions, the City will ensure that affected residents receive notification of the owner’s intent and will provide nonfinancial assistance with relocation.</p>		<p>housing cost burden faced by lower-income renter households. <i>(2016-2017 CDBG Annual Action Plan)</i></p>	

Table C-3. Summary of Housing Programs

Program	Target Objective	Outcome	Proposed Changes
<p>g. The City will solicit interested nonprofit housing corporations to acquire and maintain such projects as low-income housing. The City will assist an interested nonprofit housing corporation in applying for state or federal assistance for acquisition.</p>			
<p>PROGRAM HE-PR-3.1: Energy Conservation</p> <p>The City will continue to post and distribute information on currently available weatherization and energy conservation programs to residents and property owners in West Sacramento. The City will distribute information through the City’s newsletter, annual mailings in City utility billings, distribution of program information to community organizations and at municipal offices, and posting on the City’s website.</p> <p>The City will continue to enforce state requirements, including Title 24 of the California Code of Regulations, for energy conservation in new residential projects, and will encourage residential developers to employ additional energy conservation measures for the siting of buildings, landscaping, and solar access through development</p>	<p>Increase public awareness and information on energy conservation opportunities and assistance programs for new and existing residential units and comply with state energy conservation requirements.</p> <p>See Program HE-PR-1.6: The City will pursue state and federal funding to implement the actions described in this chapter.</p> <p>See Program HE-PR-1.10: Annual Report on Housing Element Implementation for the City’s annual reporting on program achievements.</p>	<p>The City continued to implement Title 24 of California Code of Regulations. Single-family homes acquired and rehabilitated as part of the City's Neighborhood Stabilization Program implement various energy efficiency measures as part of rehabilitation work. Additionally, the City provided CDBG Program income and applied for AHSC funding on behalf of the West Gateway Place affordable housing project. The project is green-certified and located in a walkable neighborhood with easy transit access to major centers.</p> <p>A key City strategy for energy conservation is to advertise water conservation programs on at the City’s Programs and Rebates webpage: www.cityofwestsacramento.org</p> <p>Among the City programs are:</p> <ul style="list-style-type: none"> • Virtual Water Wise House Call. An application-based program for customers interested in reducing water use at the customer’s based on part or all of the recommendations. • Smart Irrigation Controller Rebates. The City offers \$150 to replace existing conventional irrigation controllers with WaterSense irrigation controllers that tailor watering schedules to actual conditions onsite. • Instant Rebate with Rachio/RWA. Residents can save 65% on a Rachio 3 Smart Sprinkler Controller through a 	<p>Renamed Energy Conservation and Clean Energy Use, the City will continue the program adding work to implement the Mayors’ Commission on Climate Change Final Report to achieve carbon neutrality by 204 through various strategies. Mayors’ Commission Final Report strategies are intended to further City goals for energy efficient, support implementation of the City’s Climate Action Plan, advance social equity, and reduce the housing cost burden on lower-income and special needs households.</p>

Table C-3. Summary of Housing Programs

Program	Target Objective	Outcome	Proposed Changes
standards contained in the West Sacramento zoning ordinance.		<p>rebate program offered through a partnership with the Regional Water Authority and local water providers.</p> <p>The City has also promoted energy conservation through Chapter 15.10 of the Municipal Code. Section 15.10.020 states the City’s purpose to: “adopt an expedited, streamlined solar permitting process that complies with the Solar Rights Act and AB 2188.”</p> <p>Section 15.10.060 A. Requires the building division to adopt an administrative, nondiscretionary review process to expedite approval of small residential rooftop solar energy systems. Review of the application is limited to review of whether the application meets local, state, and federal health and safety requirements.</p> <p>These provisions assist in achieving timely and cost-effective installations of small residential rooftop solar energy systems and encourage use of solar systems by removing unreasonable barriers, minimizing costs to property owners and the city, and expanding property owners’ ability to install solar energy systems.</p>	
<p>PROGRAM HE-PR-4.1: Mixed-Use Development</p> <p>The City will continue to promote mixed-use residential/commercial development in the Bridge District, along West Capitol and Sacramento Avenues, in the Waterfront Zone, and in appropriate commercial zones through a combination of:</p> <ul style="list-style-type: none"> • The West Sacramento Community Investment Action Plan, which identifies the City’s objectives for funding infrastructure, obtaining grant 	<p>Support the construction of housing units in one or more mixed-use projects between 2013 and 2021.</p> <p>See Program HE-PR-1.6: The City will pursue state and federal funding to implement the actions described in this chapter.</p> <p>See Program HE-PR-1.11: Annual Report on Housing Element Implementation for the City’s annual reporting on program achievements.</p>	<p>The City continued to promote mixed-use residential/commercial development in the Bridge District along West Capitol and Sacramento Avenues, in the Waterfront Zones, and in appropriate commercial zones.</p> <p>The City worked with Jamboree and the WSHDC to develop the West Gateway Place mixed-use project and with Sequoia Standard and Meta Housing to develop the Landmark Lofts mixed-use project.</p> <p>The City allocated \$1,191,428 in CDBG Program income funds for infrastructure improvements related the West Gateway Phase 1 affordable housing project. Additionally, the City applied for, and was awarded, \$4,130,888 for walkability, bikeability, and transit infrastructure improvements in the Grand Gateway area and surrounding neighborhoods.</p>	<p>Renamed Mixed-Use Development and Jobs/Housing Balance, the City will continue the existing program to promote mixed-use development in the Bridge District, Waterfront Zone, and in appropriate commercial zones through implementation of the City’s 2035 General Plan (adopted in 2016) policies related to the West Capitol Avenue and the City’s</p>

Table C-3. Summary of Housing Programs

Program	Target Objective	Outcome	Proposed Changes
<p>funds, and implementation of other programs in the post-redevelopment era;</p> <ul style="list-style-type: none"> • The West Capitol Implementation Strategy, updated in 2004, which provides concrete politically, and economically feasible steps for the City to implement the community’s goals for the West Capitol Avenue corridor. Public investment in the West Capitol Avenue corridor, such as extending streetscape improvements west of Jefferson Boulevard, completing a new park at Sycamore, and infrastructure improvements; • Incentives (see Program HE-PR-1.3) for projects that include a specified number of housing units, affordable to very low- or low-income households; • Regulatory incentives for market-rate housing, such as flexible planned development standards. • Implementation of code enforcement for abatement of blighting conditions; and • Updated and new mixed-use zoning regulations. 		<p>The City’s zoning code was amended in 2019 to allow more housing in appropriate commercial zones, to allow for higher residential and mixed-use densities in targeted locations (such as the Bridge District and other riverfront districts)</p> <p>Many of West Sacramento’s key development and neighborhood plans have been mixed use, primarily through the specific plan or masterplan process and revitalization plans for existing neighborhoods. Examples Include:</p> <p>The Bridge District, a waterfront orientated urban mixed-use district along the Sacramento River, with 5,210 planned housing units and 7.3M sq. ft. of commercial space.</p> <p>The Washington District Specific Plan and subsequent Washington Realized Sustainable Communities Strategy.</p> <p>Grand Gateway Master Plan, with site development standards and design guidelines for compact mixed-use development in a pedestrian-orientated setting</p> <p>West Capitol Avenue and Central Business District Design Guidelines, for mixed use development, in the Downtown Core and residential uses in the Mixed Use Residential and Mid-Town Residential districts, with non-residential uses at key areas and intersections.</p>	<p>Downtown Development Strategy, incentives, code enforcement for abatement of blighting conditions, and mixed-use zoning regulations. The City will also continue to recruit businesses and support growth of employment centers with access to transit and proximity to housing.</p>

Table C-3. Summary of Housing Programs

Program	Target Objective	Outcome	Proposed Changes
<p>PROGRAM HE-PR-5.1: Local, State, and Federal Funding for Infrastructure</p> <p>The City will use a combination of federal, state, and local funding, as appropriate, to subsidize on- and off- site infrastructure improvements directly or specifically benefiting housing projects containing units affordable to extremely low-, very low-, low-, or moderate-income households. The City will also explore forming an Infrastructure Finance District (IFD) as an additional funding source.</p>	<p>Support infrastructure improvements for affordable housing, including new construction and/or revitalization in older neighborhoods.</p> <p>Consider establishing an IFD to fund future infrastructure. (Program HE-PR-1.6). The City will pursue state/ federal funding to implement actions described in this chapter.</p>	<p>The City has been successful in obtaining regional, state, and federal funding for infrastructure projects to support neighborhood development and improvements to existing neighborhoods.</p> <p>The City allocated \$1,191,428 in CDBG Program income for offsite infrastructure in support of the West Gateway affordable housing project, located in the Bridge District. An IFD was established to fund infrastructure in the Bridge District. A study of future infrastructure needs to support high density development in the Washington district was conducted using a HUD Sustainable Communities Challenge grant and matching City funds.</p> <p>Additionally, the City applied for, and was awarded, \$4,130,888 for walkability, bikeability, and transit infrastructure improvements in the Grand Gateway area and surrounding neighborhoods. The project began during 2017. The project will add a new segment of 7th Street connecting West Capitol Avenue to Tower Bridge Gateway. It will also create a Grand Gateway entrance to the City core where the Bridge District, Washington District and Downtown converge. The project will also add and replace 10,000 lineal feet of storm drain, water and sewer mains to facilitate development in the historic Washington District. Multimodal transportation improvements will incorporate way-finding and public art to the Riverfront and will better accommodate transit, bicycles, pedestrians, and automobiles</p> <p>The City allocated \$443,568 in federal CDBG funds to the River Walk Trail Extension project to improve the trail, provide ADA upgrades and safety lighting.</p> <p>Significant progress was made advance the Washington Arts Implementation Plan funded by the National Endowment of the Arts (NEA) "River Crossing" grant. Completed work in the Washington District included way-</p>	<p>In June 2017, the City adopted an EIFD No. 1, the first EIFD in the state. The EIFD covers approximately 4,144 acres, or 25% of the entire City with a diverse set of land uses. EIFD No. 1 will be consistent with the City's adopted General Plan. Expenditure of EIFD No. 1 revenues will provide community-wide benefits, including housing, economic development, mobility, parks and recreation, and a healthy community. Target objectives include providing a stable source of revenue for capital investment, support adaptive reuse and creative reuse of existing real estate assets, and leveraging outside funds, such as federal/state grants.</p>

Table C-3. Summary of Housing Programs

Program	Target Objective	Outcome	Proposed Changes
		<p>finding and public art to orient the district to the river. Additionally, a community outreach pop-up event was held in October 2018 to engage the public and solicit feedback for arts and place-making in the Washington District. The event included the installation of a temporary mural by Sacramento-based artist Irubiel Moreno.</p> <p>Lastly, in September 2018, the Council was presented the I Street Bridge Deck Conversion Feasibility Study. The feasibility study completed a field condition assessment, identifying deficiencies and safety concerns that need to be addressed to meet current design standards for pedestrian and bicycle use; the feasibility study also recommended the most feasible approach.</p> <p>The City has also established EIFDs to support neighborhood development and revitalization. See also Program HE-PR-1.4: Community Investment Program</p>	
<p>PROGRAM HE-PR-5.2: Water and Sewer Priority In compliance with State law (Government Code Section 65589.7), the City will establish written policies and procedures that grant priority for water and sewer to proposed development that includes housing affordable to lower-income households.</p>	<p>Establish written policies and procedures to prioritize water and sewer for lower-income housing.</p>	<p>The City adopted the Water & Sewer Master Plan Update in October 2017.</p>	<p>The City will continue the existing program.</p>
<p>PROGRAM HE-PR-6.1: Yolo County Homeless Services Coordination Program The City will continue to participate in the Yolo County Homeless Coordination Project. This participation will include an annual funding contribution to be</p>	<p>Maintain support of services and facilities to assist West Sacramento homeless residents.</p>	<p>The City continued to participate in the Yolo County Homeless Coordination Program, contributing \$20,000 in CDBG program income annually toward the salary of the Yolo County Homeless Coordinator, and overhead at the Cold Weather Shelter program, and the Fourth and Hope and Shores of Hope homeless shelters in Woodland. In addition, the City hired its own Homeless Coordinator and allocated \$321,917 in CDBG program income and new</p>	<p>The City will continue the existing program.</p>

Table C-3. Summary of Housing Programs

Program	Target Objective	Outcome	Proposed Changes
<p>shared with Yolo County and the cities of Davis, Woodland, and Winters. As part of this program, shelter beds will be targeted for homeless West Sacramento residents, and the City will seek a cooperative effort to develop additional homeless services and facilities capacity dispersed throughout the county as needed to address homeless needs.</p> <p>The City prefers to use resource centers (one place where an individual can access food, clothing, laundry, bathing, and telephone services as well as provide a mailing address) as part of its continuing role in assisting the homeless. First priority for use will be given to city residents who are temporarily homeless.</p> <p>The City recently embarked on a homeless study to identify what services and/or facilities are needed to address current and future homeless issues. It is the City’s intent to develop an action plan after evaluation of the study results.</p> <p>Many service providers who assist individuals and families have located in West Sacramento. Examples include group homes for seniors, group homes for non-senior adults, transitional housing</p>		<p>2014 CDBG grant funds to ensure that the position is funded for at least three years.</p> <p>The City collaborated with Yolo County, the Yolo County Housing Authority and local service providers to move 65 chronically homeless persons from encampments along the river into a pilot transitional housing program called Bridge to Housing. Participants were provided with four months of housing, food, intense case management and assistance with applying for benefits. 23 participants obtained monthly income, 50 obtained health insurance benefits and 36 successfully moved into permanent housing. The total amount of City funds toward the Bridge to Housing Program was \$50,000.</p> <p>City staff participate in the local Continuum of Care, known as the Yolo County Homeless and Poverty Action Coalition (HPAC) to ensure that all homeless activities are coordinated with local service providers, the Yolo County Department of Health and Human Services, the Housing Authority of Yolo County, and other community partners.</p> <p>In its 2017/2018 CDBG Annual Action Plan (AAP), City targeted the use of \$415,862 to acquire at least 20 units of housing for occupancy by individuals and families who are homeless or at risk of homelessness.</p> <p>The 2018/2019 AAP included up to \$625,295, for use in conjunction with the 2017/2018 funding for acquisition and development of property for up to 85 units of permanent supportive housing targeted to persons experiencing homelessness and persons at-risk of homelessness.</p>	

Table C-3. Summary of Housing Programs

Program	Target Objective	Outcome	Proposed Changes
<p>units, and various other nonprofit organizations, such as the Yolo Community Care Continuum, that operate group homes and lease apartments throughout West Sacramento. The City will continue to support existing facilities and programs (including financial support when appropriate and necessary), permit homeless facilities and service providers in at least one nonresidential zone without discretionary review in the City’s zoning code, and financially contribute to regional solutions to homelessness.</p>			
<p>PROGRAM HE-PR-6.2: Section 8 Rental Assistance The City will continue to cooperate with the Yolo County Housing Authority in its administration of the Section 8 rental assistance program by notifying rental property owners who have been assisted with public funds that they cannot refuse to accept Section 8 vouchers for rental of the assisted units.</p>	<p>Inform rental property owners who have been assisted with public funds of their obligations regarding the Section 8 voucher program and ensuring rental units are available to Section 8 voucher holders.</p>	<p>The City continues to inform rental property owners who have received assistance with public funds of their obligations regarding the Section 8 voucher program. The City supported the efforts of the Yolo County Housing Authority, including providing staff to participate on the housing authority’s Family Self-Sufficiency Program Advisory Committee.</p> <p>The West Sacramento Housing Department is responsible for working with the Yolo County Housing Authority to ensure that rental property owners are aware of their obligations accept Section 8 vouchers and comply with state and federal fair housing laws. The City’s Fair Housing website has links to fair housing requirements and resources.</p> <p>https://www.cityofwestsacramento.org/residents/housing/fair-housing</p>	<p>The City will continue the existing program.</p>
<p>PROGRAM HE-PR-6.3: Equal Housing Opportunity</p>	<p>Promote and ensure compliance with state and federal fair</p>	<p>The City has created a Fair Housing website that summarizes local, state, and federal fair housing laws,</p>	<p>Updated to the Affirmatively Furthering</p>

Table C-3. Summary of Housing Programs

Program	Target Objective	Outcome	Proposed Changes
<p>The City will continue to promote equal housing opportunity for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, disability, familial status, source of income, or sexual orientation by continuing to contract for fair housing services, currently provided by the Center for Human Rights and Law Advocacy (CHRLA). To support compliance with fair housing requirements, the City will:</p> <ul style="list-style-type: none"> • Contribute to and attend an annual community event with participation by public agencies and private organizations representing housing, financing, and real estate industry interests. The purpose of the annual event will be to highlight fair housing requirements and responsibilities. • Distribute fair housing information at City offices, other public agency locations in West Sacramento, on the City’s website, and (at least annually) in City mailings to residents and property owners. • Refer fair housing questions, information requests, and complaints to the Human Rights and Fair 	<p>housing requirements; continue financial support of, and participation in, local joint power agreements to promote fair housing.</p>	<p>groups protected by fair housing/antidiscrimination) laws The City also provides links to other agencies/ resources for more information on Fair Housing, Tenant Rights, or for Fair Housing education for landlords:</p> <ul style="list-style-type: none"> • Project Sentinel -Toll Free at (888) 324-7468 • State of California Department of Fair Housing and Employment • Rental Housing Association of the Sacramento Valley • Legal Services of Northern California • U.S. Department of Housing and Urban Development <p>The City continues to distribute fair housing information at City offices, on the City’s website and at other locations. City staff continue to refer questions and information requests to Human Rights and Fair Housing Commission and/or CHRLA.</p> <p>All City housing programs incorporate affirmative fair housing marketing strategies. Staff refers questions and information requests to Legal Services of Northern California, located in Woodland.</p> <p>In 2014, the City was awarded a State CDBG grant that provided \$65,000 for fair housing services over a three-year period. A procurement process resulted in hiring Project Sentinel to provide fair housing testing, counseling and education.</p> <p>The City allocates a portion of its Federal CDBG funding to support activities that affirmatively further fair housing. This allocation set aside has been used to participate in the development of a Sacramento regional Analysis of Impediments to Fair Housing and fund a contract with a fair housing services to provide fair housing outreach, counseling, education, testing, enforcement, and landlord/tenant dispute resolution. These services are</p>	<p>Fair Housing Program. The City will continue to promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, disability, familial status, source of income, or sexual orientation by continuing to contract for fair housing services, currently provided by the Center for Human Rights and Law Advocacy (CHRLA). The City will support compliance with fair housing requirements through various actions, such as maintaining compliance with civil rights and fair housing laws, taking meaningful actions that promote fair housing opportunities for low-and-moderate income tenants and tenants of affordable housing, and reducing any racially and ethnically concentrated areas of poverty without displacement.</p>

Table C-3. Summary of Housing Programs

Program	Target Objective	Outcome	Proposed Changes
<p>Housing Commission and/or CHRLA.</p>		<p>offered to reduce discrimination and the incidence of homelessness due to avoidable evictions.</p>	
<p>PROGRAM HE-PR-6.5: Accessibility for Persons with Disabilities</p> <p>The City currently provides public information at its permit counter that summarizes policies, regulations, and permit processes for accommodations designed to meet the needs of persons with disabilities. The City will continue to implement state requirements (Sections 4450–4460 of the California Government Code and Title 24 of the California Code of Regulations) to include accessibility in housing and public facilities for persons with disabilities. The City will continue to:</p> <ul style="list-style-type: none"> • Encourage housing developers to include mobility-impaired accessibility in their project designs. • Review regulations and procedures for City-funded or operated housing programs to ensure that they do not exclude participation by persons with disabilities. • Include accessibility considerations in the preparation 	<p>Adopt a reasonable accommodation ordinance (Summer 2013) to increase accessibility in housing for persons with disabilities through facilitation of development, maintenance, and improvement of new and existing housing. Completed ADA Transition Plan (was in process, Summer 2013).</p>	<p>Reasonable Accommodations Ordinance and ADA Transition Plan were completed and adopted in 2013. The City adopted section 17.42.020 of the Municipal Code, which establishes the procedures to request Reasonable Accommodation for persons with disabilities seeking equal access to housing under the California Fair Employment and Housing Act, the Federal Fair Housing Act, and the Americans with Disabilities Act (“the Acts”) in the application of zoning law and other land use regulations, policies, procedures, and conditions of approval.</p> <p>A request for Reasonable Accommodation may be made by any person with a disability, their representative, or any other entity, when the application of zoning law or other land use regulation, policy, or procedure acts as a barrier to fair housing opportunities.</p> <p>A request for Reasonable Accommodation may include a change or exception to the practices, rules, and standards for the development, siting, and use of housing or housing related facilities that would eliminate regulatory barriers and provide a person with a disability equal opportunity to housing of their choice.</p>	<p>The City will continue the existing program adding continued collaboration with non-profit organizations and Yolo County to support housing rehabilitation programs that provide funding for repairs, reconstructs, and/or otherwise alter or adds habitable space to residential structures that increase accessibility for mobility and visually impaired occupants.</p> <p>The City will continue to implement the City’s Reasonable Accommodations procedures, which establishes the procedure to request Reasonable Accommodations for persons with disabilities seeking equal access to housing in the application of the City’s zoning, land use, and development permit procedures and in compliance with state and federal fair housing law.</p>

Table C-3. Summary of Housing Programs

Program	Target Objective	Outcome	Proposed Changes
<p>of the City’s capital improvement plan and the allocation of funding for capital improvements in support of housing and residential neighborhoods.</p> <p>To further ensure the City is meeting Sections 4450–4460 of the California Government Code and Title 24 of the California Code of Regulations, the City will adopt a formal Reasonable Accommodation Ordinance to provide exceptions in zoning and land use for housing for persons with disabilities. This procedure is a ministerial process, with minimal or no processing fee, subject to approval by the Community Development Director by applying the following criteria:</p> <ul style="list-style-type: none"> a. The request for reasonable accommodation will be used by an individual with a disability or their representative protected under fair housing laws. b. The requested accommodation is necessary to make housing accessible and suitable to an individual with a disability protected under fair housing laws. c. The requested accommodation would not impose an undue 			<p>Staff will continue to update the ADA Self-Evaluation and Transition Plan as the City addresses barriers in the public right of way, including curb ramps, pedestrian signals, sidewalks, City buildings, parks, and all other relevant facilities and programs. This document will receive continual updates to promote full participation, self-sufficiency, and equal opportunity within City facilities and the public right-of-way.</p>

Table C-3. Summary of Housing Programs

Program	Target Objective	Outcome	Proposed Changes
<p>financial or administrative burden on the City.</p> <p>d. The requested accommodation would not require a fundamental alteration in the nature of the City's land use and zoning program.</p>			
<p>PROGRAM HE-PR-6.6: Special Housing Needs</p> <p>In implementing affordable housing programs, the City will work with housing providers to ensure that special housing needs are addressed for seniors, large families, female-headed households, single-parent households with children, persons with disabilities and developmental disabilities, homeless individuals and families, and farmworker families. The City will seek to meet these special housing needs through a combination of regulatory incentives, zoning standards, new housing construction programs, housing rehabilitation, homebuyer assistance programs, and supportive services programs. In addition, the City may seek funding under the federal Housing Opportunities for Persons with AIDS, California Child Care Facilities Finance Program, and</p>	<p>Collaborate with affordable housing developers and secure funding, if feasible, to assist with the development of special needs housing projects.</p> <p>See Program HE-PR-1.6: The City shall pursue state and federal funding to implement the actions described in this chapter.</p>	<p>The City contracted and continued to work with Friends of the Mission to use NSP3 funding to develop scattered site, single family permanent supportive housing units for formerly homeless individuals and families with disabilities. In March 2013, the City embarked on a study of the effects of homelessness on persons experiencing homelessness.</p> <p>The City collaborated with Yolo County, Yolo County Housing and other agencies serving the homeless in a housing-first program called Bridge to Housing.</p> <p>More than 60 West Sacramento homeless residents were placed in temporary housing for 90 days and received an array of services with the ultimate goal of finding permanent housing for them.</p> <p>The City hired and continued to fund a full time Homeless Coordinator to conduct outreach to homeless and at-risk individuals and families to link them with needed services and assist them to secure affordable and stable housing.</p> <p>The City allocated \$415,862 in CDBG entitlement and program income funds for a supportive housing project. Staff worked with its nonprofit partner to identify a site and develop a project scope.</p> <p>The City continued to fund a Homeless Coordinator position to provide case management and direct services to homeless persons in West Sacramento.</p>	<p>The City will continue the existing program to ensure that special housing needs are addressed for seniors, large and multigenerational families, female-headed households, single-parent households with children, persons with disabilities and developmental disabilities, homeless individuals and families, farmworker families, and other disadvantaged persons or families with special housing needs.</p>

Table C-3. Summary of Housing Programs

Program	Target Objective	Outcome	Proposed Changes
<p>other state and federal programs designated specifically for special needs groups such as seniors, persons with disabilities, and persons at risk for homelessness.</p>		<p>The City and Yolo County both contributed \$20,000 to fund a Rotating Winter Warming Center Program, which operated in the City from mid-November 2018 through Mid-March 2019, and \$24,500 to fund the Program from December 2019 through March 2020. The Rotating Winter Warming Center provided up to 20 beds per night, five days per week for homeless individuals and was operated by the Mercy Coalition of West Sacramento.</p> <p>The City allocated \$625,295 of its CDBG Entitlement allocation for pre-development activities for the development of a PSH project. The City also entered into an Option Agreement with Mercy Housing for the sale of a City-owned site for the development of the PSH project, which would provide up to 85 units of permanent supportive housing for homeless, or at risk of becoming homeless individuals. The PSH project is under construction.</p> <p>On Wednesday, November 18, 2020, the West Sacramento City Council approved the acquisition of the Rodeway Inn motel to continue the City’s efforts to provide interim housing for homeless, or at risk of being homeless, individuals to respond to the COVID-19 pandemic. The acquisition is being made possible with funding from the State of California Homekey Program, authorized by Assembly Bill No. 83 to rapidly sustain and expand the inventory of housing for people experiencing homelessness or at risk of homelessness and impacted by COVID-19. The acquisition of the 40-room Rodeway Inn will allow the City to continue to house more than 60 of the City’s more vulnerable residents and will remain operational for a minimum of five years.</p>	
<p>PROGRAM HE-PR-6.7: Condominium Conversion Ordinance</p>	<p>Assist in the prevention of the loss of affordable housing units through conversion to</p>	<p>The City did not identify any affordable housing developments planning to convert to condominiums.</p>	<p>The City will continue to implement Chapter 16.64 (condominium</p>

Table C-3. Summary of Housing Programs

Program	Target Objective	Outcome	Proposed Changes
<p>The City will investigate the need for a condominium conversion ordinance. The City will ensure that the ordinance will not cause qualified residents to be displaced. The City will consider regulations that govern the conversion of apartments and mobile home parks to condominiums if needed in the future to address a shortage of affordable rental housing.</p>	<p>condominiums. Develop a condominium conversion ordinance when needed.</p>	<p>Section 16.64.020 of the Municipal Code governs condominium conversions. The purpose is to:</p> <p>(1) Regulate condo conversions and minimize the loss of low/moderate income rental housing while increasing availability of affordable owner-occupied housing in a reasonable balance.</p> <p>(2) Provide assistance to dislocated rental tenants to secure for such tenants all rights provided by the laws of the state; and to protect the rights and assist in securing the reasonable expectations of the purchasers of converted condominium units.</p>	<p>conversions). Article III of the ordinance provides tenant and buyer protections. The City will ensure that the conversion will not cause qualified residents to be displaced and has adopted regulations that govern the conversion of apartments and mobile home parks to condominiums, if needed, in the future to address a shortage of affordable rental housing.</p>
<p>PROGRAM HE-PR-6.8: Employee Housing</p> <p>Review the Zoning Code and adopt amendments as needed to ensure that permit processing procedures for farmworker housing do not conflict with Health and Safety Code Sections and 17021.5 and 17021.6. The City will also ensure that such procedures encourage and facilitate the development of housing for farmworkers.</p>	<p>Facilitate the development of farmworker housing. Amend the Zoning Code, if needed, to achieve compliance with State law</p>	<p>The City did not receive any requests for development of farmworker housing. The City did not see a need to amend the Zoning Code during the 2013-2021 planning period.</p>	<p>The City will continue the existing program.</p>

APPENDIX D

Affirmatively Furthering Fair Housing Analysis

D. AFFIRMATIVELY FURTHER FAIR HOUSING IN WEST SACRAMENTO

West Sacramento is home to a diverse population. One out of four residents are foreign-born and nearly one-fifth of the population has limited English proficiency.²⁰ However, as noted in the 2019 Draft Analysis of Impediments to Fair Housing Choice, Hispanic and Native American residents in West Sacramento, along with African American, Hispanic, and Native American residents of Sacramento “are least likely among all regional residents to have access to economically strong neighborhoods.”²¹ This section highlights key trends in the City’s demographics, discusses West Sacramento’s Opportunity Areas and spatial data, and presents the City’s strategies to further fair housing particularly as related to the location of proposed units.

D.1 Fair Housing Issues, Contributing Factors, and Actions

The City has prepared a detailed assessment to gain an understanding of the current conditions and trends impacting fair housing choice, but more importantly, to ensure that the City’s goals, policies, and programs appropriately reflect these conditions and trends and the City’s commitment to promoting fair housing choice. Following is a table identifying the key findings, contributing factors, and City policies and programs that are responsive to these key findings and contributing factors.

Fair Housing Issues, Contributing Factors, and Meaningful Actions		
Fair Housing Issue	Contributing Factors	Meaningful Actions
Black (58 percent) and Hispanic (56 percent) households in the region have the highest rates of housing problems and disparity in homeownership rates, with approximately 60 percent of Non-Hispanic White and Asian households were homeowners, compared to 36 percent and 45 percent for Black households and Hispanic households, respectively.	<p>Historic real estate and lending practices.</p> <p>Unaffordable rents and sales prices.</p>	<p>Continue to engage with fair housing experts to provide fair housing services and case assistance, including fair housing investigations and multi-media and multi-lingual outreach, along with outreach to rental property owners regarding the requirement to accept Section 8 vouchers (PROGRAM HE-PR-6.2, PROGRAM HE-PR-6.3).</p> <p>Continue to implement the City’s Inclusionary Housing Ordinance, including the ownership housing requirement (PROGRAM HE-PR-1.2).</p> <p>Promote housing programs broadly, including homebuyer assistance program (PROGRAM HE-PR-1.8) using networks and using</p>

20 28% of population 5 years of age or older is foreign born, 2014-2018 ACS; 18% of population has limited English proficiency, Demographics of Yolo County Jurisdictions, Analysis of Impediments to Fair Housing Choice by the Sacramento Valley Fair Housing Collaborative (Draft, 2019).

21 Analysis of Impediments to Fair Housing Choice by the Sacramento Valley Fair Housing Collaborative (Draft, 2019).

Fair Housing Issues, Contributing Factors, and Meaningful Actions		
Fair Housing Issue	Contributing Factors	Meaningful Actions
		techniques the City has been developing that have successfully ensured broad and diverse communication.
Southern neighborhoods have higher household incomes, relatively fewer affordable dwelling units, and better access to educational opportunities compared to the neighborhoods to the north.	<p>Relative age of housing stock.</p> <p>Dominance of single-family housing, which is typically more expensive than multi-family.</p> <p>Housing prices near high performing schools and school districts are out of reach for many lower- and moderate-income families.</p>	<p>Continue to plan for higher-density housing in the southern portions of the City’s Planning Area with access to open space, multi-modal transportation, and services; monitor the City’s sites inventory and make changes to zoning if necessary in the future (PROGRAM HE-PR-1.1); continue to secure state and federal funding assistance for affordable housing development (Policy HE-P-1.5, PROGRAM HE-PR-1.6);</p> <p>Continue to apply the City’s Inclusionary Housing Ordinance citywide (PROGRAM HE-PR-1.2) through implementation of Chapter 15.40 of the City’s Municipal Code, which has been revised to link regulatory incentives to affordable housing production and provide greater benefits to lower-income households.</p>
Hispanic and Native American residents of West Sacramento are least likely to locate in economically strong neighborhoods (Regional AI).	<p>Historic real estate and lending practices.</p> <p>Unaffordable rents and sales prices.</p>	<p>Continue to pursue and apply regional, State, and federal funding to improve infrastructure and neighborhoods (PROGRAM HE-PR-5.1).</p> <p>Implement the City’s Consolidated Plan and Annual Action Plans, which prioritize low-income persons and neighborhoods and establish goals for Community Development Block Grant funding.</p> <p>Continue to engage with fair housing experts to provide fair housing services and case assistance, including fair housing investigations and multi-media and multi-lingual outreach (PROGRAM HE-PR-6.3).</p> <p>Continue to plan for higher-density housing in the southern portions of the City’s Planning Area with access to open space, multi-modal transportation, and services; monitor the City’s sites inventory and make changes to zoning if necessary in the future (PROGRAM HE-PR-1.1); continue to secure State and federal funding assistance for affordable housing development (Policy HE-P-1.5, PROGRAM HE-PR-1.6); continue to apply</p>

Fair Housing Issues, Contributing Factors, and Meaningful Actions		
Fair Housing Issue	Contributing Factors	Meaningful Actions
		the City's Inclusionary Housing Ordinance citywide (PROGRAM HE-PR-1.2).

D.2 Key Trends

In the past decade, West Sacramento has experienced a shift to relatively higher-income households as a proportion of the total population. Between 2010 and 2018, households in the \$75,000-\$99,999 and \$100,000+ income categories had the strongest growth. Over the same period, the City saw a decrease in the households earning between \$25,000 and \$74,999 (Figure 1).

Between the 2006-2010 ACS and the 2012-2016 ACS, the percentage of West Sacramento's families living in poverty increased slightly, driven by an increase in the number of non-Hispanic white families living in poverty.²² Between 2010 and 2016, the percentage of Black, Hispanic, and Asian families living in poverty fell by 7 percent, 5 percent, and 9 percent, respectively. However, Black, Hispanic, and Asian families continue to have higher rates of family poverty relative to non-Hispanic white families overall (Figure 2).

Home ownership is a common method for wealth generation in the United States. According to the US Census and SACOG, there is a significant disparity in homeownership rates in West Sacramento between the major racial/ethnic groups. In 2016, approximately 60 percent of Non-Hispanic White and Asian households were homeowners, compared to 36 percent and 45 percent for Black households and Hispanic households, respectively (Figure3).²³ In a 2018 Sacramento Valley Fair Housing Survey, 60% of West Sacramento residents noted that they want to buy a house but cannot afford the down payment. This was the highest of the surveyed areas in Sacramento Valley and the region's average of 41%.²⁴

Labor market engagement index scores also reveal disparities between racial/ethnic groups, with Hispanic and Native American residents having the lowest labor market engagement scores in West Sacramento. For residents in poverty, the index scores of African American residents are nearly double those of low-income Asian, non-Hispanic White, and Hispanic residents, and nearly seven times those of Native American residents. As with the decreases in poverty rates noted above, West Sacramento has positive signs of change and data points reflecting support for furthering fair housing. West Sacramento is a notable exception in the region where segregation severity has declined since 1990, and the City does not have any Racially or Ethnically Concentrated Areas of Poverty (R/ECAPSs).

A Dissimilarity Index indicates levels of segregation between Non-Hispanic Whites and other racial groups as measured by the percent of population that would need to move to achieve perfectly balanced neighborhoods. West Sacramento has had a low Dissimilarity Index score for the years measured since

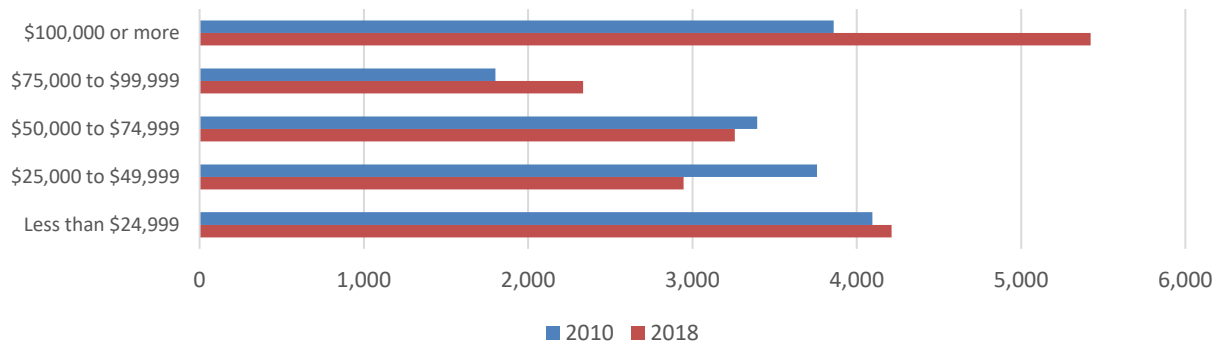
22 Family Poverty, ACS 2006-2010 and ACS 2012-2016 Analysis of Impediments to Fair Housing Choice by the Sacramento Valley Fair Housing Collaborative (Draft, 2019).

23 Homeownership Rates, ACS 2012-2016, Analysis of Impediments to Fair Housing Choice by the Sacramento Valley Fair Housing Collaborative (Draft, 2019).

24 Root Policy Research 2018 Sacramento valley Fair Housing Survey, Analysis of Impediments to Fair Housing Choice by the Sacramento Valley Fair Housing Collaborative (Draft, 2019).

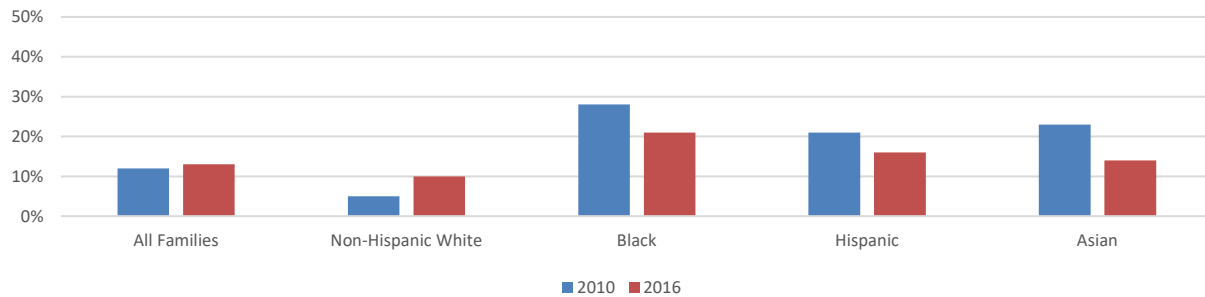
1990, well below that of the SACOG Region as a whole. While this measure of racial segregation declined consistently from 1990-2010, the SACOG measurement in 2013 found an increase over the 2010 score. Figure 4 shows the Dissimilarity Index of Minority and Non-Hispanic White populations for West Sacramento and other jurisdictions in the SACOG Region.

Figure 1. Number of Households by Income Category in West Sacramento, 2010 and 2018



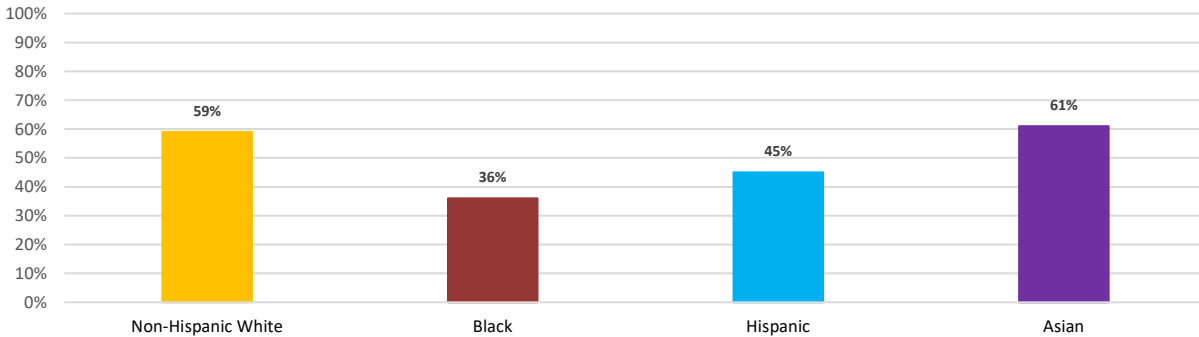
Sources: ACS, 2006–2010; ACS, 2014–2018

Figure 2. Family Poverty in West Sacramento, 2010 and 2016



Source: Family Poverty, ACS 2006-2010 and ACS 2012-2016 Analysis of Impediments to Fair Housing Choice by the Sacramento Valley Fair Housing Collaborative (Draft, 2019)

Figure 3: Homeownership Rates by Race/Ethnicity



Sources: SACOG, ACS, 2012-2016

Figure 4. Minority / Non-Hispanic White Dissimilarity Index

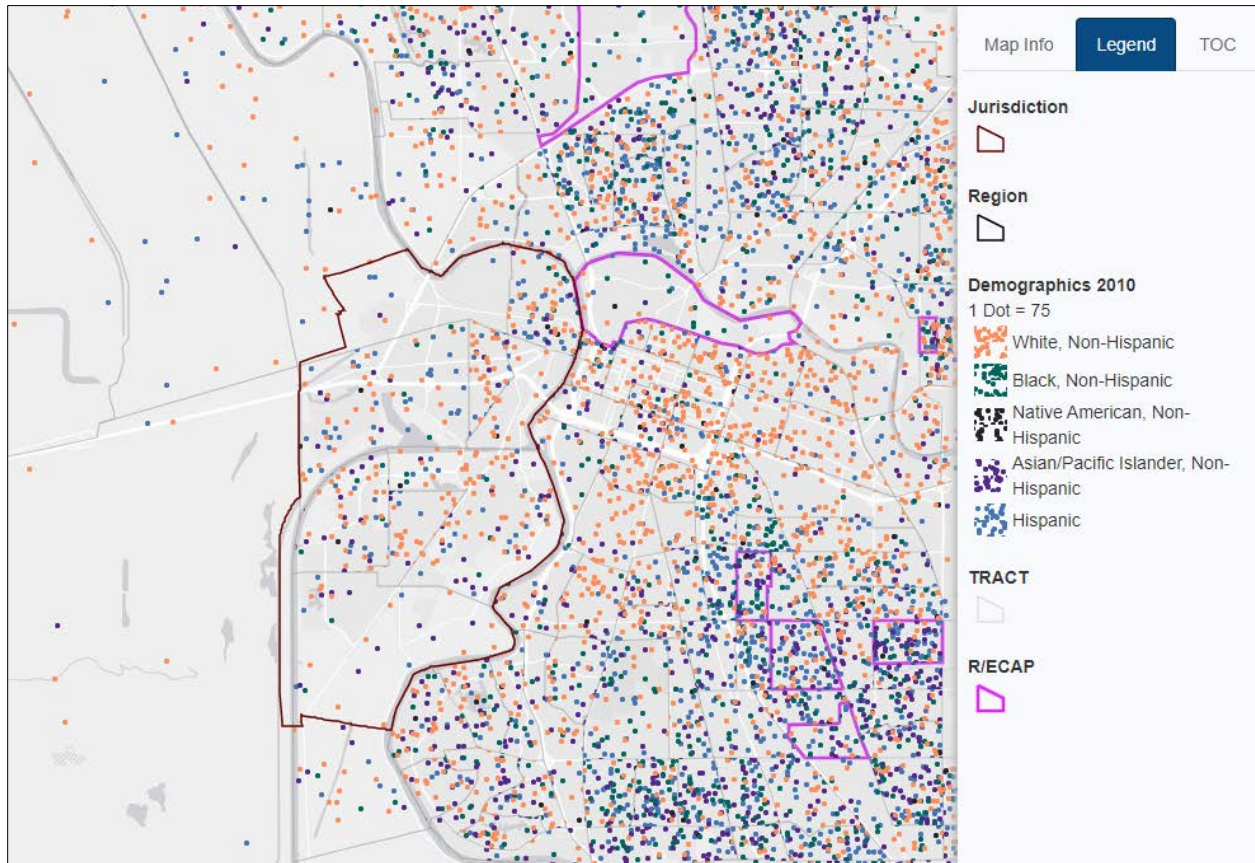


Source: Dissimilarity Index Trends, 1990-2013, HUD Data Exchange AFFH Tool, Analysis of Impediments to Fair Housing Choice by the Sacramento Valley Fair Housing Collaborative (Draft, 2019)

D.3 Opportunity Areas & Spatial Data

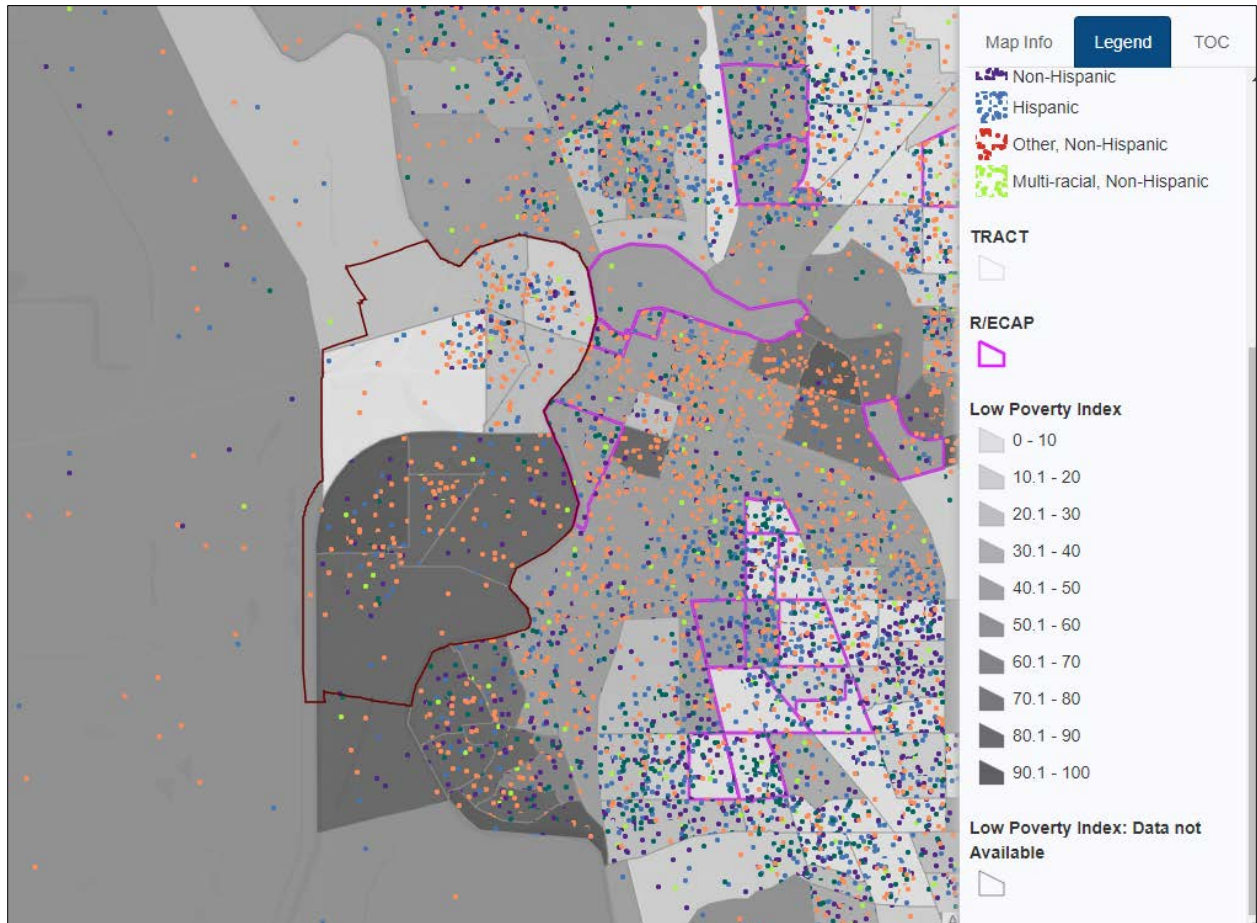
While there are disparities between racial and ethnic groups, such as in poverty and homeownership rates, the different population groups are dispersed throughout the City without any concentrations of poverty correlated to racial or ethnic groups, as evidenced by the lack of R/ECAPS and the City’s Dissimilarity Index. The relatively even dispersion of racial groups in the City and lack of R/ECAPS can be seen in Figure 5. Nonetheless, there is a clear geographic distinction between the northern and southern sections of the City, which are generally separated by the Sacramento River Deep Water Channel. Southern neighborhoods have higher household incomes, relatively fewer affordable dwelling units, and better access to educational opportunities compared to the neighborhoods to the north (see Figure 6 and Figure 7). Major centers of employment in West Sacramento are clustered around the port, in between the I-80 and the Deep-Water Ship Channel.

Figure 5 Level of Segregation/Integration



Source: HUD AFFH Mapping and Data Tool

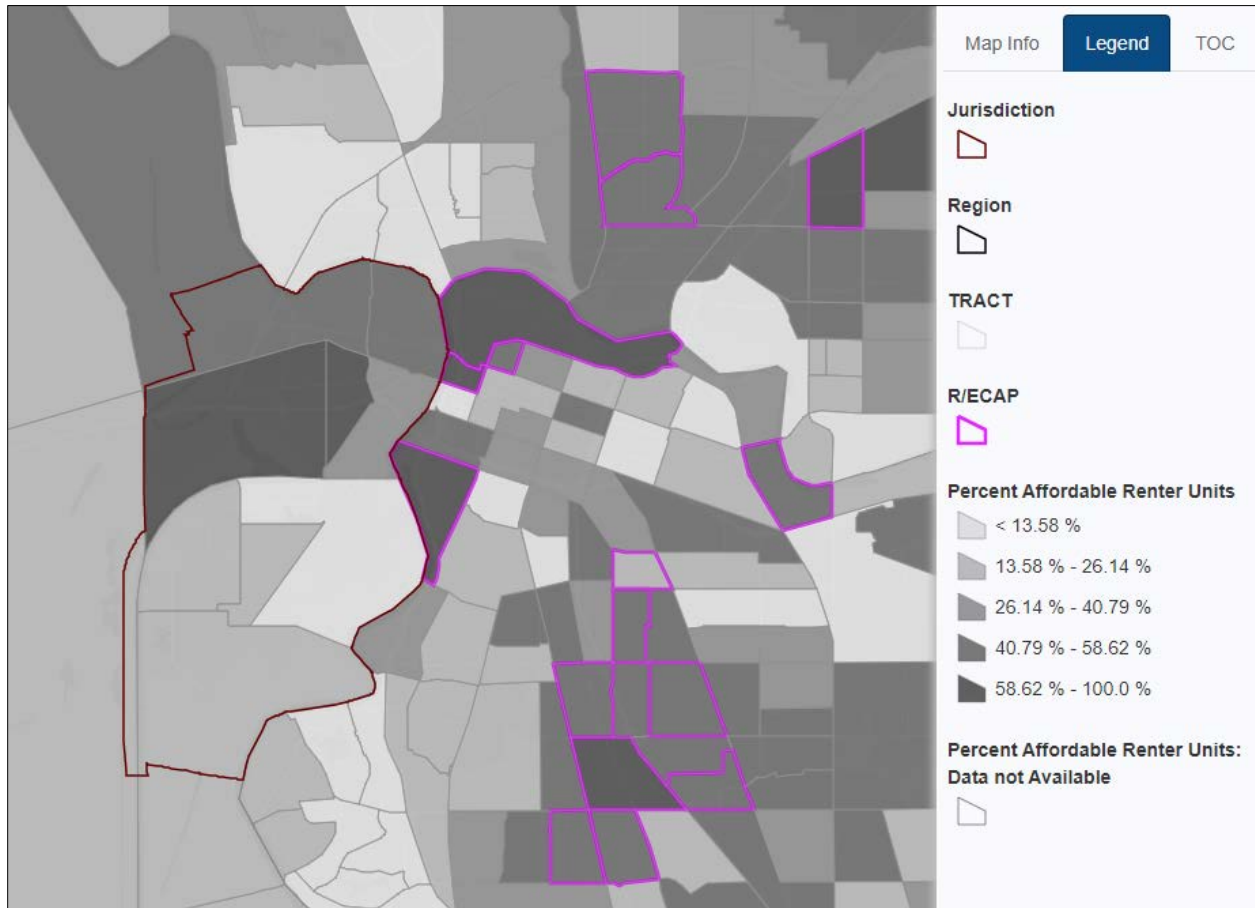
Figure 6: Disproportionate Housing Needs: Low Poverty Index



Source: HUD AFFH Mapping and Data Tool

Notes: The Low Poverty Index is a measure of the concentration of household incomes. The southern sections of the City are more affluent than the north, with the highest levels of poverty concentrated northwest of the Deep-Water Channel.

Figure 7: Publicly Supported Housing



Source: HUD AFFH Mapping and Data Tool

Notes: The above shows the concentration of affordable housing units as a percentage of total for-rent dwelling units. Affordable units are currently concentrated in the northern sections of the City, while the southern portions of the Planning Area currently contain far fewer in relative and absolute terms.

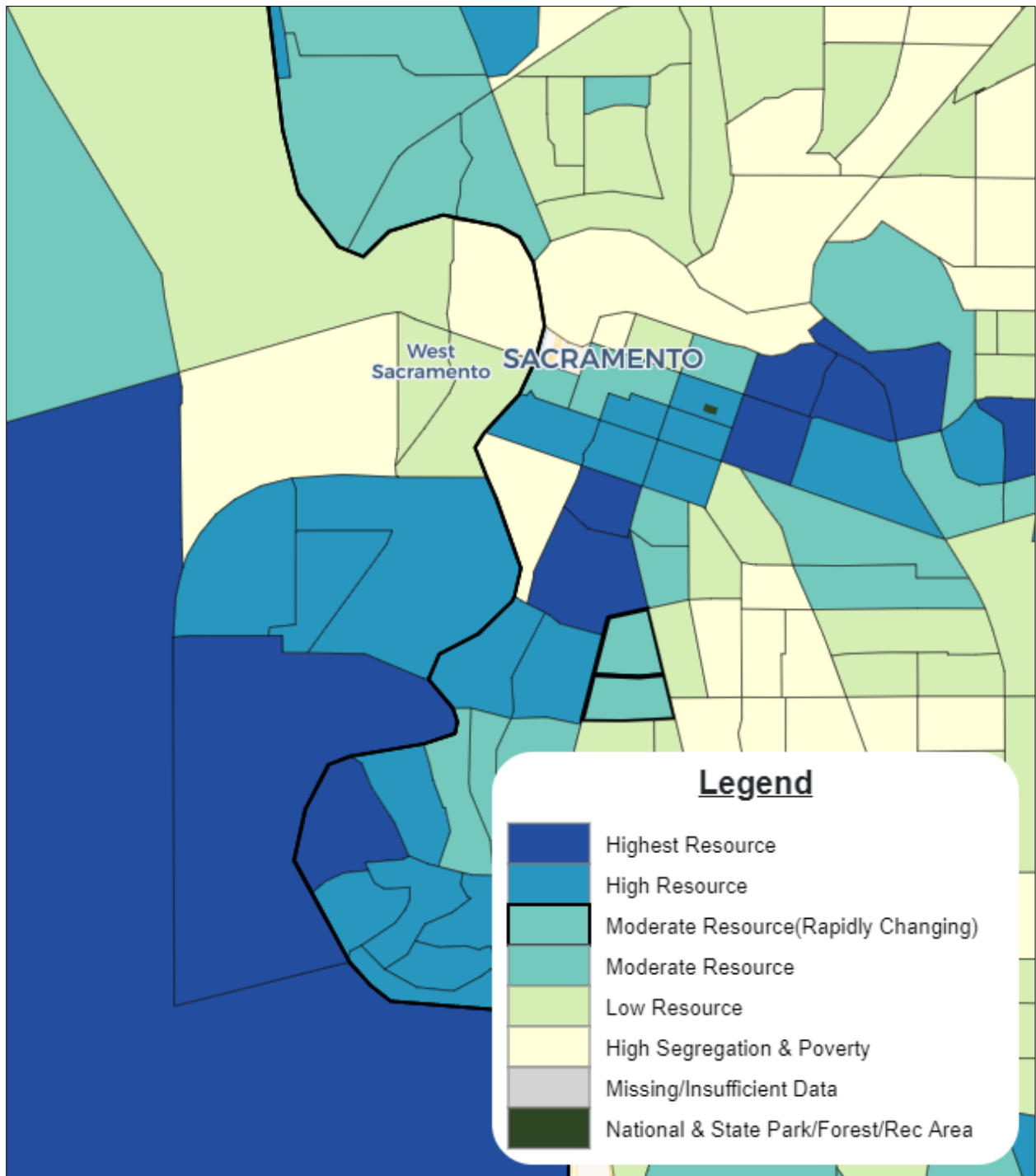
Based on criteria considering economic, environmental, and educational criteria, the California Department of Housing and Community Development (HCD), the Sacramento Area Council of Governments (SACOG), and the California Tax Credit Allocation Committee (TCAC) identify the four census tracts in the southern sections of the City as Opportunity Areas: 6113010310, 6113010312, 6113010302, and 6113010402.²⁵ The Opportunity Areas are further classified by their ability to accommodate future affordable housing according to economic, environmental, and educational criteria, and filtered for areas of concentrated poverty or racial segregation. According to the HCD/TCAC criteria, the City includes census tracts at both extremities of the scale system, including two tracts classified as “High Segregation and Poverty,” and one tract classified as “Highest Resource.” Figure 8 shows the spatial distribution of Opportunity Areas in West Sacramento, and Table 1 shows categories and index scores for the three major criteria for each census tract. The census tracts in the City show significant variance in their TCAC index scores, with substantially higher scores in the southern portion of the Planning Area. This suggests that the City should ensure opportunities for affordable housing development to the south of the shipping channel.

Table 2 shows select housing and household characteristics among all of the City’s census tracts, which offers insight into their TCAC classifications along the spectrum from Highest Resource to High Segregation and Poverty. According to HUD, the percentage of affordable units of total renter units ranges from 9 percent in census tract 6113010302 to 74 percent in census tract 6113010203. According to ESRI Business Analyst, these two tracts have a median household income of approximately \$27,389 and \$124,269 respectively. This indicates a substantial difference in household incomes among different portions of West Sacramento and suggests a concentration of affordable housing units in the City’s northern census tracts.

The City has an inclusionary ordinance that continues to produce affordable housing throughout the Planning Area, along with the City’s continued efforts to secure state and federal funding assistance for affordable housing development (Policy HE-P-1.5, PROGRAM HE-PR-1.6). With the elimination of redevelopment, the City’s Inclusionary Housing Ordinance is now applied citywide (PROGRAM HE-PR-1.2).

²⁵ California Fair Housing Task Force Methodology for the 2020 TCAC/HCD Opportunity Map.

Figure 8: TCAC Opportunity Map: West Sacramento Census Tracts



Source: California Tax Credit Allocation Committee 2021

Note: For more detail, please see: <https://www.treasurer.ca.gov/ctcac/opportunity.asp>.

Table 1: TCAC Opportunity Categories

West Sacramento TCAC Opportunity Categories by Census Tract				
Census Tract	Opp Category	TCAC Index Score (Max: 100)		
		Economy	Education	Environment
6113010102	Low Resource	18	13	3
6113010101	High Segregation and Poverty	15	8	7
6113010203	High Segregation and Poverty	10	17	4
6113010204	Low Resource	25	19	7
6113010201	Low Resource	51	13	2
6113010310	High Resource	84	69	41
6113010312	High Resource	73	69	42
6113010302	High Resource	82	60	29
6113010402	Highest Resource	94	75	71

Source: California Tax Credit Allocation Committee

Table 2: Housing and Household Income by Census Tract

Housing and Household Income by Census Tract				
Census Tract	Total Renter Units	% Affordable Units	Median HH Income	Total Households
6113010102	1480	51%	\$44,217	2,474
6113010101	1505	54%	\$41,098	2,868
6113010203	1525	72%	\$27,389	2,164
6113010204	995	61%	\$47,502	2,070
6113010201	525	31%	\$62,238	1,436
6113010310	605	21%	\$99,553	1,860
6113010312	580	16%	\$92,260	1,903
6113010302	800	9%	\$98,160	3,095
6113010402	170	24%	\$124,269	1,309

Source: Department of Housing and Urban Development, ESRI

D.4 Proposed Sites and Strategies for Furthering Fair Housing

The City’s overall approach to planning for complete communities, the City’s more specific approach in developing the sites inventory for this Housing Element, and the specific goals, policies, and programs included in the Housing Element all reflect the priority that the City has placed on furthering fair housing opportunities. This includes policies to implement integrated place-based and mobility strategies in planning for affordable housing to develop affordable housing in areas of opportunity; policies to connect lower-income residents to affordable housing in neighborhoods with proximity to high quality transit corridors, bike/ped facilities, good jobs, parks and recreational opportunities, and necessary commercial goods and civic and commercial services; and policies to reduce disparities in access by lower-income and disadvantaged residents to community assets and services, such as quality schools, employment, shopping, and transportation.

This is reflected in the City’s sites inventory, which includes relatively larger sites for lower-income housing development in the southern portion of the City’s Planning Area, which has been identified as having Opportunity Area census tracts. Figure 9 shows an overlay of vacant parcels with SACOG’s recognized high opportunity zones. Please refer to Appendix A-2, the Land Inventory, and Appendix B, the

Sites Inventory Map, for more detail. In addition, the City has been and will continue to assertively promote infill development consistent with General Plan policies that brings additional opportunity, in the form of recreation and civic amenities, jobs, and education to existing developed areas of the community.

Consistent with the City’s policies in the Land Use and Mobility Elements, relatively higher densities are promoted by the City in areas with access to transit, including zoning districts with vacant sites available for housing development. For example, as shown in detail in Appendix A-2, the Land Inventory, and Appendix B, the Sites Inventory Map, there are sites available for higher-density development in and directly adjacent to high-frequency transit service zoned R-3, WF, MU-C, and MU-NC. Figure 10 shows the High Transit Frequency Areas (HTFAs), which is a key criterion for site assessment of future affordable housing development. As shown, the City has focused its sites inventory on areas with high-quality transit service. This is particularly for affordable housing since, according to the Center for Housing Policy, a working family incurs 77¢ more transportation cost for every \$1 it saves on housing due to longer commutes or higher transit costs. For the lowest income households, the percent of income spent on transportation is significantly higher. The Center for Housing Policy recommends integrating housing and transportation policies together to ensure that affordable housing is situated near employment centers and transit nodes to reduce transportation costs and boost families’ disposable income (City of West Sacramento Consolidated Plan, page 66). The City will continue its integrated land use and transportation planning through implementation of General Plan Policies LU-3.8, LU-4.6, LU-5.27, LU-5.28, M-1.3, M-1.6, M-1.7, M-2.3, M-2.5, M-2.10, M-3.15, M-4.1, M-4.2, M-4.4, M-4.5, M-4.9, M-4.13, and M-6.5; Implementation Program Land Use 3; Implementation Program Mobility 3 and 16; and other relevant City policies and programs.

D.4.1 OUTREACH

Community outreach is an important aspect of fair housing. While State and federal laws uniformly outlaw most kinds of housing discrimination, it is important to promote a broad understanding of these laws and to engage with fair housing and counseling organizations to identify housing discrimination and evaluate the availability and adequacy of fair housing services. The City promotes awareness of State and federal fair housing laws, as discussed in this Housing Element in Program HE-PR-6.3, participates in regional efforts to promote fair housing, and contracts with a fair housing service provider to additionally promote awareness, identify and investigate fair housing issues, and educate all involved stakeholders. Please see below for more detail on the City’s fair housing activity.

The City is also a part of a regional collaboration to prepare an Analysis of Impediments to Fair Housing Choice (AI). The AI identifies meaningful actions to overcome historic patterns of segregation, promote fair housing choice, and foster inclusive communities free from discrimination, but the AI itself benefited from a robust community engagement process that included focus groups with residents and stakeholders, in-depth interviews, “pop up” engagement at local events, and a resident survey in multiple languages with assistive devices.

More information regarding community outreach and engagement during the development of the Housing Element can be found in Appendix E. As part of the community outreach strategy, various stakeholder organizations were engaged throughout the process, including housing service providers, religious institutions, housing (and other related) non-profits, and local community-based organizations. Comments from all forms of community outreach were tracked and considered in the development of the relevant Housing Element goals, policies, and programs.

D.4.2 FAIR HOUSING ENFORCEMENT AND CAPACITY

As established in HE-PR-6.3, the City promotes and complies with state and federal fair housing requirements and continues financial support of and participation in local joint power agreements to promote fair housing. The City has contracted with Project Sentinel since 2015 to provide fair housing services and case assistance to all residents including:

- Information and Referrals
- Fair Housing Investigations
- Education and Outreach

HUD considers Project Sentinel to be a qualified, high performing fair housing agency with years of experience in conducting fair housing investigations, including the use of testers. Historically, Project Sentinel resolves approximately 39 percent of complains through conciliation, 16% through owner education, and 12 percent with an enforcement referral (HUD, DFEH or attorney) with the balance being closed with counseling. All case settlements include mandatory owner/management training and may result in policy changes and other forms of affirmative relief in the public interest.

Outreach activities conducted by Project Sentinel include fair housing workshops, media outreach and publications, tabling events and pop-up informational stands, brochure distribution, and traditional media (radio, TV, and print media). All outreach and services offered are multilingual. Project Sentinel partners with other local and regional non-profit organizations for coordination on outreach activities, among these include Yolo County Library, Bryte Community Center, Yolo County Children’s Alliance, Shores of Hope, and Yolo County Foodbank.

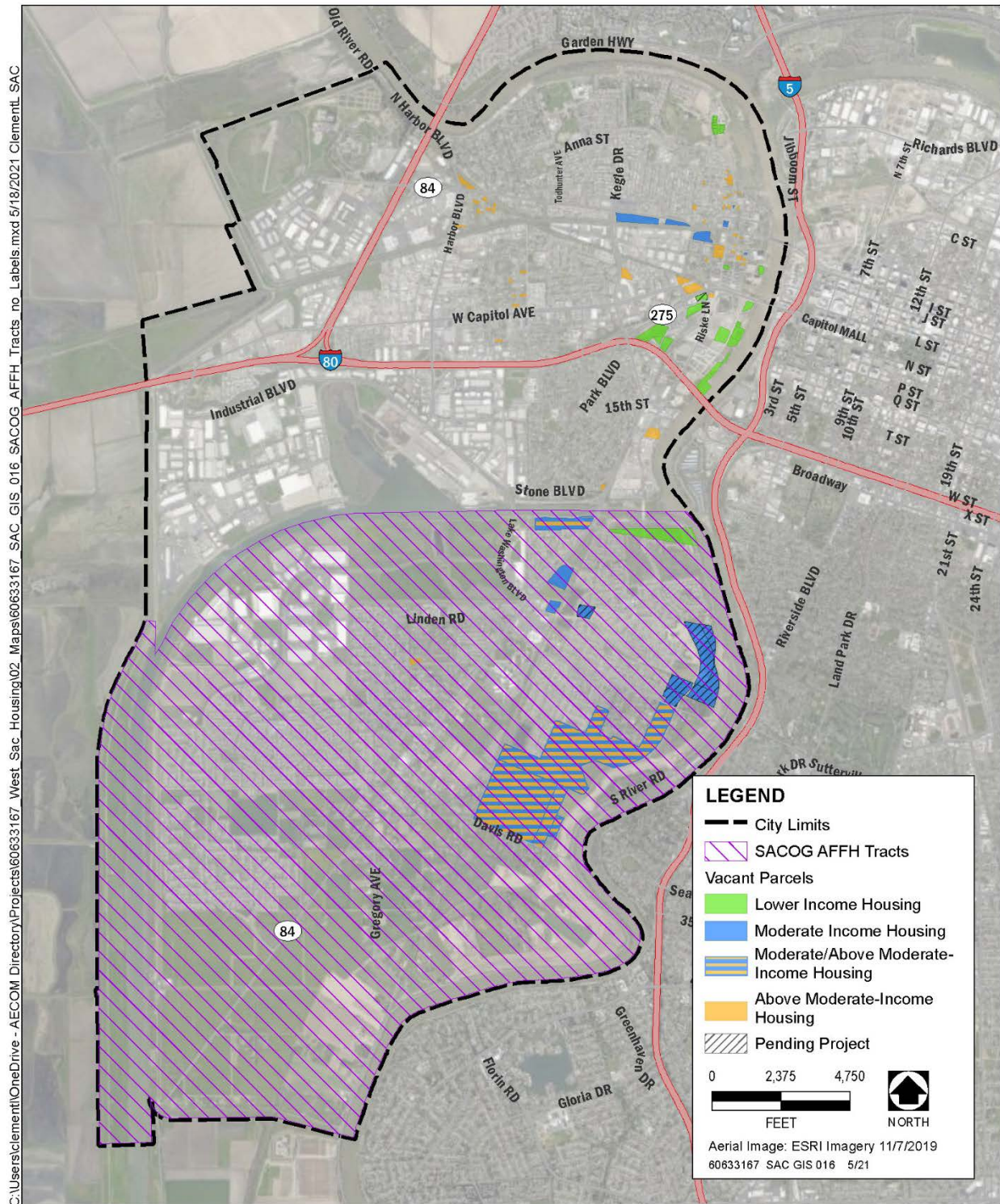
Upon receiving fair housing cases and calls, Project Sentinel will:

1. Receive background information and identify fair housing issues
2. Investigate reported allegations and conduct audits
3. Establish contact, negotiations (when necessary), and resolution

On average in West Sacramento, Project Sentinel fields between 20-25 calls and opens 5-12 fair housing cases per year. Additionally, staff and/or Project Sentinel may refer individual cases to Legal Services of Northern California for additional assistance relating to fair housing. Legal Services of Northern California provides services to Yolo County residents including case assistance with housing, tenant/landlord resolution, public benefits, health, small claims, and civil rights.

Project Sentinel has represented a number of clients in fair housing and housing discrimination cases throughout Northern California, including in Sacramento, Modesto, Redwood City, and San Jose. However, 37 percent of Project Sentinel’s cases are resolved with no legal cost to the parties. In calendar year 2020 in West Sacramento, Project Sentinel opened three fair housing cases, including one testing case, and assisted 19 households over the phone.

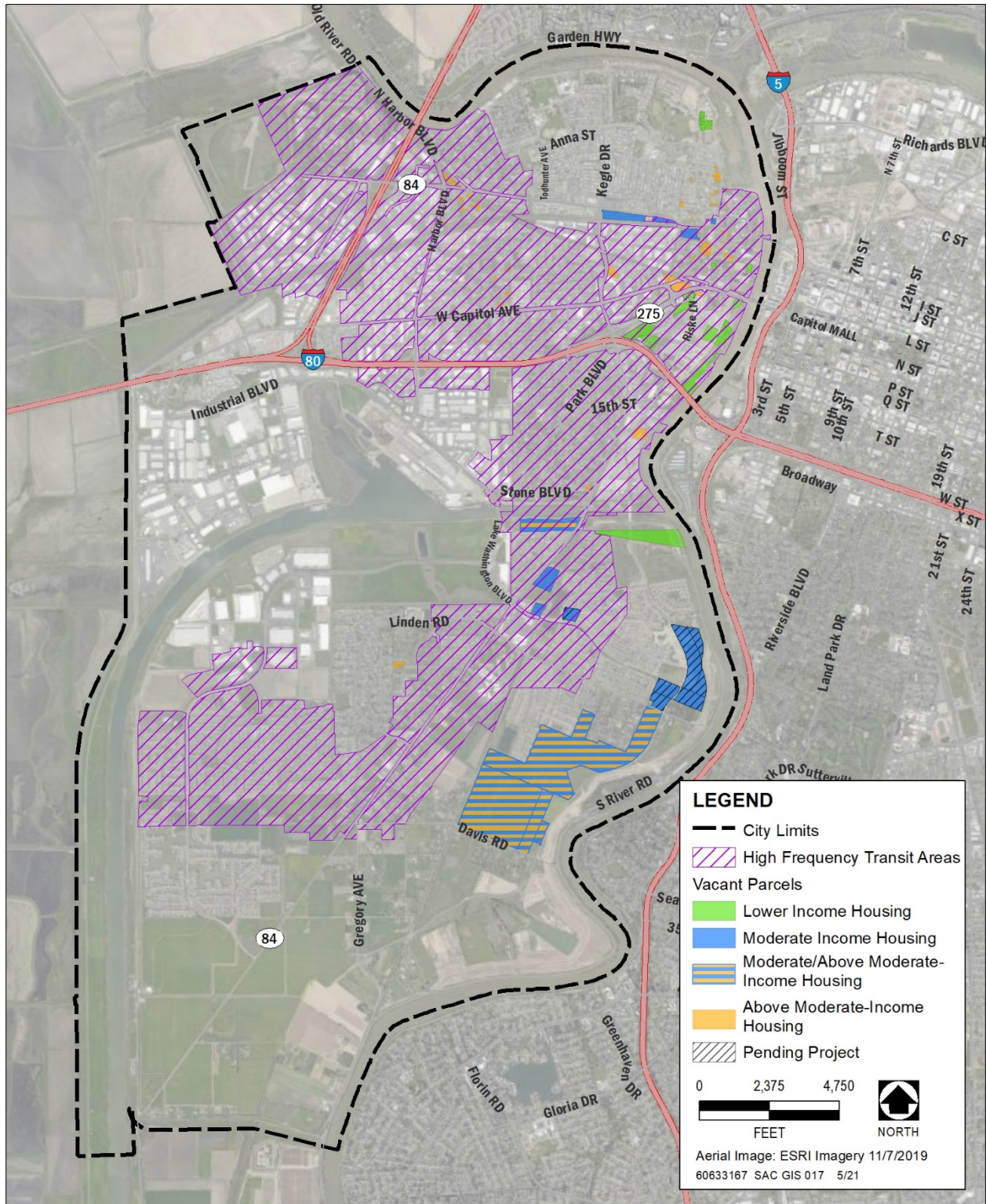
Figure 9. High Opportunity Zones and Vacant Parcels



Sources: COWS 2020, SACOG 2020

Source: SACOG, TCAC, City of West Sacramento, AECOM

Figure 10. High Frequency Transit Areas per 2020 MTP/SCS and Sites Inventory



Source: SACOG, AECOM

D.4.3 HOUSING IN HIGH AND HIGHEST RESOURCE AREAS

As noted elsewhere in this Housing Element, the City has taken a “conservative” approach to the sites inventory in order to ensure that the City provides capacity for housing in amounts, locations, with zoning, and with other characteristics that ensure consistency with the 2021-2029 RHNA, with a buffer to account for unanticipated circumstances. One way that this conservative approach plays out is related higher-density housing in the southern portions of the City’s Planning Area.

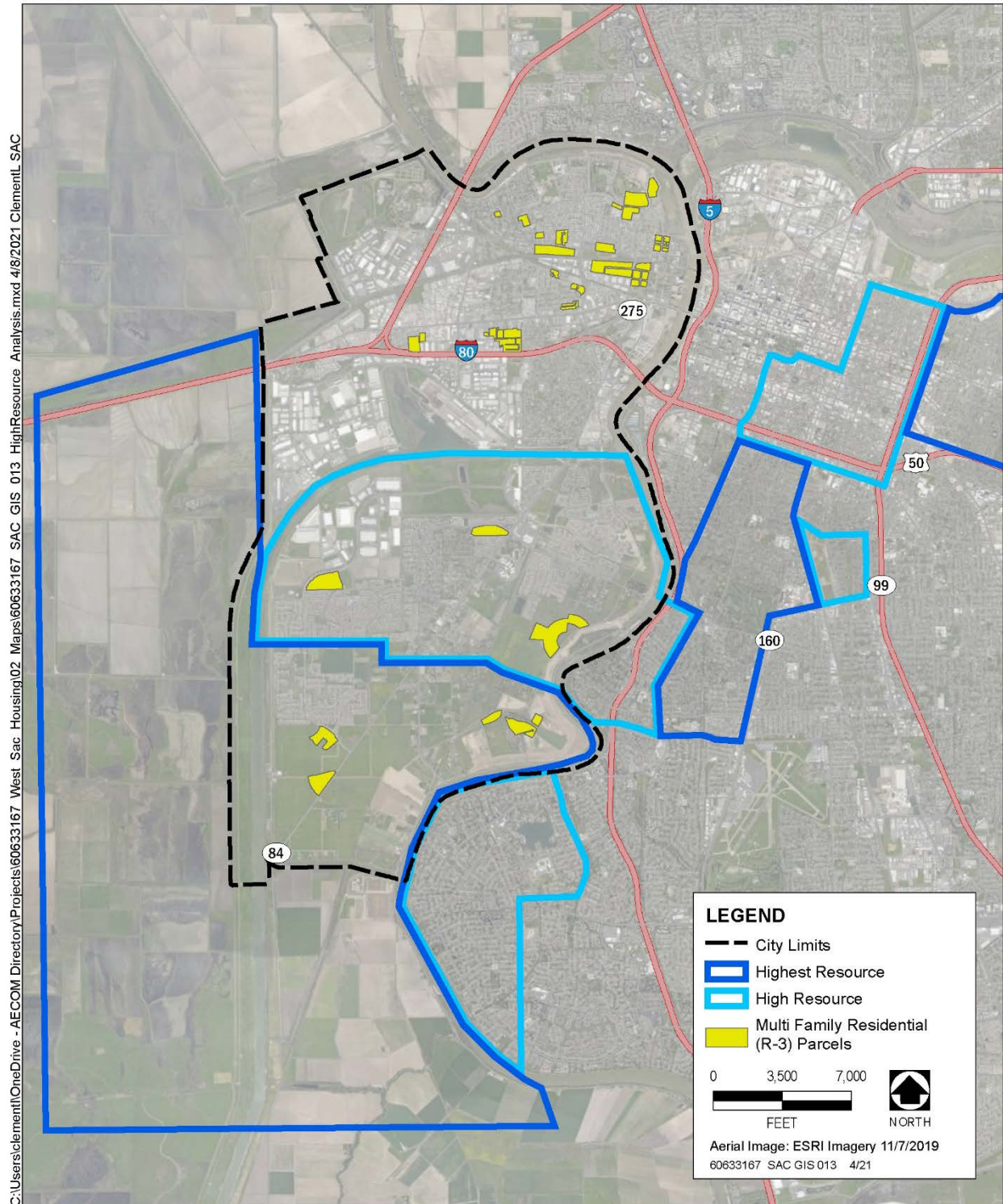
The City has been and is planning for balanced higher-density housing throughout the Planning Area, including in the southern portions of the Planning Area. For example, the City has zoned 172 acres of vacant land as R-3, which allows development of 50 units per acre, within the California Tax Credit Allocation Committee’s High and Highest Resource Areas (see Figure 11). This compares to 52 acres that accommodate lower-income housing that are included in the City’s vacant sites inventory, primarily in the northern portion of the Planning Area near services, jobs, and transit, but not within the current High and Highest Resource Areas.

Given the extremely high cost of subsidized affordable housing and the increasingly competitive environment for attracting outside funding to support subsidized affordable housing, in order to continue the City’s successful track record of constructing affordable housing, the City will by necessity need to focus on competitive sites that have close access to public transit and services. At this time, the northern portion of the City’s Planning Area has access to high-quality transit, jobs, and services. However, as noted, the City has also designated and zoned a significant amount of land for higher-density housing that will accommodate lower-income households in the southern portion of the Planning Area, and will continue to plan to have transit extended to this area, services established, and jobs added, so that these sites are available for this and future Housing Element cycles when these properties become subdivided in anticipation of development projects.

As the City develops and extends infrastructure to the south, these larger parcels with R-3 zoning that can accommodate lower-income housing will be subdivided into parcels that comport with HCD’s preferred acreage for lower-income housing.

The City was very conservative in developing the sites inventory – while these larger sites in the southern portion of the Planning Area will accommodate lower-income housing, the City generally focused on smaller sites adjacent to existing infrastructure, parks, services, jobs, and transit for this Housing Element update. The City has zoned to allow higher-density housing throughout the Planning Area, including relatively larger sites in the southern portion of the City’s Planning Area that allow densities that meet the State’s default density requirements for lower-income housing. While the Housing Element sites inventory does not characterize these larger, higher-density sites as providing for lower-income housing, the City expects that they will provide for lower-income housing. The City has ensured zoning that provides a balance throughout northern and southern portions of the Planning Area for higher-density housing that is assumed to provide for lower-income households, including in southern portions of the Planning Area that are within the California Tax Credit Allocation Committees’ High and Highest Resource Areas.

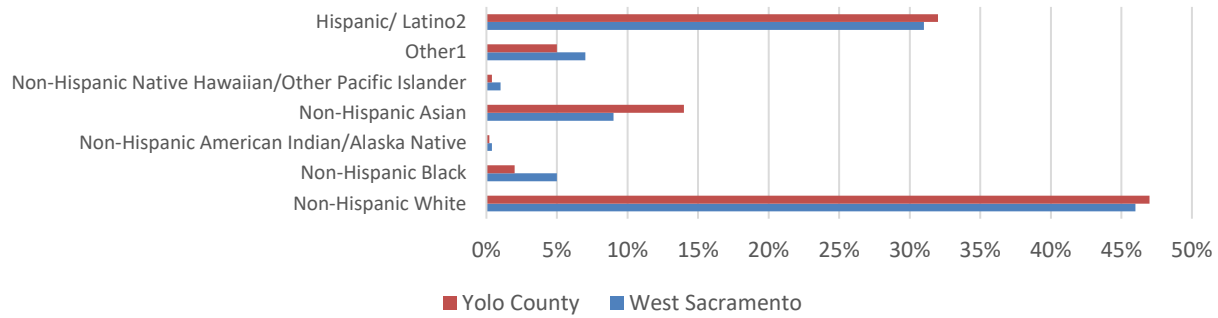
Figure 11. Higher-Density Housing and High and Highest Resource Areas



Source: SACOG, TCAC, City of West Sacramento, AECOM

D.5 AFFH Analysis Appendix

D.5.1 ADDITIONAL DATA REVIEW



Source: US Census 2010, ACS 2014-2018

¹ Other includes “Other” and “Two or more”

² Hispanic/Latino is defined as anyone being of Spanish, Latino, or Hispanic origin. People who identify their origin as Spanish, Hispanic, or Latino may be of any race.

D.5.1.1 Access to Opportunity

Figure 12. Access to Opportunity shows the jobs proximity index within West Sacramento and surrounding portions of the region, which is a key factor in determining access to economic opportunity. Jobs in West Sacramento are distributed throughout the Planning Area, with the exception of the relatively undeveloped far southern areas.

The jobs proximity index quantifies the accessibility of a given residential neighborhood as a function of its distance to jobs. Values are percentile ranked with values ranging from 0 to 100. The higher the index value, the better the access to employment opportunities for residents in a neighborhood. The neighborhoods in the northern portion of the City’s Planning Area currently has higher proximity to jobs. For the job proximity index, SACOG found that the total populations of Native Americans and Hispanics have the highest index scores compared of all the racial/ethnic groups. While the job proximity index indicates that these two groups have greater access to employment centers compared to other racial groups, the disparity between the market engagement and job proximity index scores could indicate a settlement pattern in which certain minority populations live closer to the City’s core, while Non-Hispanic Whites and Asians live in relatively more affluent residential neighborhoods. Compared to the region as a whole, West Sacramento’s Native American, Hispanic, and African American populations have a higher proximity to jobs compared to the region and the City’s Non-Hispanic White and Asian populations have a lower proximity to jobs.

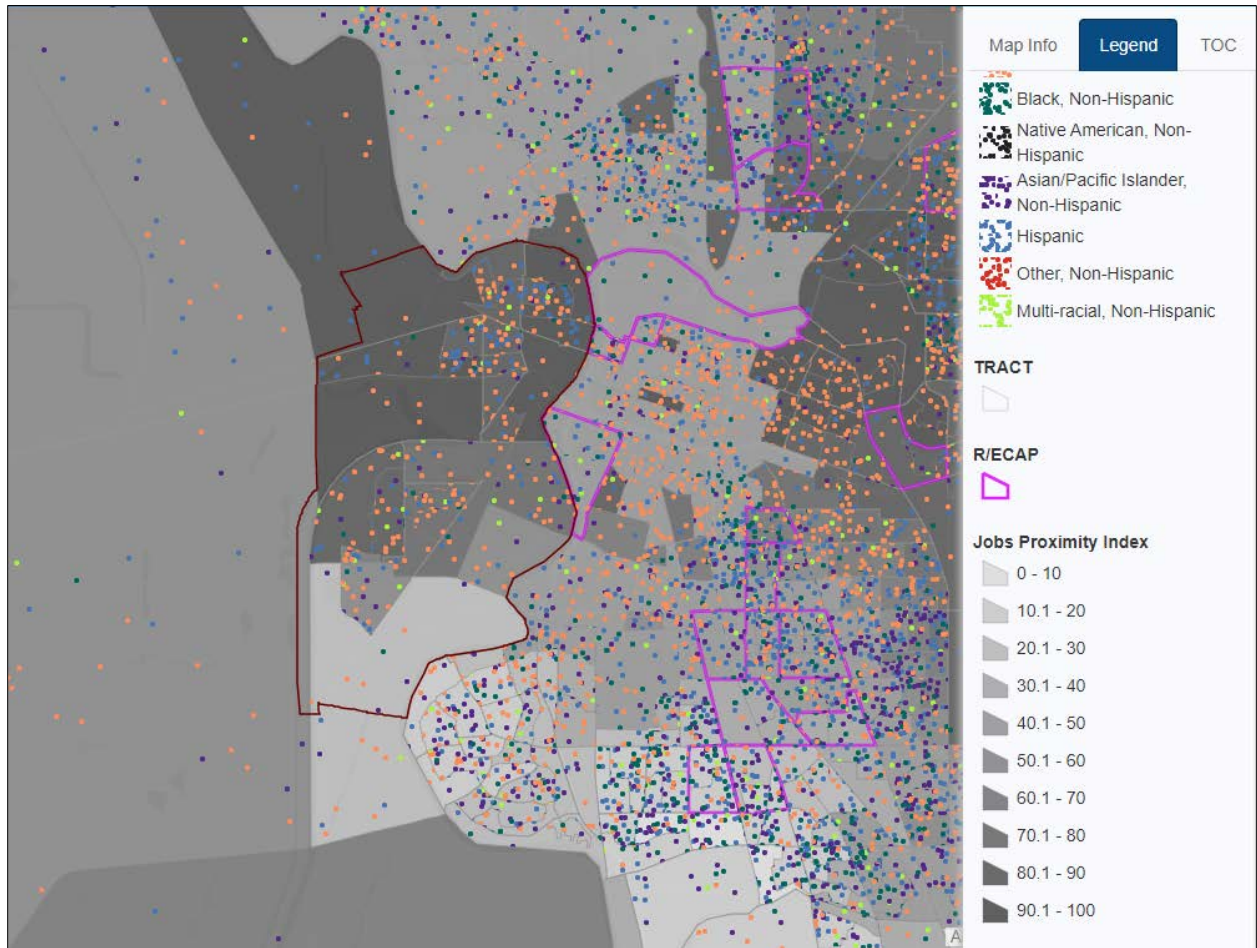
As noted and as shown on Figure 12, Access to Opportunity, unlike areas of the city of Sacramento, West Sacramento does not have any Racially or Ethnically Concentrated Areas of Poverty (R/ECAPSs) and relative to the region, West Sacramento is a notable exception in the region where segregation severity has *declined* since 1990.

D.5.1.2 Labor Market Engagement

Figure 13 shows the disparity in employment engagement for the 5 racial groups, with Native Americans and Hispanics experiencing the lowest index numbers. West Sacramento's Asian and African American populations have a higher labor market engagement compared to the region, while the City's Non-Hispanic White, Hispanic, and Native American populations have a lower labor market engagement compared to the region.

The City promotes and provides a range of economic development strategies to attract employment suitable for the local labor force, along with a number of employment development programs. The City understands that exposure to future employment opportunities early is critically important and that students with internship experience have an advantage seeking full-time jobs and earn higher wages after college. For these reasons, the City committed to providing paid internships to each Washington Unified School District resident senior making satisfactory progress in an integrated college and career pathway.

Figure 12. Access to Opportunity



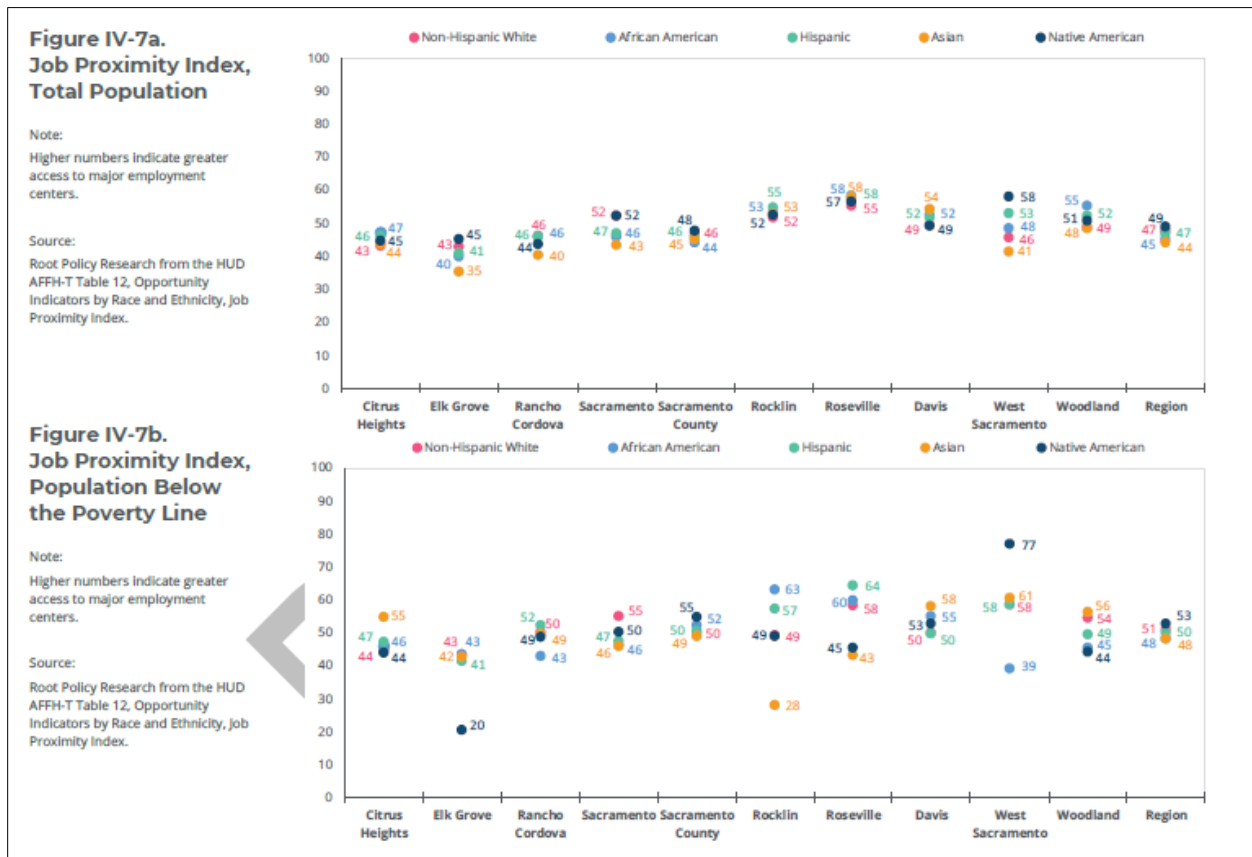
Source: HUD AFFH Mapping and Data Tool

Figure 13. Labor Market Engagement Index



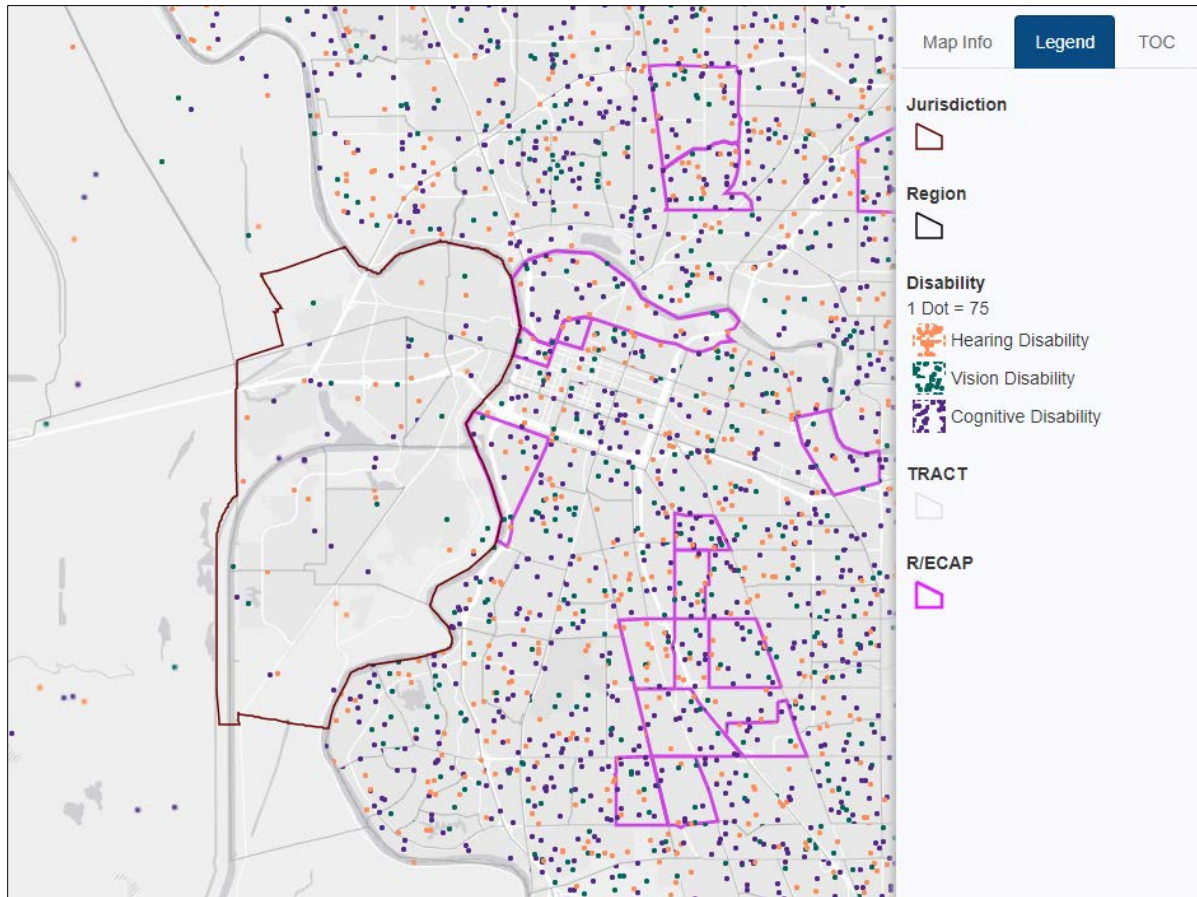
Source: Analysis of Impediments to Fair Housing Choice by the Sacramento Valley Fair Housing Collaborative (Draft, 2019)

Figure 14: Job Proximity Index



Source: Analysis of Impediments to Fair Housing Choice by the Sacramento Valley Fair Housing Collaborative (Draft, 2019)

Figure 15: Disability and Access



Source: HUD AFFH Mapping and Data Tool

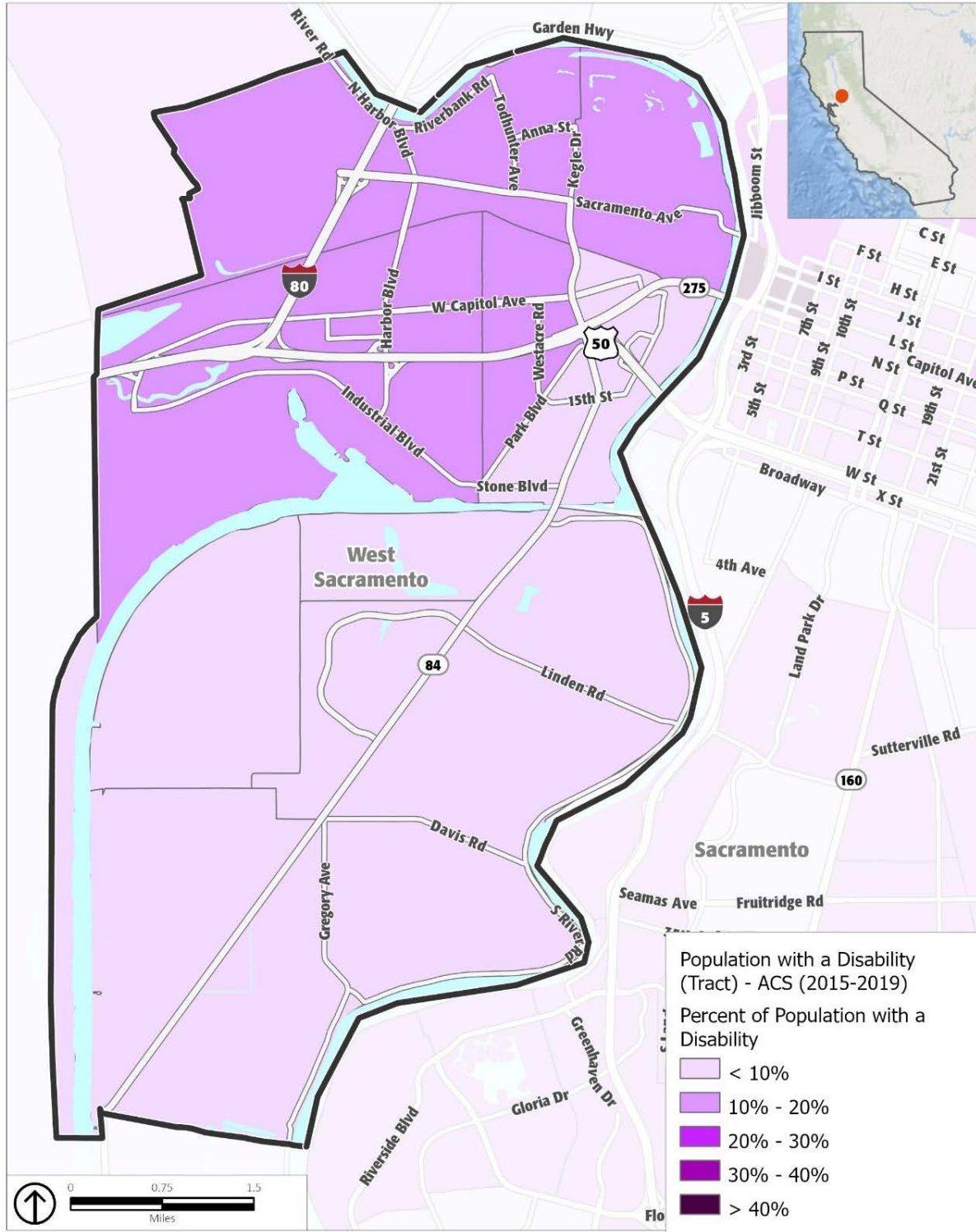
D.5.1.3 Population of People with a Disability²⁶

The U.S. Census Bureau defines disability as one of the following: hearing difficulty, vision difficulty, cognitive difficulty, ambulatory difficulty, self-care difficulty, and independent living difficulty. As discussed in Section A.1.4.5 and shown in Table A-25, 6,273 West Sacramento residents had a disability in 2017, or 12 percent of the total non-institutionalized population. This is slightly higher than Yolo County (10 percent) and California (11 percent). Figure 16 shows the population of persons with a disability by census tract using American Community Survey data from 2015-2019. West Sacramento is similar to the rest of the county in that almost all of the census tracts in the county have 20 percent or less of their population living with a disability. The map reveals a slightly higher concentration of residents with disabilities in the northern part of the city. This spatial distribution correlates with the location of older neighborhoods, as well as mobile home parks in the city, as shown later in Figure 25. Homeownership rates

²⁶ The Affirmatively Furthering Fair Housing analysis was supplemented by Ascent Environmental in April of 2021.

among households with a member that has a disability in West Sacramento are the highest in the region (56 percent, Regional AI).

Figure 16: Population of Persons with a Disability by Census Tract, City of West Sacramento, 2015-2019



Source: HCD AFFH Data Resources and Mapping Tool, U.S. Census American Community Survey 5 Year Estimates 2015-2019.

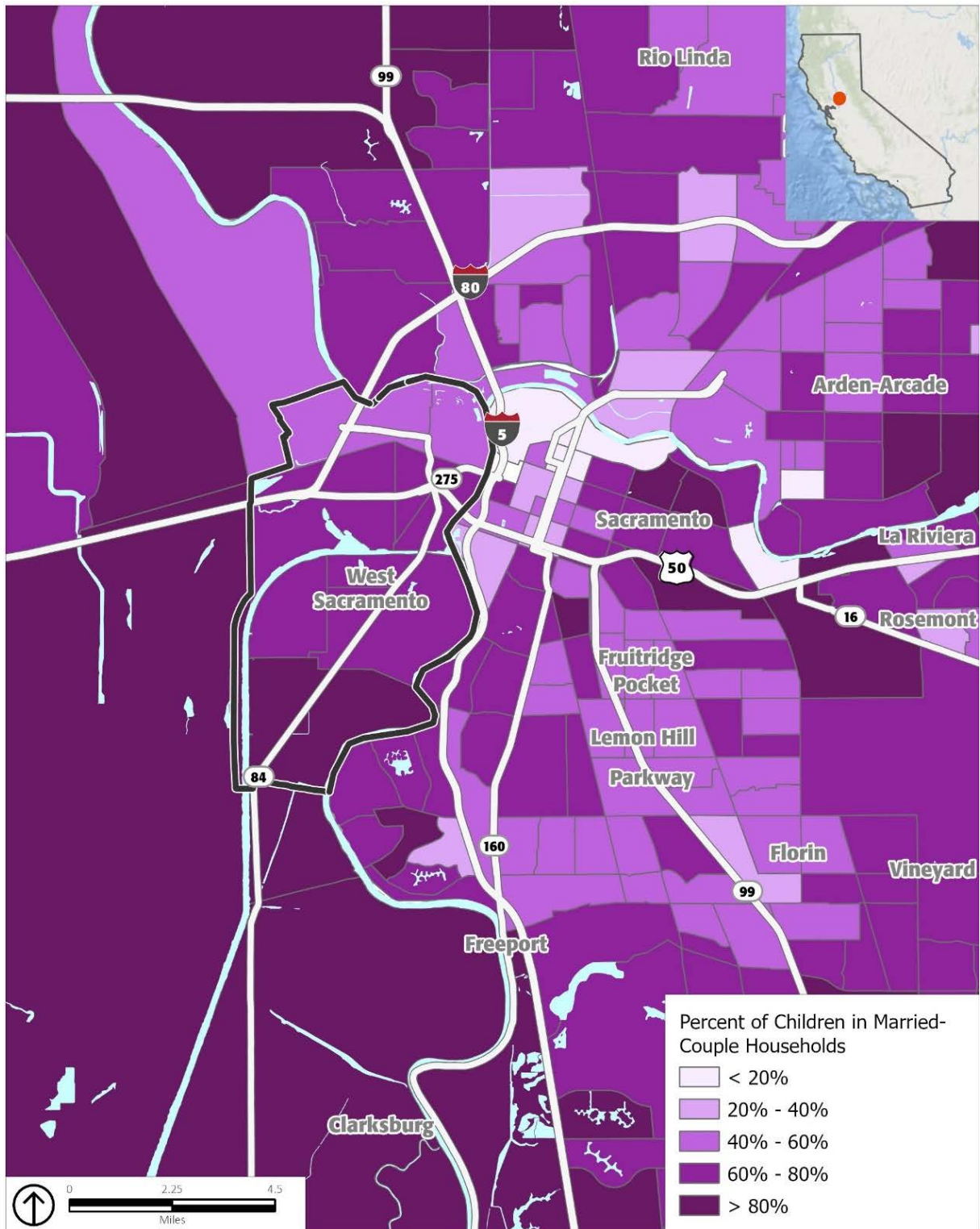
D.5.1.4 Familial Status

According to 2013-2017 American Community Survey data, the proportion of family households in West Sacramento (65.4 percent) is higher than that of the county (62.3 percent) but lower than that of the state (68.8 percent) overall. Figure 17 displays the percent of children in married couple households in West Sacramento in comparison to the rest of the region. West Sacramento census tracts show slightly higher scores for the percent of children in married couple households relative to the Sacramento region. Similarly, as shown in Table A-7, 25.8 percent of West Sacramento households were married couple households with children compared to only 23.7 percent of all Yolo County households. Most households in the county are non-family households (38 percent).

Of the 18,000 households in West Sacramento in 2017, 8.8 percent were female-headed households with children, which was higher compared to 6.5 percent in Yolo County. Figure 18 shows the regional distribution of the percent of children in female-headed households with no spouse present. Although the northern portion of the City's Planning Area mostly has 20-40 percent of children living in female-headed households with no spouse present, West Sacramento generally matches the region on this metric.

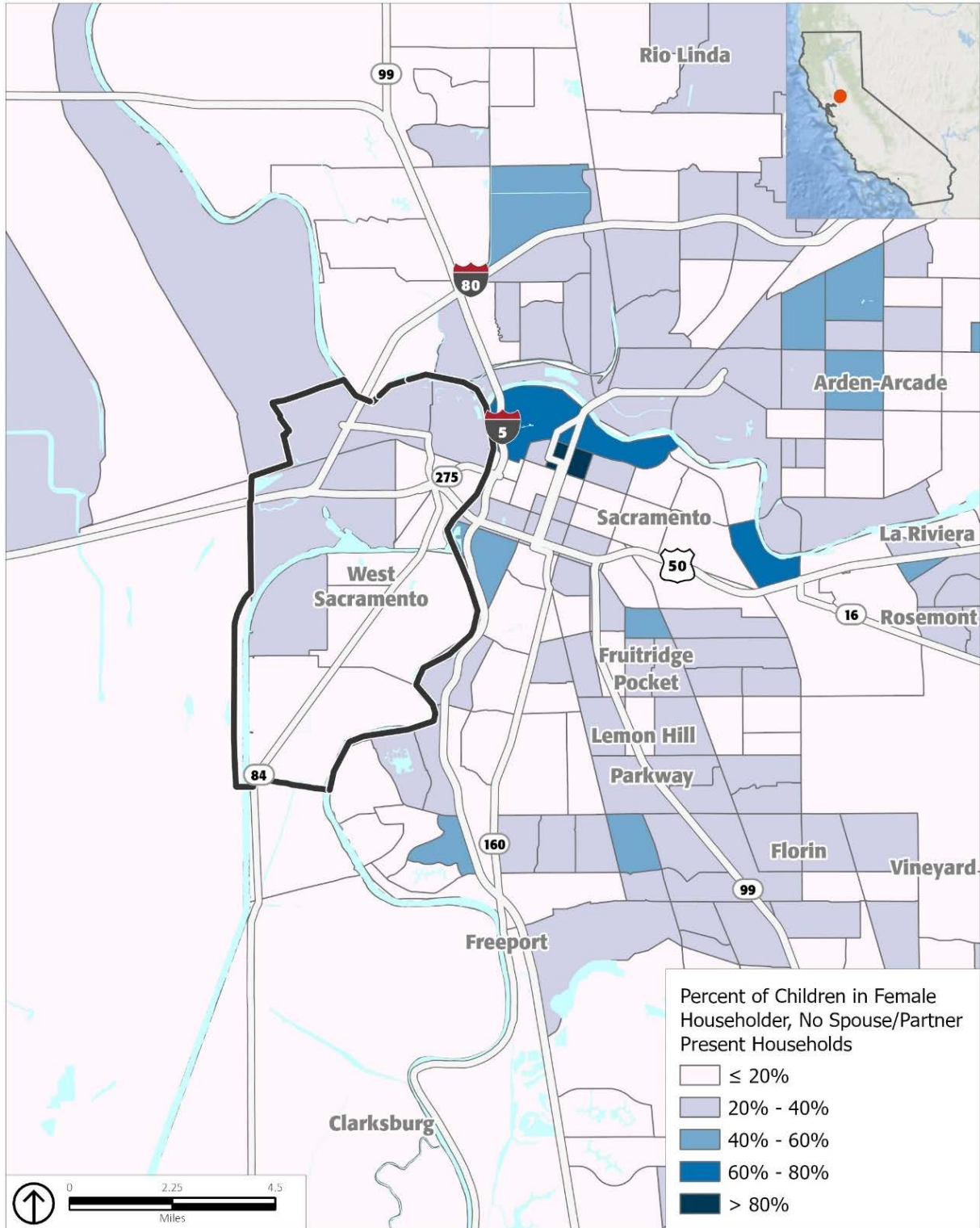
As discussed in Section A.1.4.2, Female Heads of Household, single parent households typically only have one potential wage earner and, particularly for single female-headed households, often have more difficulty finding adequate affordable housing than families with more than one source of income. Program HE-PR-6.6 establishes that the City will work with housing providers to ensure that special housing needs are addressed for female-headed households, single-parent households with children, and others with special housing needs to meet these special housing needs through a combination of regulatory incentives, zoning standards, new housing construction programs, housing rehabilitation, homebuyer assistance programs, and supportive services programs. In addition, as a part of this program, the City will work with housing providers to include child care facilities within affordable housing projects or to confirm that appropriate voucher-based subsidized child care is available in convenient locations.

Figure 17: Percent of Children in Married-Couple Households (Region), 2015-2019



Source: HCD AFFH Data Resources and Mapping Tool, U.S. Census American Community Survey 5 Year Estimates 2015-2019.

Figure 18: Percent of Children in Female Headed Households, No Spouse Present (Region), 2015-2019



Source: HCD AFFH Data Resources and Mapping Tool, U.S. Census American Community Survey 5 Year Estimates 2015-2019.

D.5.1.5 Income Characteristics

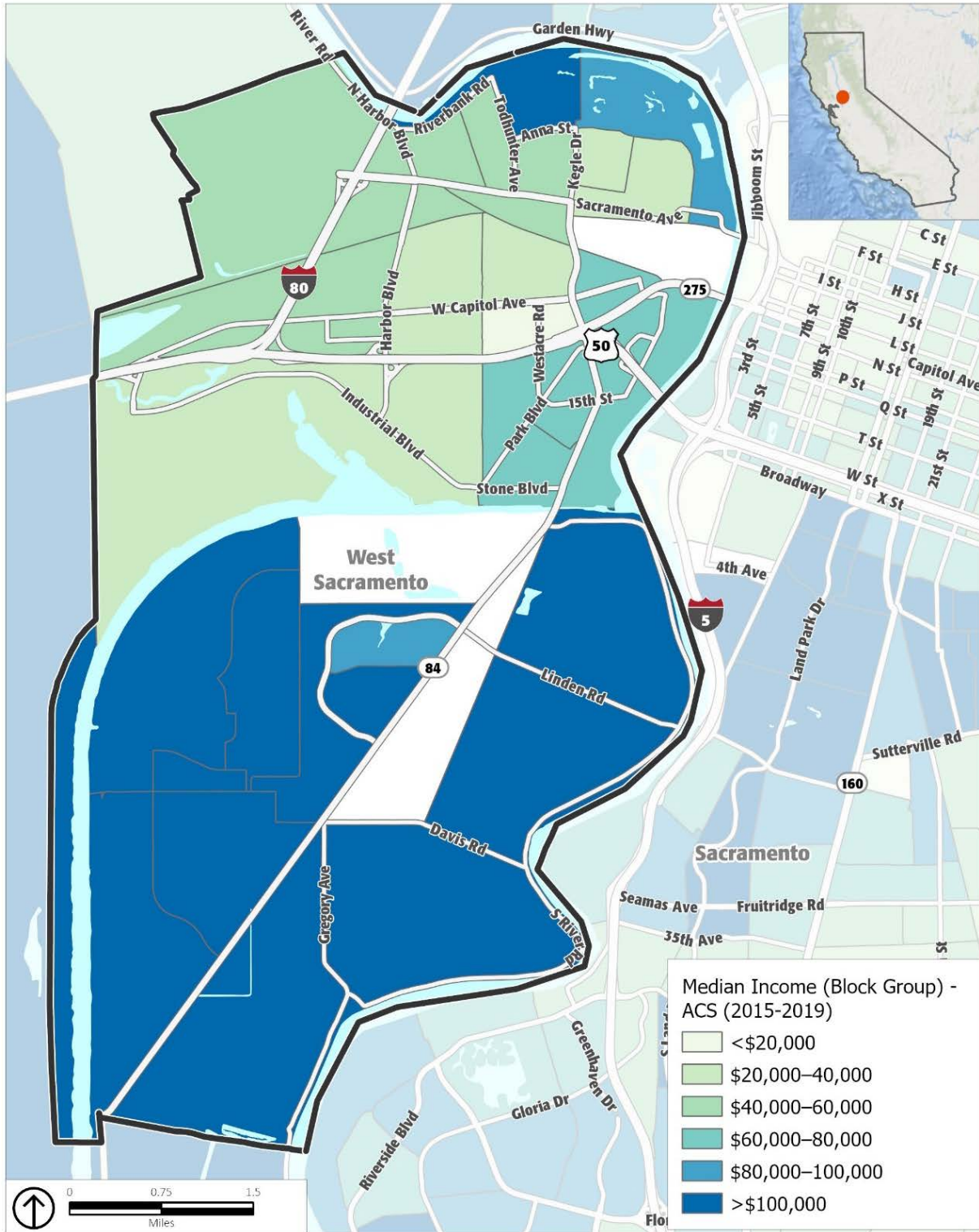
In 2018, West Sacramento had a higher median household income (\$64,664) than Yolo County (\$52,624) and Sacramento County (\$63,902). The median family income for married couples in West Sacramento (\$84,225) was also higher than that of the county (\$75,565) and significantly higher than the median income for single female-headed households with children (\$30,348). About 30 percent of West Sacramento households earned more than \$100,000 in 2018 and 23 percent earned less than \$25,000 compared to 22 and 12 percent in the county, respectively.

Figure 19 below shows the geographic distribution of households by median household income by block groups in West Sacramento. The map shows a slight segregation of households by income north and south of the Sacramento River Deep Water Ship Channel. Households with the highest incomes currently live south of the Deep Water Ship Channel along Southport Parkway. As noted earlier, however, the City has and continues to plan for balanced housing development of different types and densities throughout the Planning Area.

Relatively higher percentages of households with lower incomes are generally located in neighborhoods north of the Deep Water Ship Channel adjacent to Interstate 80 and U.S. Highway 50, where relatively more of the housing is older, also correlating with the locations of mobile home parks in the city (see Figure 25).

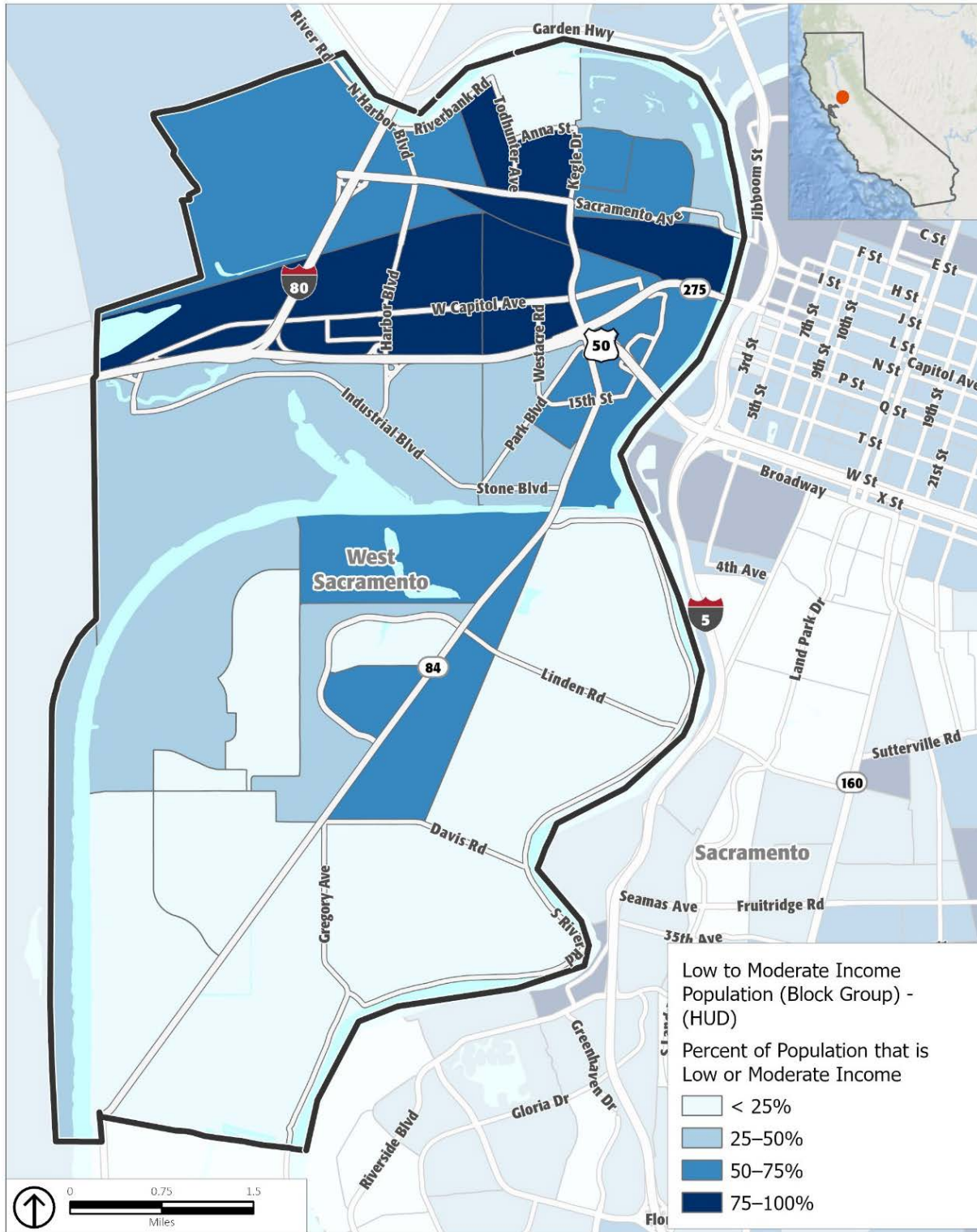
Furthermore, Figure 20, which displays the percentage of low- to moderate-income households by Census Block Group, shows that a majority of households (50-75 percent) along the Capital City Freeway (Highway 50) earn low to moderate incomes. There is also a high proportion of low- to moderate-income households at the northern end of the Southport Parkway and Jefferson Boulevard corridors.

Figure 19 - Median Income by Block Group, City of West Sacramento, 2015-2019



Source: HCD AFFH Data Resources and Mapping Tool, U.S. Census American Community Survey 5 Year Estimates 2015-2019.

Figure 20 Percent of Population with Low to Moderate Incomes by Block Group, City of West Sacramento, 2011-2015



Source: HCD AFFH Data Resources and Mapping Tool, HUD 2011-2015.

D.5.1.6 Disproportionate Housing Needs

Disproportionate housing needs show how access to the housing market differs for members of different classes. Oftentimes households living in poverty and communities of color face disproportionately high housing problems compared to the population as a whole. Housing problems may include housing cost burden, overcrowding, or substandard housing.

The Sacramento Valley Fair Housing Collaborative conducted a regional survey to assess housing problems for the Sacramento Valley AI. The study surveyed 3,388 residents from across the region and 325 respondents indicated they were residents of West Sacramento. The survey results showed that overall, 44 percent of households in the region experience any of four housing problems: cost burden greater than 30 percent, more than one person per room, incomplete kitchen facilities, and incomplete plumbing facilities.

The survey also found Black (58 percent) and Hispanic (56 percent) households in the region have the highest rates of experiencing any of the four housing problems. White, non-Hispanic (39 percent) households are the least likely to experience housing problems across the region and in each jurisdiction. In West Sacramento, the AI found that Hispanic households are more likely to experience any of the four housing problems, including severe problems, compared to other races and ethnicities. Large family households also experience a high rate of housing problems.

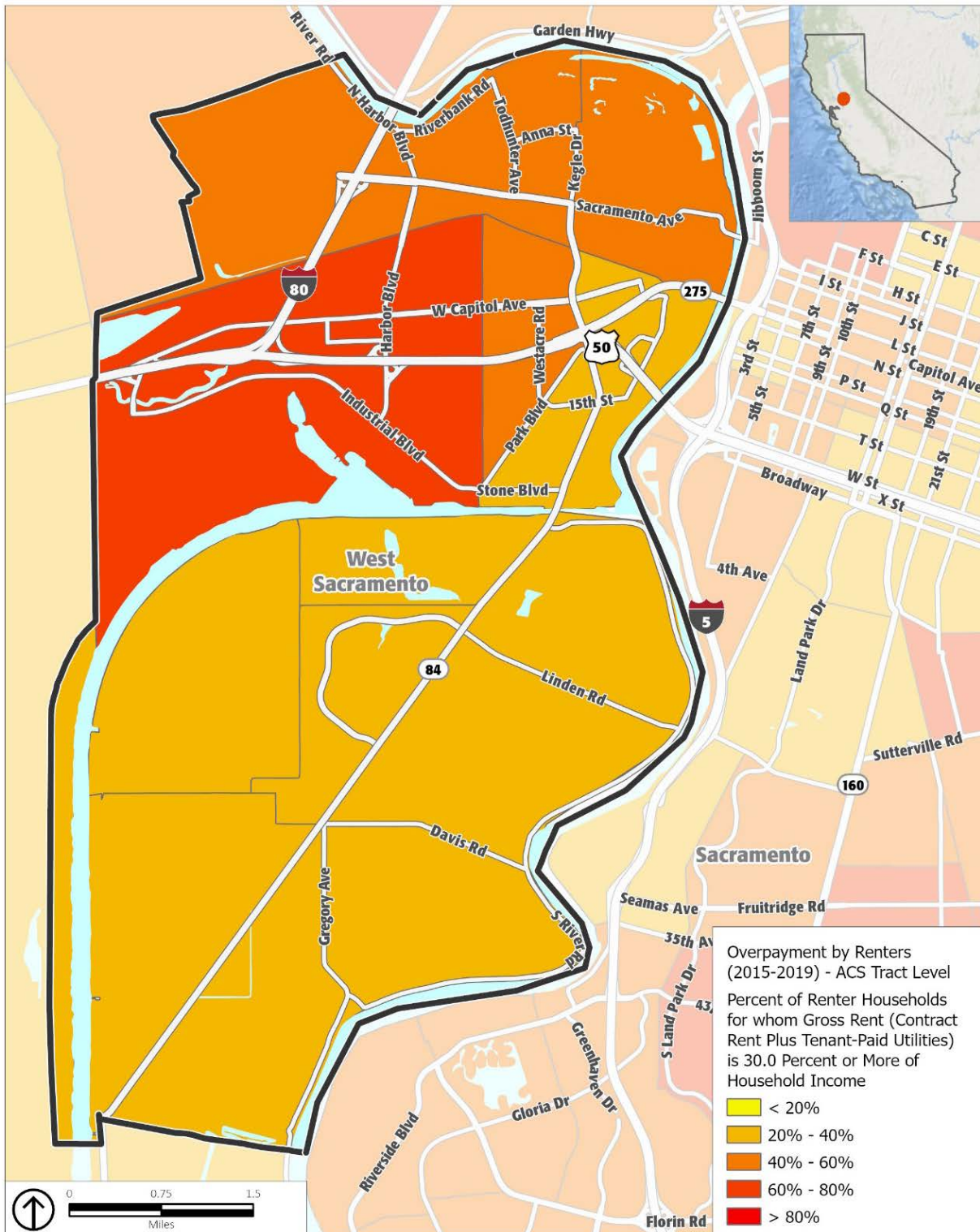
The City developed the sites inventory, policies, and programs in this Housing Element to ensure adequate opportunity for affordable housing development in appropriate locations and of adequate size to meet existing needs and better meet future households' needs related to housing cost, size, and condition.

D.5.1.7 Overpayment

As previously described, overpayment or cost-burdened is defined as households paying more than 30 percent of their gross income on housing related expenses, including rent or mortgage payments and utilities. According to the 2013-2017 ACS used in Table A-15, 39.5 percent of all households in West Sacramento were overpaying for housing in 2017. For Yolo County as a whole, 51 percent of renter households and 25 percent of owner households overpay for housing. For renter and owner households together, West Sacramento is similar to Yolo County as a whole with 39.5 of all households in West Sacramento overpaying for housing and 38 percent of all households in the county as a whole.

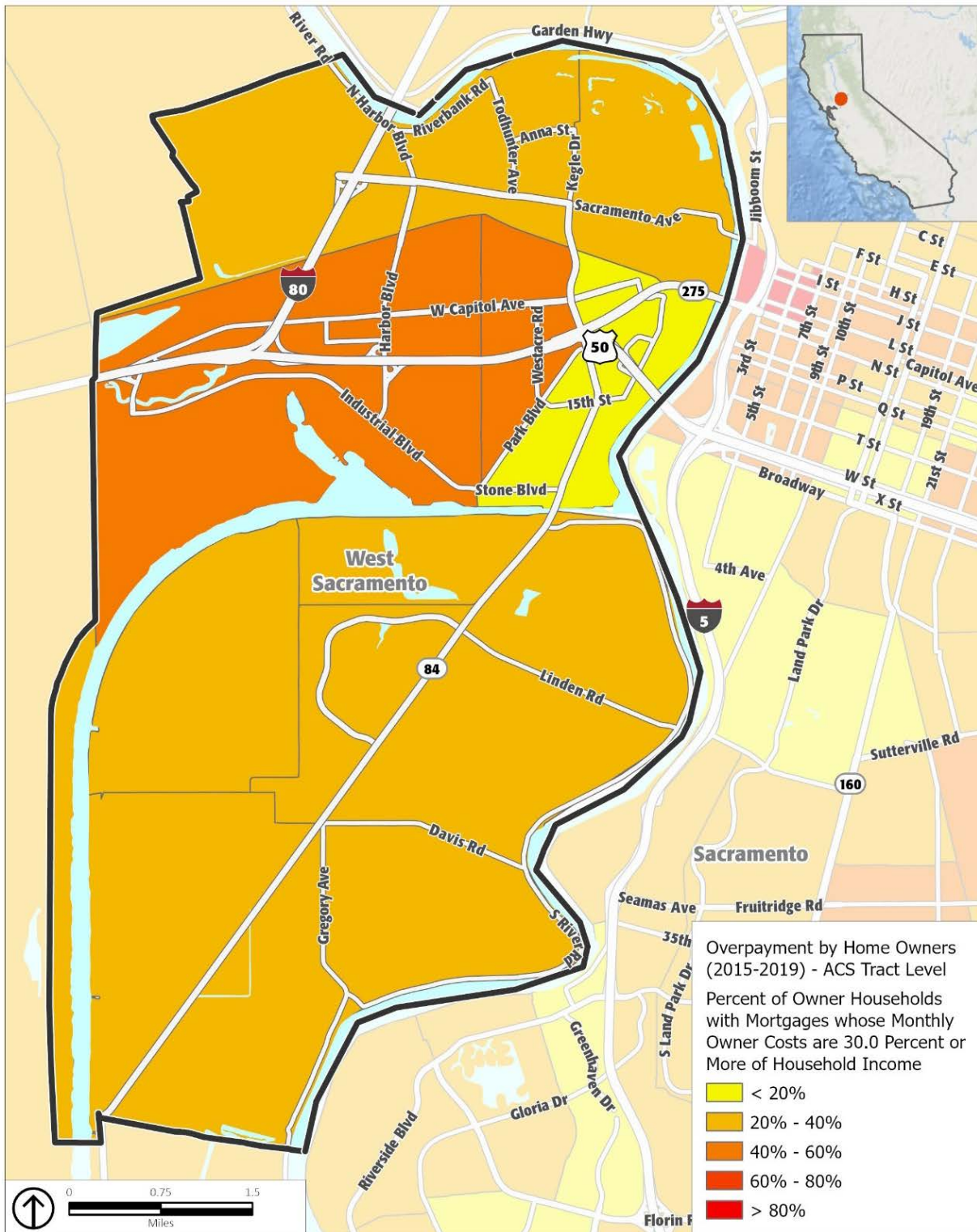
Renters in the city were significantly more burdened with overpayment compared to homeowners in the city with 52 percent of renters burdened by housing costs compared to 29 percent of owners. Figure 21 shows the trends of overpayment for renters in the city between 2015-2019 and Figure 22 shows the trends of overpayment for homeowners between 2015-2019. As of 2019, a majority of renters north of the Deep Water Ship Channel were overpaying for housing, while only about 20-40 percent of renters south of the ship channel were cost-burdened (see Figure 21). As shown in Figure 22, about 20-40 percent of homeowners were overpaying for their homes throughout the city, except for the census tract that includes the Port of Sacramento and the Capital City Freeway, where 40-60 percent of homeowners were cost burdened.

Figure 21 - Overpayment for Renters, City of West Sacramento, 2015-2019



Source: HCD AFFH Data Resources and Mapping Tool, U.S. Census American Community Survey 5 Year Estimates 2015-2019.

Figure 22 - Overpayment for Homeowners, City of West Sacramento, 2015-2019



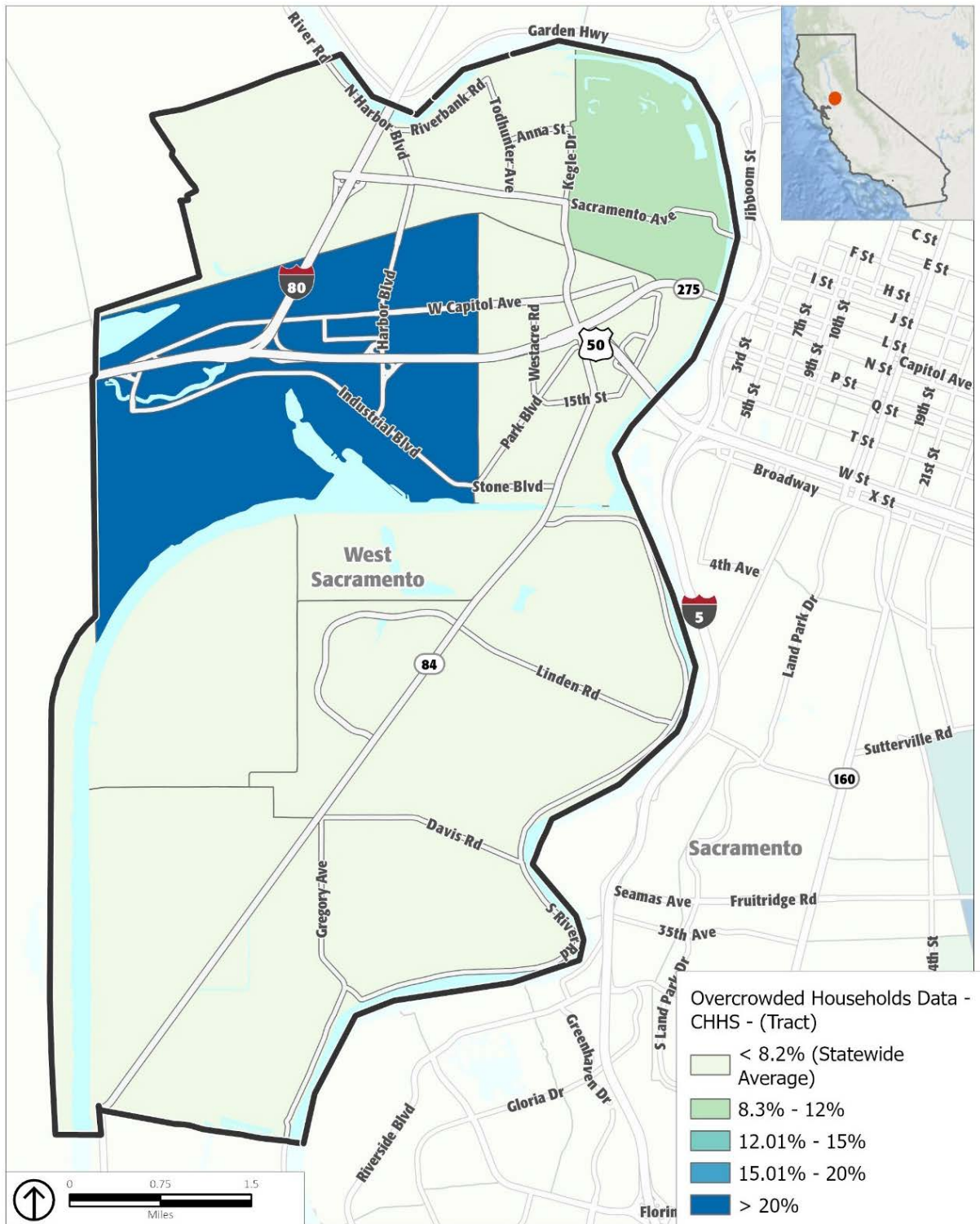
Source: HCD AFFH Data Resources and Mapping Tool, U.S. Census American Community Survey 5 Year Estimates 2015-2019.

D.5.1.8 Overcrowding

As was shown in Table A-36, overcrowding is more prominent among renters. Approximately 10 percent of West Sacramento renter-occupied units are overcrowded with more than one person per room, whereas about 2 percent of owner-occupied units have more than one person per room. This is a similar rate to the county as a whole, where 9 percent of renter households and 2 percent of owner households are overcrowded.

As with the county as a whole, overcrowding occurs more with renters than homeowners. Figure 23 shows patterns of overcrowding in the city and reveals that overcrowding is generally below the statewide average of 8 percent in most of the city. However, more than 20 percent of households are overcrowded in the census tract along the Capitol City Freeway that includes the Port of Sacramento and overcrowding is above average in the northeastern neighborhoods, which include the Washington District and surrounding neighborhoods.

Figure 23 – Overcrowded Households by Census Tract, City of West Sacramento, 2011-2015



Source: HCD AFFH Data Resources and Mapping Tool, HUD 2011-2015.

D.5.1.9 Substandard Housing Conditions

Although about 65 percent of all homes in West Sacramento were built more than 30 years ago (see Table A-37) and may need repair, a survey conducted by the City in 2020 suggests that substandard housing conditions are actually rare. As shown in Table A-37, only 1 percent of units were found to be dilapidated or in need of substantial rehabilitation and only 7 percent require moderate repair. Based on these statistics, substandard housing conditions do not pose a significant fair housing issue for residents of West Sacramento.

D.5.1.10 Displacement Risk

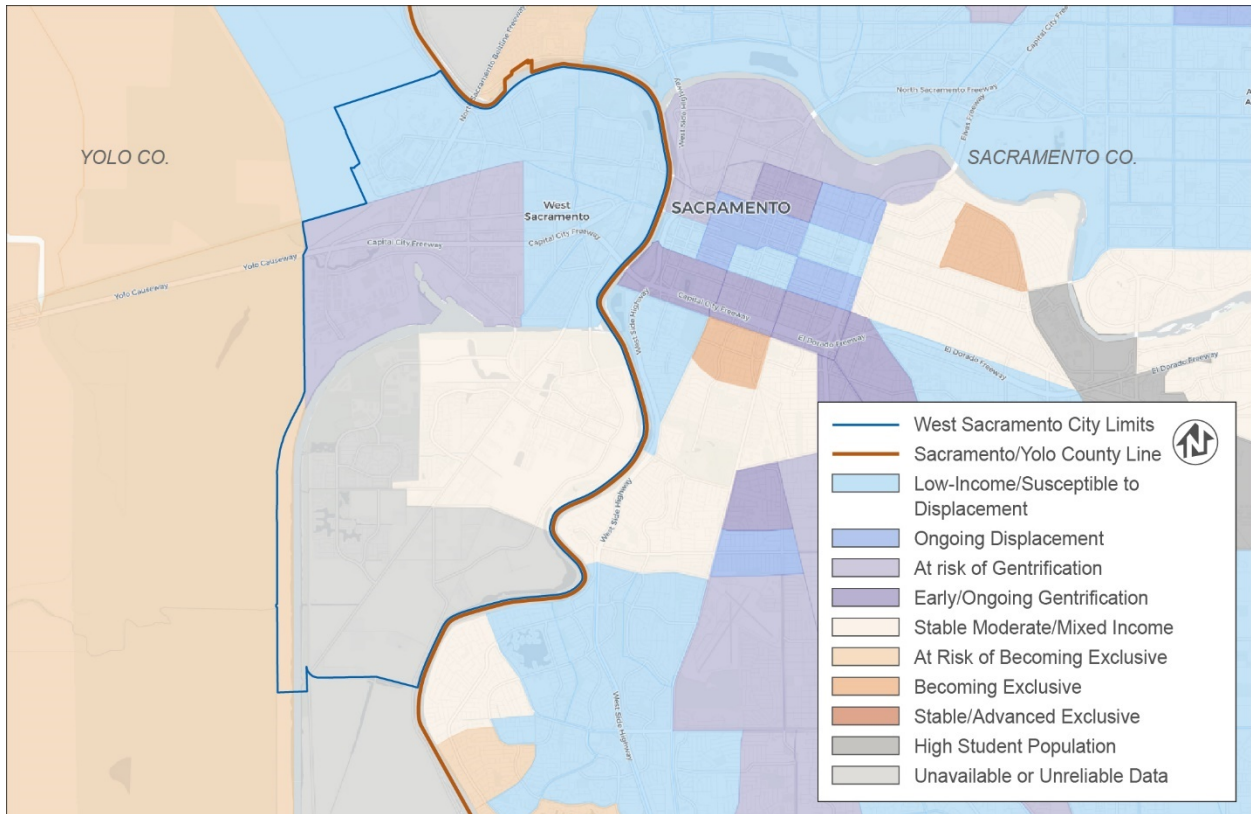
The rising cost of housing is becoming an increasingly important housing security issue in the Greater Sacramento/Yolo County region, especially for renters. Gentrification, or the influx of capital and higher-income residents into working-class neighborhoods, is often associated with displacement, which occurs when housing costs or neighborhood conditions force people out and drive rents so high that lower-income people are excluded from moving in. Areas identified as sensitive contain populations that could be particularly susceptible to displacement in the face of exacerbated market-based pressures at the neighborhood level. According to the U.C. Berkeley Urban Displacement Project, a census tract was flagged as a sensitive community if it met the following criteria as both vulnerable and experiencing market-based displacement pressure:

1. Proportion of very low-income residents was above 20 percent in 2017; and
2. The census tract meets two of the following criteria:
 - a. Share of renters is above 40 percent in 2017;
 - b. Share of people of color is above 50 percent in 2017;
 - c. Share of very low-income households (50 percent AMI or below) that are also severely rent burdened households is above the county median in 2017; or
 - d. Nearby areas have been experiencing displacement pressures.

According to these metrics, four census tracts in West Sacramento are susceptible to displacement and one census tract is at-risk of gentrification, because of the high proportion of households that are renters and low to moderate income. As shown in Figure 24, the census tracts at-risk of gentrification and susceptible to displacement in the future (indicated in blue) are the neighborhoods in the northern part of the city closest to Downtown Sacramento.

While the City continues to promote investment in existing developed areas, the Housing Element also establishes that the City will continue to identify funding and implement programs to rehabilitate and preserve existing affordable housing (Program HE-PR-1.6, Program HE-PR-2.2.1, Program HE-PR-2.1.2, Program HE-PR-2.2, Program HE-PR-2.3).

Figure 24 - Communities Sensitive to Displacement, West Sacramento, 2021



Source: Urban Displacement Project, 2021. Adapted by Ascent Environmental in 2021.

D.5.1.11 **Manufactured Home Parks**

West Sacramento has 18 manufactured home parks in its jurisdiction, nine of which are in the census tract along West Capitol Avenue between Glide Avenue and Maple Street. Compared to the region, this presence of manufactured home parks is above the average concentration of parks per census tract. This census tract aligns with the areas that have greater populations of people with a disability and the greatest poverty levels (or lowest incomes). This area was also identified in Figure 25 to be at risk of gentrification. Manufactured homes represent a vital component of West Sacramento’s affordable housing stock; for this reason, the Housing Element includes Program HE-PR-2.3 to preserve, maintain, and upgrade manufactured homes and promote a well-maintained park space.

Figure 25 - Mobile Home Parks, City of West Sacramento, 2018



Source: HCD AFFH Data Resources and Mapping Tool, Homeland Infrastructure Foundation Level Data, 2018.

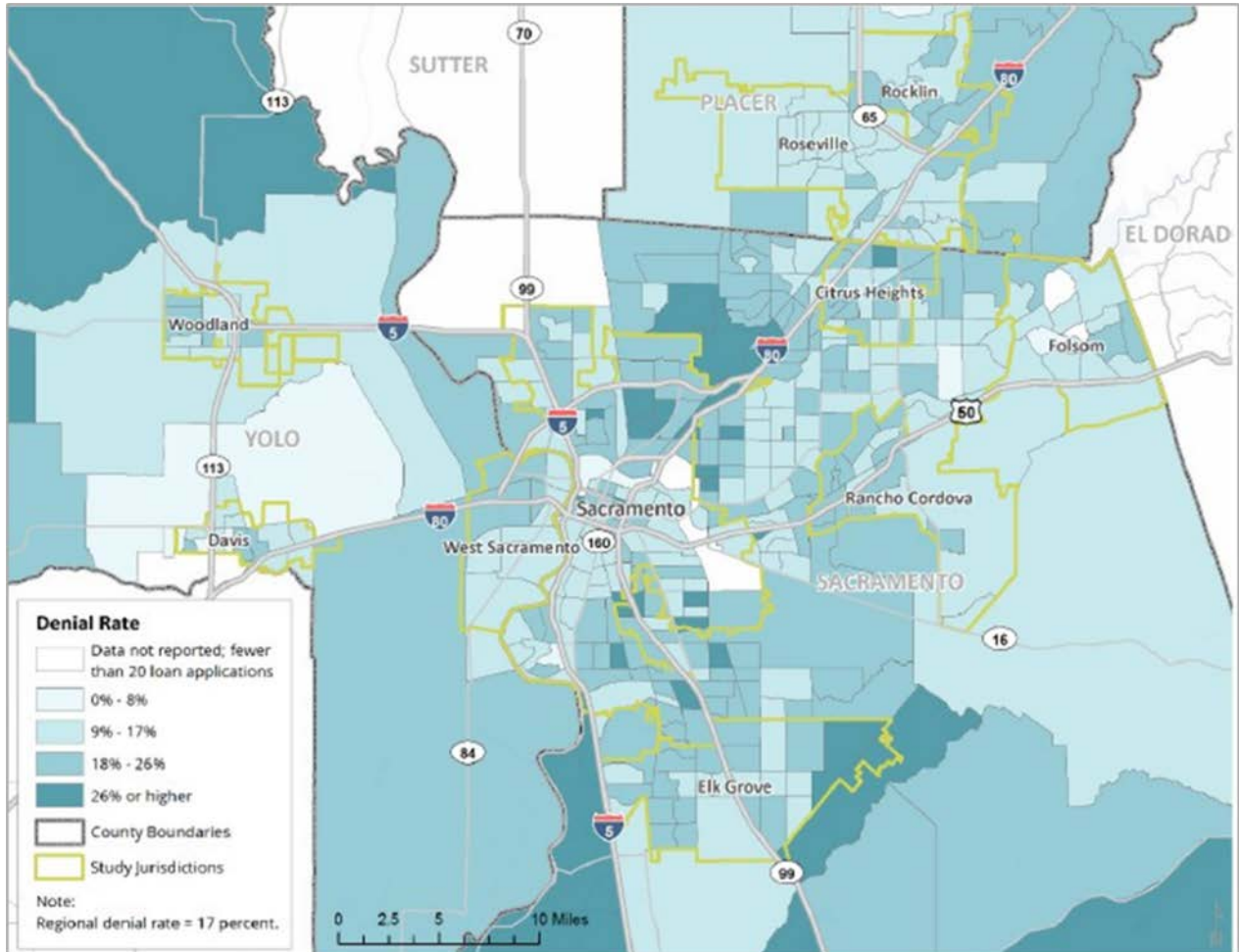
D.5.1.12 Regional Loan Denial Rates

Throughout the Sacramento Valley region, homeownership rates vary widely by race and ethnicity. However, all minority groups experience higher rates of loan denial than non-Hispanic White applicants. In addition, Hispanic/Latino households are more likely than any other group to receive a subprime loan. Subprime mortgages are a type of housing loan most often given to individuals that have weak credit history. Subprime mortgages carry higher interest rates, and thereby are more expensive, because there is a pre-determined higher risk of default.

A concentration of subprime mortgages in communities of color is a potential consequence of historically punitive practices, such as redlining. Despite efforts to reform long-standing practices of discrimination in the housing credit system, patterns of inequality still exist. The Great Recession and housing crisis of the early 2000s brought to light the unusually high concentration of non-White residents with subprime mortgages and property foreclosures across the country.

In 2017, there were 89,838 loan applications filed in the Sacramento Valley region for owner-occupied homes, 4.7 percent of loans were subprime, which is slightly higher than the national rate of 4 percent. Figure 26 shows loan denial rates by Census Tracts within the region according to federal Home Mortgage Disclosure Act (HMDA) data from 2017. Overall, within the region, the average loan denial rate was 17 percent; however, denial rates varied substantially by census tract. West Sacramento census tracts had denial rates ranging between 9-26 percent, which matches the pattern of rates with Yolo County and neighboring Sacramento County.

Figure 26 – Regional Loan Denial Rates by Census Tract, 2017



Source: FFIEC HMDA Raw Data, 2017; Root Policy Research, 2020

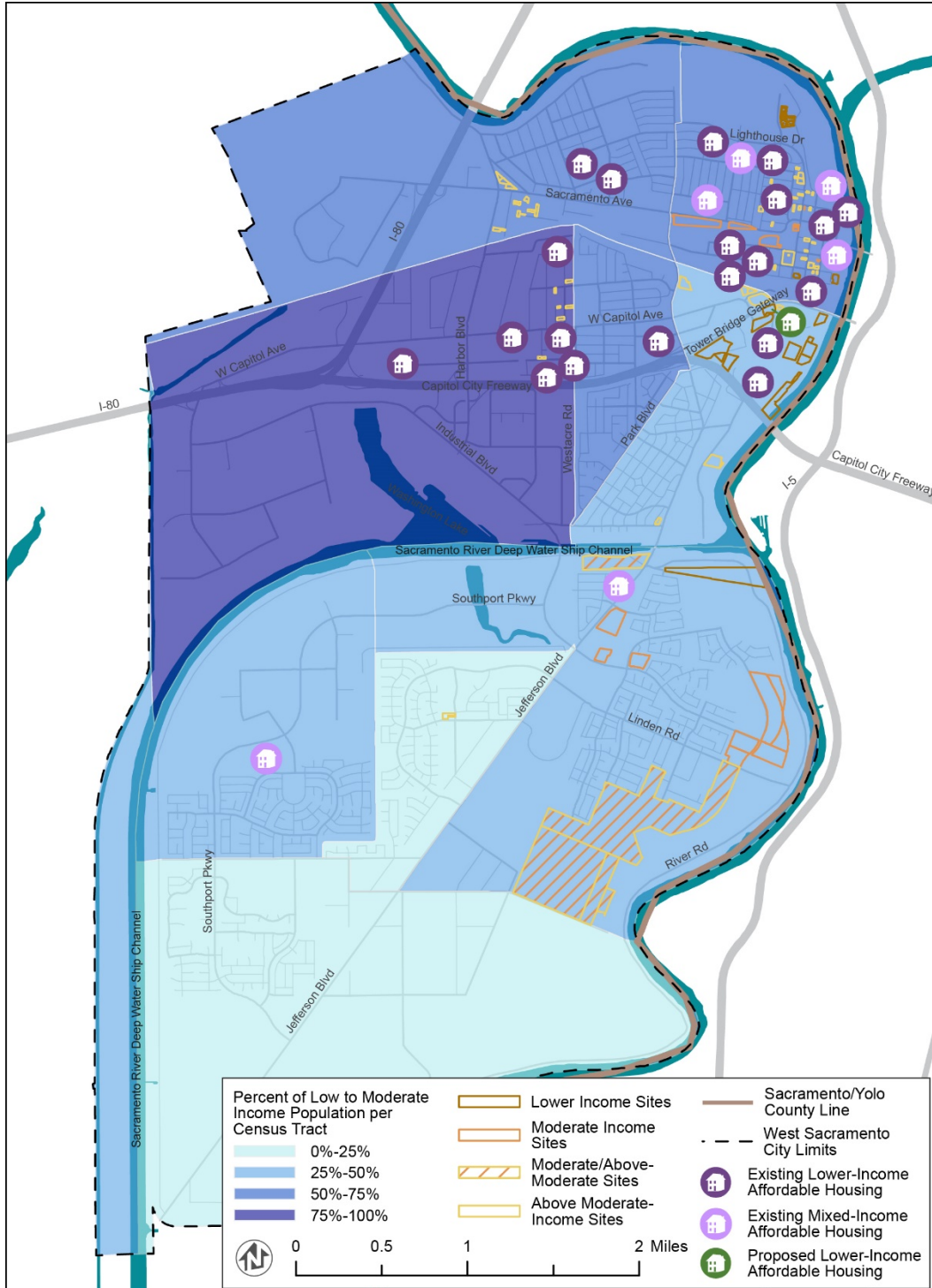
D.5.1.13 Sites Inventory

A primary goal of the assessment is to ensure available sites for lower-income housing are located equitably across a region and within communities with fair access to opportunities and resources. Ensuring that sites for housing, particularly lower-income units, are in high resource areas rather than concentrated in areas of high segregation and poverty requires jurisdictions to plan for housing with regards to the accessibility of various opportunities including jobs, transportation, good education, and health services.

Figure 27 shows the location of vacant and underutilized sites in the sites inventory compared to the distribution of low- and moderate-income populations by census tract and Figure 28 shows these same sites in comparison to the TCAC/HCD Opportunity Areas. Both figures highlight the location of existing affordable housing and proposed affordable projects, and vacant and underutilized lower-income sites. There is a concentration of lower-income and moderate-income sites in the City’s northeastern neighborhoods closest to the Sacramento River. Although these areas are characterized by the methods used by California Tax Credit Allocation Committee as currently low resource and have a high concentration of

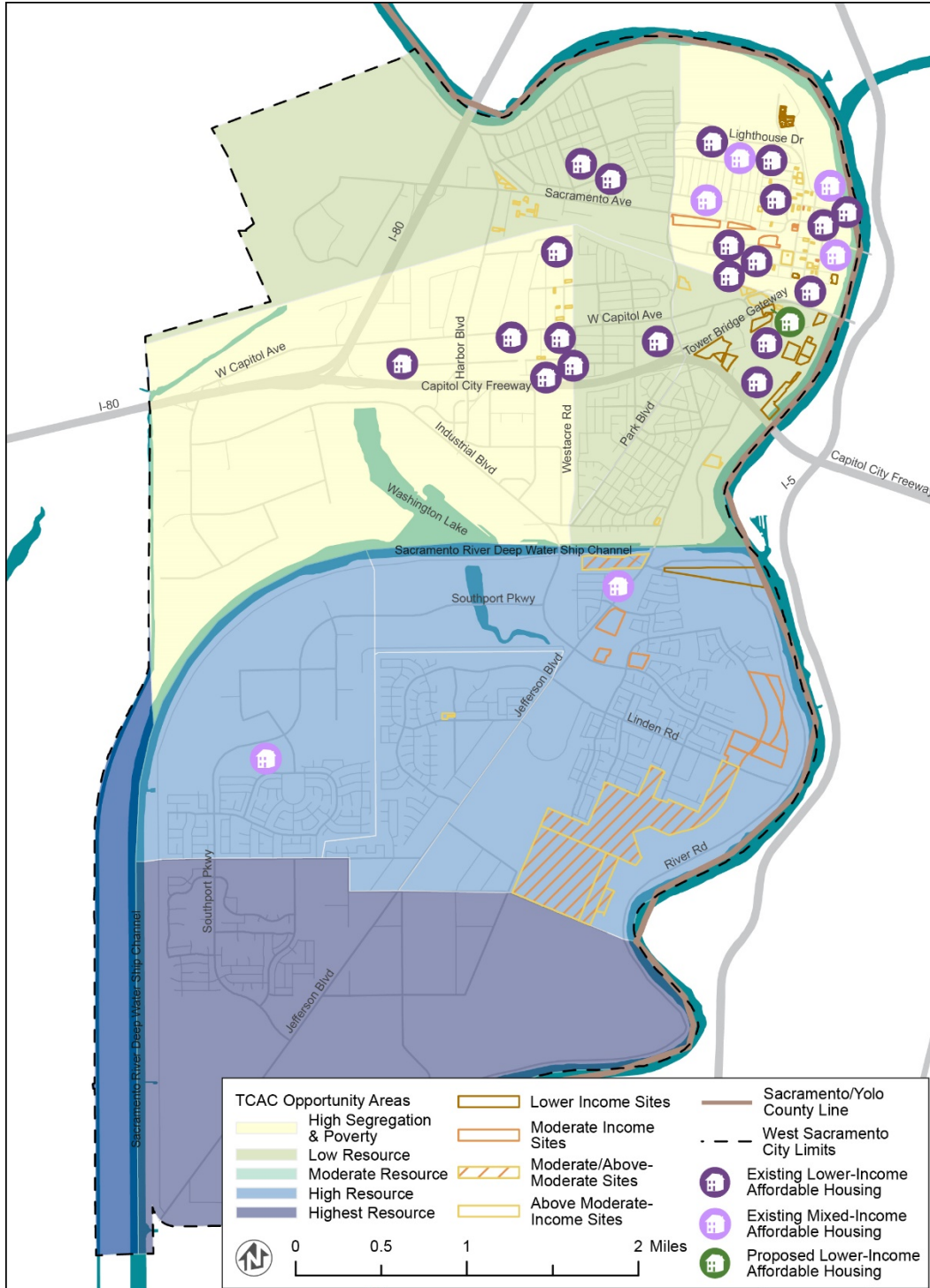
poverty, they also are in close proximity to many existing and planned jobs, services, parks and recreational spaces, and transit both within West Sacramento and across the river in Downtown Sacramento. There are also over two dozen planned above moderate-income sites in the city's northeastern neighborhoods, which will help to promote a more mixed-income community. Furthermore, there is a second concentration of moderate-income and above moderate-income sites south of Linden Road and west of River Road. This part of the city is high resource, near services and amenities, and has a lower proportion of low- to moderate-income households.

Figure 27: Sites Inventory with Low to Moderate Income Households and Existing Affordable Housing



Source: U.S. Census Bureau, 2015-2019 American Community Survey 5-year estimates. California Department of Housing and Community Development AFFH Data and Mapping Tool. California Housing Partnership, Affordable Rental Housing Benefits Map, 2020. City of West Sacramento, 2020. Ascent, 2021.

Figure 28: Sites Inventory with TCAC/HCD Opportunity Areas and Existing Affordable Housing



Source: U.S. Census Bureau, 2015-2019 American Community Survey 5-year estimates. California Department of Housing and Community Development AFFH Data and Mapping Tool. California Housing Partnership, Affordable Rental Housing Benefits Map, 2020. City of West Sacramento, 2020. Ascent, 2021.

Summary of AFFH Requirements

AB 686 Housing Discrimination: Affirmatively Further Fair Housing (AFFH) creates new requirements for all city and state agencies to ensure that laws, policies, programs, and activities affirmatively furthers fair housing opportunities throughout the community for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familiar status, disability, and other characteristics protected by the California Fair Employment and Housing Act (FEHA).

Beginning in 2021, all Housing Elements must include an AFFH program consistent with the requirements of the federal program managed by the Department of Housing and Urban Development (HUD). This Assessment of Fair Housing (AFH) requires the analysis of local, state, and federal data sources to determine a jurisdiction's needs, and the identification meaningful actions to further fair housing opportunities. While both state and federal laws mandate strict requirements, compliance to these requirements allows for flexibility in analysis and program design. The requirements are:

1. Include a program that affirmatively furthers fair housing and promotes housing opportunities throughout the community for Protected Classes.
 - a. AFFH must define meaningful actions
 - i. Replacing segregated living patterns with integrated and balanced living patterns.
 - ii. Transforming racially and ethnically concentrated areas of poverty into areas of opportunity (without displacement).
 - iii. Fostering and maintaining compliance with civil rights and fair housing laws.
 - iv. Including actions that promote fair housing opportunities for low- and moderate-income tenants.
 - b. AFFH must include a Timeline of Concrete Actions
 - c. AFFH must be consistent with state and federal AFFH policies
2. Conduct an Assessment of Fair Housing
 - a. Needs Assessment
 - i. Summary of fair housing issues, assessment of fair housing enforcement and outreach capacity.
 - ii. Demographic Analysis of available local, state, and federal data to identify:
 1. Levels of segregation in the jurisdiction and changes over time (using dot density and dissimilarity indices)
 2. Identification of Racially or Ethnically Concentrated Areas of Poverty (R/ECAP)
 3. Disparities in Access to Opportunity (Housing, Education, Employment)
 4. Disproportionate Housing Needs and Assessment (cost burden, overcrowding, etc.)
 5. Concentrations and Availability of Publicly Supported Housing
 6. Disability and Access Analysis

- iii. Assessment of contributing factors of fair housing issues identified in the Demographic Analysis, including a discussion on policies or practices that could lead to higher levels of segregation.
- b. Identification of Priorities and Goals, including metrics and milestones.
- c. Identification of Strategies and Actions to implement the Priorities and Goals that should include:
 - i. Enhancing mobility strategies
 - ii. Encouraging development of affordable housing in high resource areas
 - iii. Place-based strategies to encourage community revitalization
 - iv. Protecting residents from displacement
- 3. Prepare the Housing Element Land Inventory and Site Identification through the lens of AFFH
 - a. Alignment with the Regional Housing Need Allocation (RHNA) to demonstrate adequate sites zoned for development of housing for households at each income level
 - b. Identification of sites throughout the jurisdiction that are consistent with the goals of AFFH:
 - i. Sites to accommodate lower-income households are not concentrated in lower resource or R/ECAP areas
 - ii. Where sites to accommodate lower-income households are located in lower resource or R/ECAP areas, strategies to remediate negative impacts are implemented

APPENDIX E

Community Outreach

E. COMMUNITY OUTREACH

E.1 Overview

The California Government Code requires that local governments make diligent efforts to solicit public participation from all economic segments of the community, especially low-income persons, in the development of the Housing Element. During the preparation of this Housing Element Update, public input was actively encouraged in a variety of ways.

The City solicited feedback from key stakeholders and the public through interactive webinars that focused on issues related to the development of affordable housing and the approach to housing in the challenging context of the COVID-19 pandemic. In addition, the City conducted a Community Survey on the Housing Element Update, which identified residents' priorities, preferences, and concerns. Housing affordability, senior housing, amenities, overcrowding, and traffic concerns were noted in the survey as top issues for West Sacramento residents. The feedback and comments received from all forms of community outreach were tracked and organized by topic, then were used to inform the updates to the Housing Element.

The City established a website for the Housing Element Update at <https://www.cityofwestsacramento.org/residents/housing/housing-element-update>. This website included regular project updates, documents, presentations, and information on how to connect with the project team. The draft Housing Element was made available to the public on the project website in January 2021.

E.2 Stakeholder Group Meeting

On July 30, 2020, City staff and the consultant team held an online meeting (webinar) with representatives from local and regional housing nonprofits to discuss topics related to priorities for the Housing Element Update.

The following organizations attended the Stakeholder Group meeting:

- West Sacramento Mercy Coalition
- Bryte and Broderick Community Action Network
- Shores of Hope
- Downtown Streets Team
- West Sacramento Housing Development Corporation
- Sacramento Housing Alliance
- Resources for Independent Living (RIL)
- Catholic Charities Yolo-Solano, Inc.
- City of West Sacramento
- Legal Services of Northern California
- House Sacramento

- Mercy Housing California

The project team made a presentation that included an overview of the update process and a description of the required components of the Housing Element. Following the presentation, the planning team posed a series of open-ended discussion points on topics such as regulatory and other constraints on housing development, the impact of the COVID-19 pandemic on the emerging housing crisis, and environmental justice concerns. Participants provided their input and ideas during the discussion period of the webinar. Spanish translation was available during the Stakeholder Group Meeting.

E.3 Stakeholder One-on-One Meetings

Individual one-on-one meetings were conducted with the following organizations:

- Legal Services of Northern California
- West Sacramento Housing Development Corporation
- House Sacramento
- AARP West Sacramento

Individual meetings were focused on the topic of community outreach strategy and allowed representatives to identify priorities for their organizations and clients. Comments received from one-on-one stakeholder meetings included:

- Rehabilitation programs should have a focus on energy efficiency upgrades
- More facilitation for streamlining ADUs
- Infrastructure improvements and upgrades should include broadband
- Identify surplus lands owned by religious institutions, as they can be used for ADUs or tiny homes
- Outreach to mobile home parks
- Address discrimination of renters with criminal records
- Noticing requirements for expiring subsidies on affordable housing projects
- Programs that facilitate homeownership
- More subsidized affordable housing is needed in general
- Harbor Blvd. and West Capitol Avenue are not suitable for low-income sites
- Expansion of permitted zones for emergency shelters
- Repeal the anti-camping ordinance
- Maintain the mobile home park preservation strategy
- Address employee housing, specifically for farmworkers
- Prioritize affordable housing in infill areas

E.4 Virtual Public Meeting

On November 10, 2020, City staff and the consultant team held an interactive virtual public meeting (webinar) to discuss the housing experience in West Sacramento, special housing and community housing needs, and the status of the Housing Element Update. The meeting announcement was posted on the project website, the City’s social media channels, the Nextdoor app, and emailed to the subscriber list. The announcement was also emailed to housing partners and organizations.

The project team presented on the Housing Element and how it impacts West Sacramento residents, and provided an overview of results of the Community Survey (see Section A.6). The meeting also included a series of polls and open-ended discussion questions, during which participants provided feedback on housing needs, challenges, and ideas for neighborhood improvements. Spanish translation was available during the Virtual Public Meeting.

E.5 Public Hearings/Workshops

- Economic Development and Housing Commission: August 25, 2020 and October 27, 2020
- Virtual Public Meeting: November 10, 2020
- Planning Commission: November 19, 2020 and December 3, 2020

E.6 Community Survey

To gather public input on the Housing Element Update, the City conducted an online survey of residents. The Community Survey was intended to help the City better understand the community’s housing needs and priorities. The survey, also available in Spanish and Russian languages, opened on October 1, 2020 and closed on November 16, 2020. The City received 468 responses to the survey, as described below.

The survey was publicized on the project website, through an email blast to subscribers, on the City’s social media channels, and on the Nextdoor app. Links to the survey were also distributed to the following housing partners and organizations:

- Meadowbrook Apartments
- Courtyard Village Apartments
- The Bridge District Apartments
- West Capitol Courtyard Apartments
- Washington Courtyard Apartments
- West Gateway Place Apartments
- Capitol Yards Apartments
- Capitol Place Apartments
- Legal Services of Northern California
- Mercy Coalition
- Southport Church

- West Sacramento Housing Development Corporation
- Yolo County Homeless and Poverty Action Coalition
- West Sacramento Historical Society
- Bryte Church
- Our Lady of Grace Church
- Russian Orthodox Church of the Myrrhbearing Women
- Slavic Baptist Church
- Yolo Family Resource Center

Survey Summary

Question 1

Do you live and/or work in West Sacramento?

Answer Choices	Responses
I live in West Sacramento but work somewhere else	48.50%
I live and work in West Sacramento	22.32%
I live in West Sacramento and do not currently work/I am retired	28.76%
If you live outside the City of West Sacramento, where do you live? Note: This survey is intended only for West Sacramento residents.	0.43%

Question 2

Which neighborhood do you live in?

Answer Choices	Responses (%)	Number
Bridge District/Triangle	2.40%	11
Ironworks	1.31%	6
Broderick	7.63%	35
Bryte	1.96%	9
CBD	0.44%	2
Lighthouse/Riverbend	1.96%	9
Michigan-Glide-Sutter	5.01%	23
Evergreen	1.09%	5
Meadowdale	0.22%	1
Westacres	0.44%	2
Westfield	0.44%	2
Northeast Village	24.62%	113
Arlington Oaks	0.44%	2
Linden Acres	1.96%	9
Newport/Stonegate	2.40%	11
Northwest Village	12.64%	58
Linden Loop	3.92%	18
Bridgeway Island	4.36%	20
Old West Sacramento	6.97%	32
Westmore Oaks	1.31%	6
State Streets	2.40%	11
Southwest Village	5.45%	25
Bridgeway Lakes	7.19%	33
Washington	1.96%	9
Valhalla	0.44%	2
Other (please specify)	1.09%	5

Other responses included Port Sacramento Industrial Park (PSIP), West Capitol Avenue, West end West Capitol to I-80, and Southeast Village.

Question 3

What is your age range?

Answer Choices	Responses
Under 18	0.00%
18-24	1.52%
25-34	12.12%
35-44	27.92%
45-54	18.18%
55-64	17.53%
65-74	16.67%
75 +	6.06%

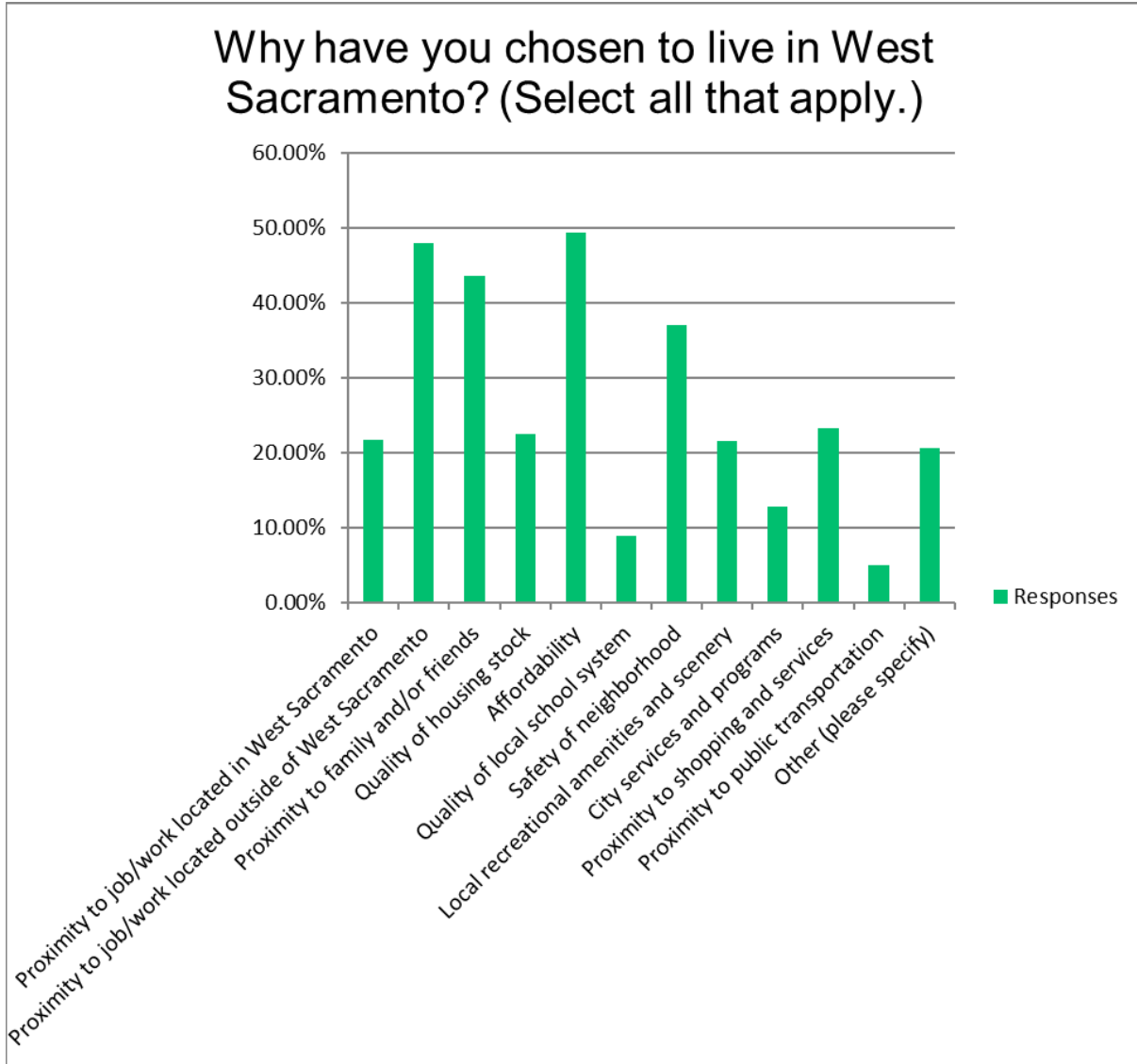
Question 4

How long have you lived in West Sacramento?

Answer Choices	Responses
0-2 years	8.44%
2-5 years	11.90%
5-10 years	19.48%
10+ years	60.17%

Question 5

Why have you chosen to live in West Sacramento? (Select all that apply.)



There were 95 responses provided in the “Other” category. Themes of these responses included:

- Proximity to spouse’s work
- Proximity to Sacramento, Davis, and San Francisco
- Personal/family history in West Sacramento
- Leadership and progressive policies of the City
- Diversity and character of community and neighborhood
- Proximity to recreation, trails, and parks

- Agricultural setting

Question 6

Select the type of housing that best describes your current home.

Answer Choices	Responses
Single Family Home (Detached)	87.42%
Duplex/Attached Home	1.52%
Multifamily Home (Apartment/Condominium)	8.03%
Accessory Dwelling Unit, Granny Flat, Guest House	0.00%
Mobile Home	1.74%
Currently without permanent shelter	0.22%
Other (please specify)	1.08%

Other responses included manufactured home and detached townhouse.

Question 7

Do you currently own or rent your home?

Answer Choices	Responses
Own	82.90%
Rent	15.80%
Live in another household (Neither own nor rent)	0.87%
Currently homeless	0.43%

Question 8

If you rent, what is the reason?

Answer Choices	Responses
Prefer renting over owning a home	12.99%
Unable to find a home to purchase that both meets household needs and is within my budget	29.87%
Can't afford to purchase a home	44.16%
Other (please specify)	12.99%

Other responses included waiting for home under construction to be completed, renting from a family member, and planning to purchase a home.

Question 9

Which of the following best describes your household type?

Answer Choices	Responses
Single person household	17.00%
Single person living with roommates	3.13%
Single parent with children under 18	2.46%
Couple	36.47%
Couple with children under 18	29.53%
Couple living with roommates	1.12%
Adult Head of Household (non-parent) with children under 18	0.89%
Young adult living with parents	2.01%
Multi-generational family household (grandparents, children, and/or grandchildren all under the same roof)	4.70%
Other (please specify)	2.68%

Other responses included:

- Single parent living with adult children
- Couple living with adult children
- Household with adult relatives
- Single parent with children under 18 and couple with children under 18 in same household

Question 10

How satisfied are you with your current housing situation?

Answer Choices	Responses
I am very satisfied.	57.37%
I am somewhat satisfied.	30.58%
I am somewhat dissatisfied.	7.59%
I am dissatisfied.	4.46%

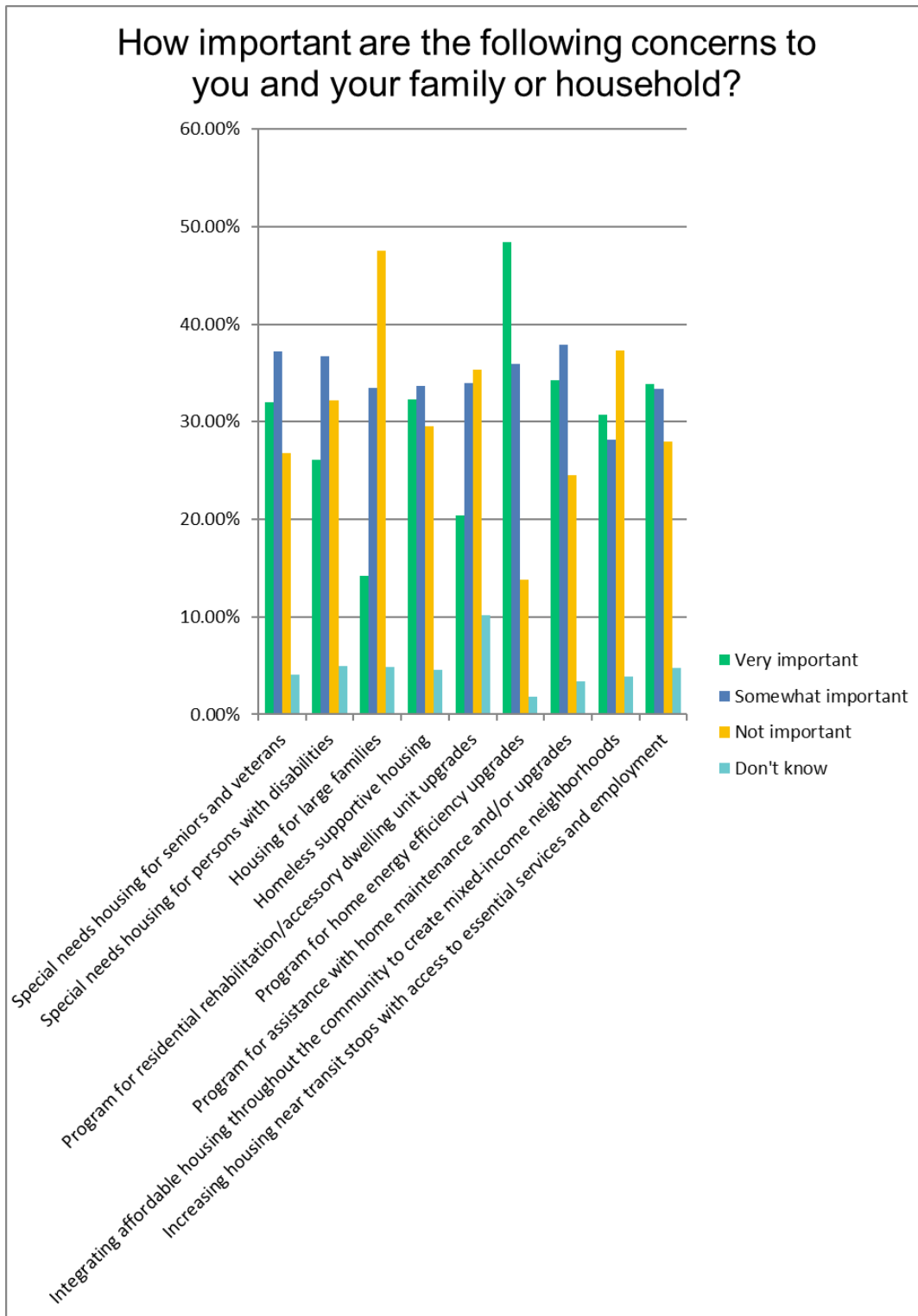
If respondents answered that they were dissatisfied or somewhat dissatisfied, they were asked to provide a reason (e.g., condition of home, number of bedrooms). There were 59 responses provided. Themes of these responses included:

- Need for more living space, such as increase in bedrooms and/or bathrooms
- Interest in downsizing
- Lack of affordability
- Condition of neighborhood (including safety concerns)
- Home located in high traffic/noise area

- Condition or age of home or apartment
- Lack of recreation opportunities for children
- Desire for more yard space
- Concerns with property management or Homeowner's Association (HOA)
- Concerns with new development such as apartment complexes
- High density and proximity to neighbors
- Low quality of home construction
- Problems with neighbors

Question 11

How important are the following concerns to you and your family or household?



Question 12

Do you feel that the different housing types in West Sacramento currently meet your housing needs?

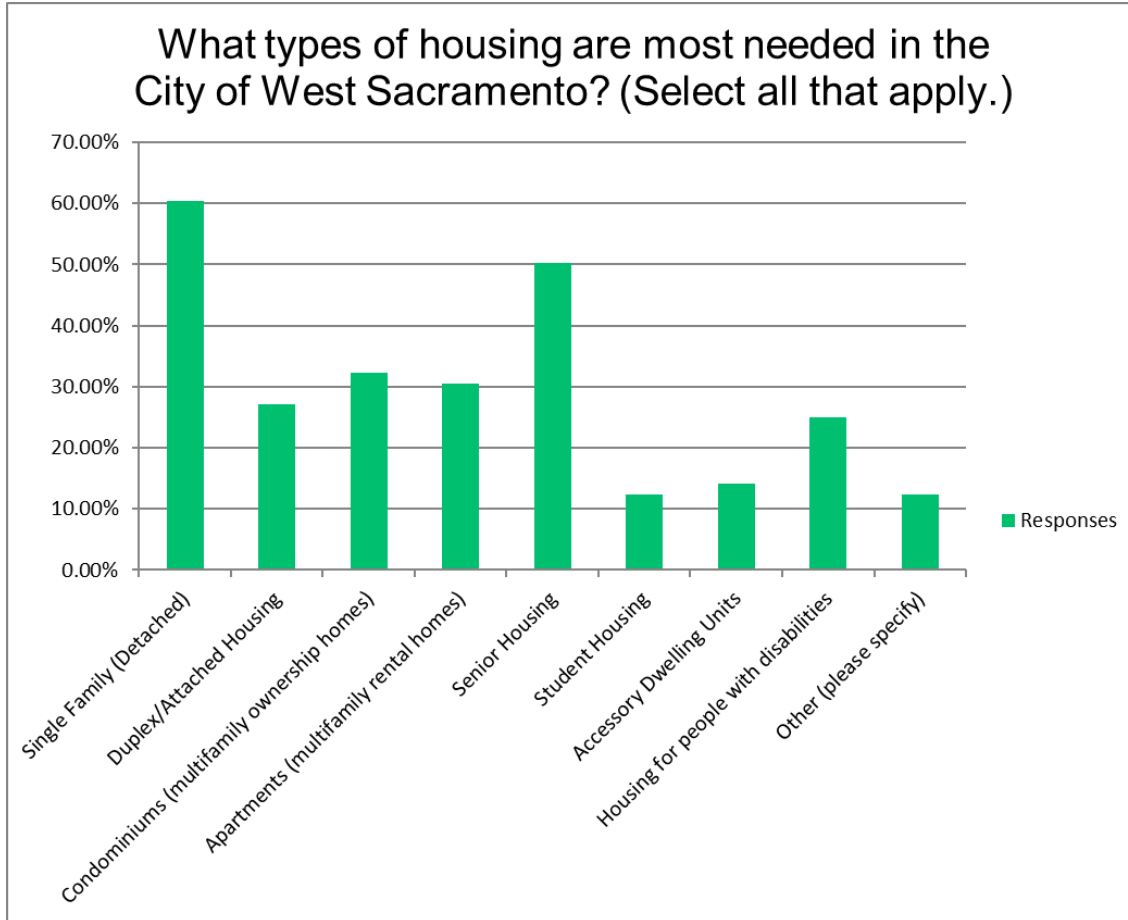
Answer Choices	Responses
Yes	76.59%
No	23.41%

If respondents answered no, they were asked to tell us why. There were 93 responses. Themes of these responses included:

- Need more senior housing and assisted living facilities
- Lack of affordable housing for sale and rental
- Too much high-density housing
- Not enough large lots for larger families/multi-generational households
- Need more low-income housing
- Lack of day shelters or housing for people with disabilities
- Too much focus on condos; lack of single-family homes with yard space
- Need more affordable/entry-level rental units
- Need more options such as halfplexes, townhomes, multi-story buildings, and condos
- Need more Accessory Dwelling Units (ADU); cost to build them is too high
- Need more ways to address homeless situation
- Not enough urban-style development within walking distance of services
- Too many apartments for current capacity of infrastructure
- Rents are too high for those with fixed incomes
- More mixed-income neighborhoods are needed
- Not enough options for middle-income households

Question 13

What types of housing are most needed in the City of West Sacramento? (Select all that apply.)



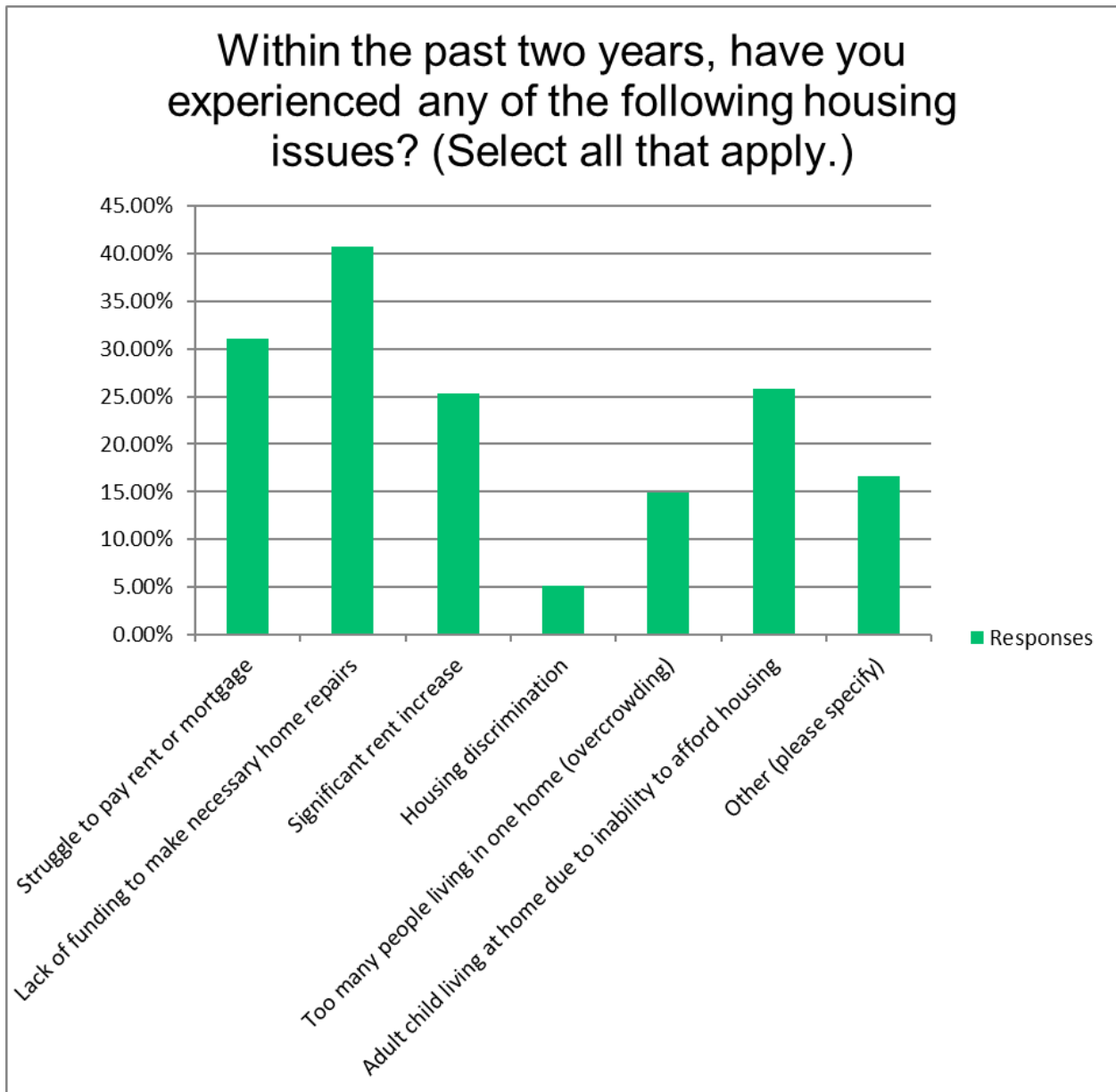
There were 51 responses provided in the “Other” category. Themes of these responses included:

- Smaller home options
- Alternative housing such as tiny homes and cooperative housing
- More affordable housing to own and rent
- Housing for the homeless
- Properties with larger lots
- No more housing is needed. Concerns included overcrowding, traffic, and having adequate city services to accommodate current housing.
- Detached townhomes
- Multi-generational homes
- Hotel/motel conversions

- Small farms

Question 14

Within the past two years, have you experienced any of the following housing issues? (Select all that apply.)



There were 29 responses provided in the “Other” category. Themes of these responses included:

- Crime/break-ins/safety issues
- Dependent on landlord for property upgrades

- Unable to find “move-up” options in West Sacramento
- Lack of yard space and parking for families
- Problems with neighbors/tenants

Question 15

If you anticipate relocating/moving in the next five years, what is the reason? (Select all that apply.)

Answer Choices	Responses
Employment	11.18%
Live closer to family and/or friends	11.50%
Affordability	26.52%
Downsizing	17.25%
Upsizing	18.85%
Purchase a home	12.14%
Better community amenities (e.g. schools, recreation, shopping, public transportation)	38.98%

There were 94 responses provided in the “Other” category. Themes of these responses included:

- Local, state, or national political climate
- High taxes or fees
- Natural hazard risk (such as fires, floods, earthquakes)
- Retirement
- Desire for more land/bigger yard
- Lack of senior housing and assisted living facilities
- Concerns regarding increased crime/public safety
- Homeless problem
- Too much traffic
- Lack of road repairs and maintenance
- Lack of walkability in some neighborhoods
- Better quality schools
- Better weather
- To be closer to school/university
- Lack of nearby shopping and amenities (some within walking distance)
- Better infrastructure that can support population/residents
- Relocating out of California
- Looking for tiny home community

Question 16

Do you have any additional comments or concerns relevant to the Housing Element Update?

There were 141 responses to this open-ended question. Selected responses are categorized below.

Housing Types and Design

- More single-family housing with space
- Quality senior housing/assisted living facilities
- Less apartment complexes and multi-story, cookie-cutter attached homes
- Less high density and rental housing
- Increase density and avoid suburban sprawl
- Incorporate universal design, solar, and sustainable landscaping and construction materials
- Provide opportunities for energy efficiency upgrades and retrofitting existing housing with solar
- Build low-income housing near transit and with parking lots
- Fast track ADU permitting and allow them to be built on properties not occupied by owner
- Consider cottage housing ordinance that allows small infill cottages in single-family areas (e.g. Southport area)
- More mixed-use zoning
- Include community garden spaces in housing development
- Consider special housing options for artists (e.g. live/work studios)
- Need quality senior living (e.g. active senior housing communities, single-family homes, condominiums, transition to nursing care) for aging community
- More attractive multi-family housing with open space

Housing Affordability

- Homes are overpriced
- Need rent control
- More affordable housing is needed, both for rentals and home ownership
- Need more low-income housing in south end of city (concentrated in north end)
- Support city's trend in providing affordable housing units as part of larger, more dense projects, to serve low- and moderate-income residents
- Affordable complexes have long waitlists; suggest incentivizing owners to maintain affordable units

- Need to fill empty units and acquire units for free public housing for low income and unhoused people
- City should provide support to those who need housing assistance due to the pandemic
- Need to provide range of affordable housing, considering those who do not qualify for assistance, but earn less than median income
- More affordable home ownership options for younger and senior buyers
- Affordable housing for middle-class families

Services and Assistance Programs

- Provide more homeless/assistance programs
- Concerns about homeless shelters/housing having a negative impact in neighborhoods
- Need less focus on homeless assistance and more on updating community amenities
- Need senior assistance program for deferred home maintenance
- Need programs to address gaps for lower income residents, particularly veterans

Traffic, Transportation, Infrastructure, and Safety

- Improve vehicle infrastructure, road congestion, and amenities before adding more housing
- Planned bridge needs to be wider for high-density development and pending soccer arena
- Need better freeway access as traffic and bottlenecks are getting progressively worse
- Concerns regarding evacuation routes. Jefferson needs to be widened southbound and bridges are needed east and west out of Southport.
- Need more transit options, within West Sacramento and to get to downtown Sacramento
- Need improved bike lanes, and more and faster bus routes
- Concerns about increased rentals impacting community quality and increasing crime
- Suggestion to underground utilities
- Deteriorated condition of local roads

Community Character and Amenities

- Keep the city's small-town feel
- Need more parking areas
- More green space and parks are needed
- Need more shopping, grocery stores, restaurants, and gas stations
- More walkable/bikeable businesses/restaurants near housing

- Improve school system
- Need better code enforcement to prevent blight in neighborhood

Neighborhood/Street Specific

- The Bridge District has too much overpriced housing (rental and ownership)
- Add sidewalks (such as on West Capital, Maple Street, Rice Avenue)
- Southport doesn't have adequate roads/bridges
- Concern about the west end being left out of City projects
- Add sound walls on Jefferson between Lake Washington and Linden for noise, traffic, and privacy
- Area along Jefferson south of freeway could be turned into dense, mixed use development

**Please Start Here, Instructions in Cell
A2, Table in A3:B15**

Form Fields

Site Inventory Forms must be submitted to HCD for a housing element or amendment adopted on or after January 1, 2021. The following form is to be used for satisfying this requirement. To submit the form, complete the Excel spreadsheet and submit to HCD at sitesinventory@hcd.ca.gov. Please send the Excel workbook, not a scanned or PDF copy of the tables.

General Information	
Jurisdiction Name	WEST SACRAMENTO
Housing Element Cycle	6th
Contact Information	
First Name	Elijah
Last Name	Ortega
Title	Community Investment Specialist
Email	elijaortho@cityofwestsacramento.org
Phone	(916) 743-8096
Mailing Address	
Street Address	<u>Ave., 3rd Flr.</u>
City	West Sacramento
Zip Code	95691

Table A: Housing Element Sites Inventory, Table Starts in Cell A2

Jurisdiction Name	Site Address/Intersection
<i>Enter jurisdiction name in "Start Here" tab. The jurisdiction name will auto populate into Column A of Table A of the form.</i>	<i>Enter the number and name of street, if available. Enter an intersection, if, and only if, a site address is not available. This information is necessary to locate some sites.</i>
WEST SACRAMENTO	561 MAPLE ST
WEST SACRAMENTO	2225 MICHIGAN BL
WEST SACRAMENTO	641 JEFFERSON BL
WEST SACRAMENTO	824 WEST CAPITOL AVE
WEST SACRAMENTO	820 WEST CAPITOL AVE
WEST SACRAMENTO	740 MAPLE ST,739 CEDAR ST
WEST SACRAMENTO	701 CEDAR ST
WEST SACRAMENTO	701 MAPLE ST
WEST SACRAMENTO	640 - 702 E ST
WEST SACRAMENTO	322 5TH ST
WEST SACRAMENTO	324 5TH ST
WEST SACRAMENTO	326 5TH ST
WEST SACRAMENTO	639 CALIFORNIA ST
WEST SACRAMENTO	735 SACRAMENTO AC
WEST SACRAMENTO	851 SACRAMENTO AVE
WEST SACRAMENTO	520 5TH ST
WEST SACRAMENTO	514 4TH ST
WEST SACRAMENTO	641 5TH ST
WEST SACRAMENTO	605 F ST
WEST SACRAMENTO	512 3RD ST
WEST SACRAMENTO	300 F ST
WEST SACRAMENTO	328 F ST
WEST SACRAMENTO	50 WATERFRONT PLACE
WEST SACRAMENTO	309 F ST
WEST SACRAMENTO	301 F ST
WEST SACRAMENTO	409 4TH ST
WEST SACRAMENTO	438 4TH ST
WEST SACRAMENTO	410 4TH ST
WEST SACRAMENTO	121 6TH ST
WEST SACRAMENTO	5TH ST at A ST
WEST SACRAMENTO	101 5TH ST
WEST SACRAMENTO	413 A ST
WEST SACRAMENTO	513 B ST
WEST SACRAMENTO	200-202 5TH ST
WEST SACRAMENTO	407 B ST
WEST SACRAMENTO	431 B ST
WEST SACRAMENTO	640 8TH ST

WEST SACRAMENTO	621 WELLAND WAY
WEST SACRAMENTO	11 6TH ST
WEST SACRAMENTO	6TH ST at CUMMINS WAY
WEST SACRAMENTO	21 6TH ST
WEST SACRAMENTO	475 LIGHTHOUSE DR
WEST SACRAMENTO	275 LIGHTHOUSE DR
WEST SACRAMENTO	1648 CITRUS ST
WEST SACRAMENTO	845 ELM ST
WEST SACRAMENTO	952 OAK ST
WEST SACRAMENTO	731 ELM ST
WEST SACRAMENTO	20 ELM ST
WEST SACRAMENTO	741 ELM ST
WEST SACRAMENTO	908 ELM ST
WEST SACRAMENTO	828-832 ELM ST
WEST SACRAMENTO	1728-48 REED AVE
WEST SACRAMENTO	701 HARBOR BL
WEST SACRAMENTO	751 HARBOR BL
WEST SACRAMENTO	451 REGATTA LN
WEST SACRAMENTO	436 REGATTA LN
WEST SACRAMENTO	450-480 REGATTA LN
WEST SACRAMENTO	2695 HIGGINS RD
WEST SACRAMENTO	2780 CONSTITUTION AVE
WEST SACRAMENTO	2301 & 2305 JEFFERSON BL
WEST SACRAMENTO	1990 LAKE WASHINGTON BL
WEST SACRAMENTO	VILLAGE PKWY at LINDEN RD (c)
WEST SACRAMENTO	VILLAGE PKWY at LINDEN RD (a)
WEST SACRAMENTO	VILLAGE PKWY at LINDEN RD (b)
WEST SACRAMENTO	2070 DAVIS RD (b)
WEST SACRAMENTO	2070 DAVIS RD (a)
WEST SACRAMENTO	DAVIS RD at ANTIOCH AVE (a)
WEST SACRAMENTO	DAVIS RD at ANTIOCH AVE (b)
WEST SACRAMENTO	3750 DAVIS RD (b)
WEST SACRAMENTO	3750 DAVIS RD (a)
WEST SACRAMENTO	1941 CAROLINA AVE
WEST SACRAMENTO	1601 SOUTH RIVER RD
WEST SACRAMENTO	20074 S RIVER RD
WEST SACRAMENTO	400 DREVER ST
WEST SACRAMENTO	530 DREVER ST
WEST SACRAMENTO	840-850 DELTA LN
WEST SACRAMENTO	531 DREVER ST
WEST SACRAMENTO	890 SOUTH RIVER RD
WEST SACRAMENTO	825 SOUTH RIVER RD,255 TOWER BRIDGE GTWY
WEST SACRAMENTO	879 SOUTH RIVER RD
WEST SACRAMENTO	889 SOUTH RIVER RD
WEST SACRAMENTO	RIVERFRONT ST at MILL ST
WEST SACRAMENTO	921 SOUTH RIVER RD
WEST SACRAMENTO	20079 RIVERFRONT ST

5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites
<i>Enter the ZIP code. This information is necessary to locate some sites.</i>	<i>Enter the current available assessor parcel number (APN).</i>	<i>From the drop down list, select the same letter for parcels that will be consolidated into larger parcels.</i>
95691	008-114-038-000	
95691	008-131-074-000	
95691	008-140-089-000	
95691	008-150-066-000	
95691	008-150-067-000	
95691	008-192-002-000	
95691	008-192-012-000	
95691	008-193-071-000	
95691	010-191-018-000	
95691	010-193-006-000	
95691	010-193-008-000	
95691	010-193-010-000	
95691	010-194-006-000	
95691	010-320-014-000	
95691	010-320-038-000	
95691	010-462-001-000	
95691	010-463-004-000	
95691	010-464-003-000	
95691	010-466-009-000	
95691	010-471-007-000	
95691	010-471-012-000	
95691	010-471-014-000	
95691	010-473-039-000	
95691	010-475-003-000	
95691	010-475-006-000	
95691	010-483-005-000	
95691	010-484-001-000	
95691	010-484-012-000	
95691	010-491-008-000	
95691	010-491-025-000	
95691	010-492-002-000	
95691	010-492-005-000	
95691	010-494-003-000	
95691	010-494-007-000	
95691	010-495-004-000	
95691	010-495-028-000	
95691	010-503-033-000	

95691	010-511-035-000	
95691	010-523-001-000	
95691	010-523-024-000	
95691	010-523-026-000	
95691	010-523-029-000	
95691	010-523-032-000	
95691	014-460-027-000	
95691	014-460-033-000	
95691	014-471-009-000	
95691	014-482-019-000	
95691	014-482-020-000	
95691	014-482-021-000	
95691	014-482-023-000	
95691	014-483-018-000	
95691	014-491-011-000	
95691	014-491-012-000	
95691	014-491-013-000	
95691	014-803-021-000	
95691	014-804-025-000	
95691	014-805-026-000	
95691	045-280-015-000	
95691	045-280-016-000	
95691	046-010-004-000	
95691	046-010-037-000	
95691	046-050-069-000	
95691	046-050-069-000	
95691	046-050-069-000	
95691	046-100-003-000	
95691	046-100-003-000	
95691	046-100-015-000	
95691	046-100-015-000	
95691	046-100-016-000	
95691	046-100-016-000	
95691	058-121-001-000	
95691	058-270-008-000	
95691	058-270-009-000	
95691	058-310-001-000	
95691	058-310-003-000	
95691	058-310-005-000	
95691	058-310-009-000	
95691	058-320-018-000	
95691	058-320-037-000	
95691	058-320-044-000	
95691	058-320-087-000	
95691	058-340-014-000	
95691	058-340-027-000	
95691	058-350-048-000	

General Plan Designation (Current)	Zoning Designation (Current)
<i>Enter the current general plan designation.</i>	<i>Enter the current zoning designation.</i>
MR	Residential Medium Density (R-2)
MR	Residential Medium Density (R-2)
CBD	CBD
CBD	CBD
CBD	CBD
MR	Residential Medium Density (R-2)
MR	Residential Medium Density (R-2)
MR	Residential Medium Density (R-2)
HR	Multiple Family Residential (R-3)
MU-NC	Mixed Use Neighborhood Commercial (MU-NC)
MU-NC	Mixed Use Neighborhood Commercial (MU-NC)
MU-NC	Mixed Use Neighborhood Commercial (MU-NC)
MR	Residential Medium Density (R-2)
MU-NC	Mixed Use Neighborhood Commercial (MU-NC)
MU-NC	Mixed Use Neighborhood Commercial (MU-NC)
RMU	Waterfront (WF)
MR	Residential Medium Density (R-2)
RMU	Waterfront (WF)
HR	Multiple Family Residential (R-3)
MU-NC	Mixed Use Neighborhood Commercial (MU-NC)
RMU	Waterfront (WF)
MR	Residential Medium Density (R-2)
RMU	Waterfront (WF)
RMU	Waterfront (WF)
RMU	Waterfront (WF)
MR	Residential Medium Density (R-2)
MR	Residential Medium Density (R-2)
MR	Residential Medium Density (R-2)
HR	Multiple Family Residential (R-3)
HR	Multiple Family Residential (R-3)
HR	Multiple Family Residential (R-3)
HR	Multiple Family Residential (R-3)
HR	Multiple Family Residential (R-3)
HR	Multiple Family Residential (R-3)
HR	Multiple Family Residential (R-3)
HR	Multiple Family Residential (R-3)
MR	Residential Medium Density (R-2)

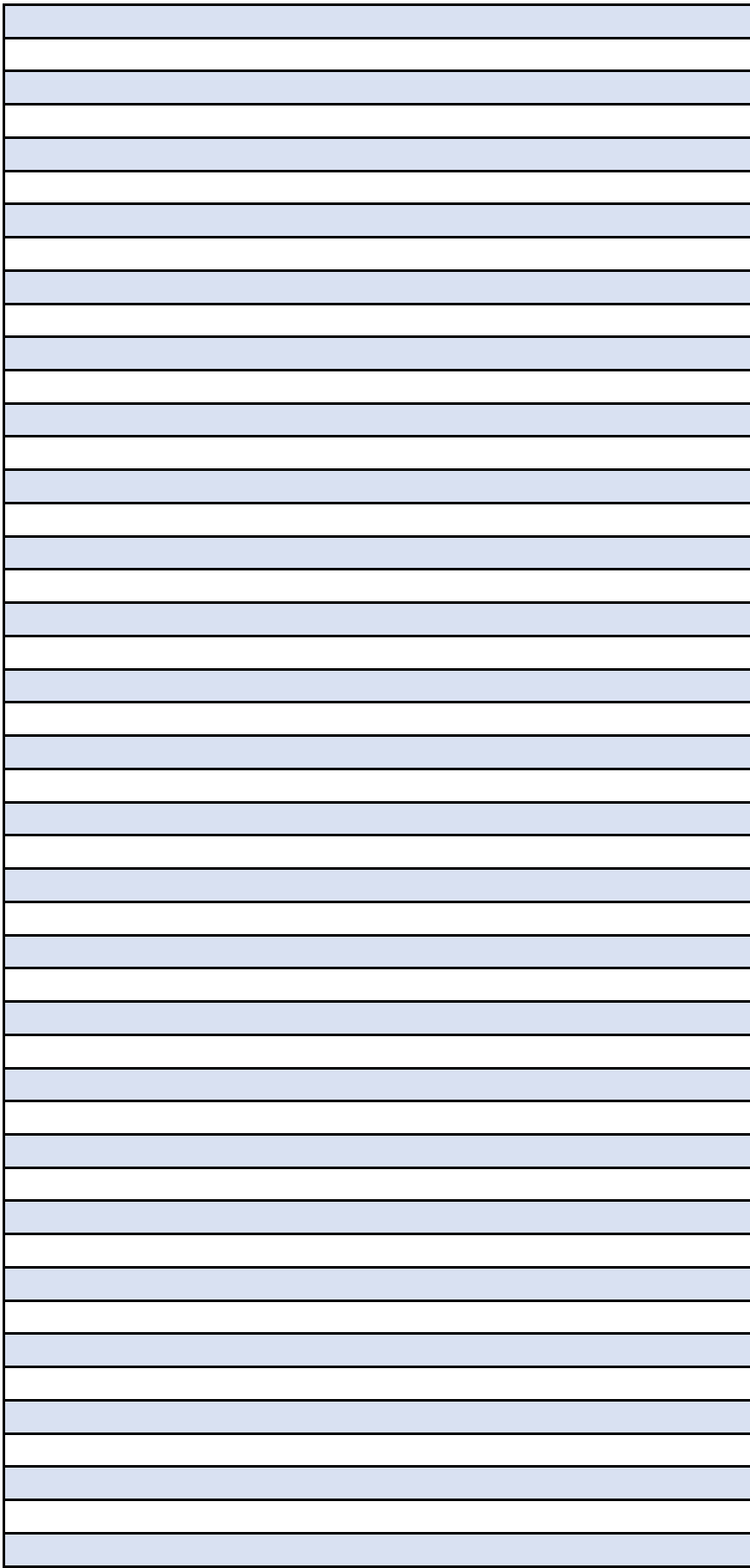
Parcel Size (Gross Acres)	Existing Use/Vacancy
<i>Enter the size of the parcel in acres.</i>	<i>If the parcel is vacant, enter "Vacant". If the parcel is nonvacant, then include a description of the existing use(s). If the existing use includes residential units, enter the number of existing residential units after the existing use (e.g., "residential, 12" or "mixed-use, 6")</i>
0.42	Vacant
0.23	Vacant
2.17	Vacant
1.05	Vacant
0.63	Vacant
0.43	Vacant
0.16	Vacant
0.42	Vacant
4.08	Vacant
0.29	Vacant
0.15	Vacant
0.37	Vacant
0.13	Vacant
2.38	Vacant
8.1	Vacant
3.13	Vacant
0.22	Vacant
0.52	Vacant
0.17	Vacant
0.07	Vacant
0.22	Vacant
0.59	Vacant
1.15	Vacant
0.07	Vacant
0.07	Vacant
0.1	Vacant
0.09	Vacant
0.29	Vacant
0.16	Vacant
0.18	Vacant
0.09	Vacant
0.09	Vacant
0.19	Vacant
0.22	Vacant
0.14	Vacant
0.04	Vacant
0.41	Vacant

0.14	Vacant
0.13	Vacant
0.08	Vacant
0.08	Vacant
0.53	Vacant
0.65	Vacant
0.59	Vacant
0.39	Vacant
0.65	Vacant
0.16	Vacant
0.16	Vacant
0.16	Vacant
0.41	Vacant
0.29	Vacant
0.69	Vacant
0.46	Vacant
0.71	Vacant
1.15	Vacant
0.64	Vacant
0.75	Vacant
1.1	Vacant
0.11	Vacant
9.73	Vacant
2.49	Vacant
36.31	Vacant
39.16	Vacant
32.28	Vacant
3.08	Vacant
4.28	Vacant
2.65	Vacant
58.86	Vacant
7.7	Vacant
2.88	Vacant
0.49	Vacant
3.45	Vacant
3.28	Vacant
7.77	Vacant
1.13	Vacant
3.78	Vacant
2.81	Vacant
4.34	Vacant
1.15	Vacant
0.55	Vacant
3.36	Vacant
0.6	Vacant
2	Vacant
6.71	Vacant

Identified in Last/Last Two Planning Cycle(s)	Site Status
<i>From the drop-down list, if the parcel is identified to accommodate lower income housing needs, select whether the parcel was used in the last planning cycle, if vacant, or in the last two planning cycles, if nonvacant.</i>	<i>From the drop-down list, select the current status of the parcel.</i>
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
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Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available
Used in Prior Housing Element - Vacant	Available

361

60



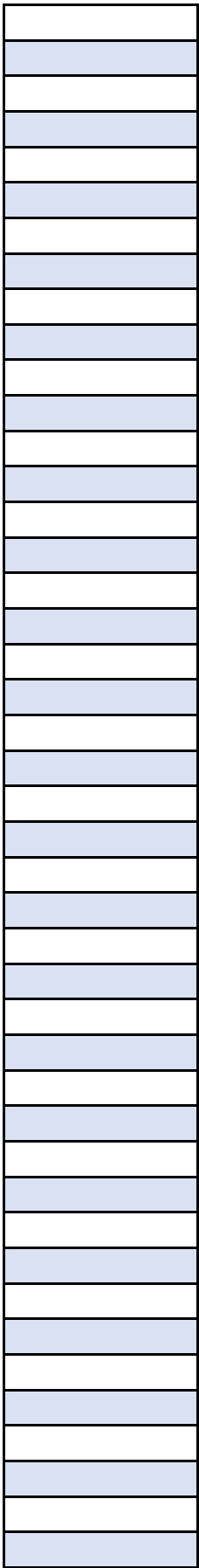
Above Moderate Income Capacity

Enter estimate of the net number of above-moderate income units that can be accommodated on each parcel (after any rezone program is completed). The estimate must include adjustments to reflect land use controls and site improvement requirements but may rely on established minimum density standards.

	4
	2
	65
	32
	19
	4
	2
	4
	1
	282
	2
	7
	20
	6
	6
	6
	6
	1
	1
	3
	6
	7
	4
	4
	8
	9
	6
	4

Total Capacity	Eligible for CEQA Exemption and/or Streamlining
<i>This field will auto-calculate based on the sum of Columns S-U. Please note, each site can accommodate units from more than one income category.</i>	<i>From the drop-down list, select whether a parcel is eligible for CEQA/Other Streamlining and, if so, the type of streamlining for which the parcel is eligible.</i>
4.0	YES – Planning Document Consistency (PRC) § 21083.3)
2	YES – Planning Document Consistency (PRC) § 21083.3)
65	YES – Planning Document Consistency (PRC) § 21083.3)
32	YES – Planning Document Consistency (PRC) § 21083.3)
19	YES – Planning Document Consistency (PRC) § 21083.3)
4	YES – Planning Document Consistency (PRC) § 21083.3)
2	YES – Planning Document Consistency (PRC) § 21083.3)
4	YES – Planning Document Consistency (PRC) § 21083.3)
163	YES – Planning Document Consistency (PRC) § 21083.3)
9	YES – Planning Document Consistency (PRC) § 21083.3)
5	YES – Planning Document Consistency (PRC) § 21083.3)
11	YES – Planning Document Consistency (PRC) § 21083.3)
1	YES – Planning Document Consistency (PRC) § 21083.3)
71	YES – Planning Document Consistency (PRC) § 21083.3)
243	YES – Planning Document Consistency (PRC) § 21083.3)
282	YES – Planning Document Consistency (PRC) § 21083.3)
2	YES – Planning Document Consistency (PRC) § 21083.3)
47	YES – Planning Document Consistency (PRC) § 21083.3)
7	YES – Planning Document Consistency (PRC) § 21083.3)
2	YES – Planning Document Consistency (PRC) § 21083.3)
20	YES – Planning Document Consistency (PRC) § 21083.3)
6	YES – Planning Document Consistency (PRC) § 21083.3)
104	YES – Planning Document Consistency (PRC) § 21083.3)
6	YES – Planning Document Consistency (PRC) § 21083.3)
6	YES – Planning Document Consistency (PRC) § 21083.3)
1	YES – Planning Document Consistency (PRC) § 21083.3)
1	YES – Planning Document Consistency (PRC) § 21083.3)
3	YES – Planning Document Consistency (PRC) § 21083.3)
6	YES – Planning Document Consistency (PRC) § 21083.3)
7	YES – Planning Document Consistency (PRC) § 21083.3)
4	YES – Planning Document Consistency (PRC) § 21083.3)
4	YES – Planning Document Consistency (PRC) § 21083.3)
8	YES – Planning Document Consistency (PRC) § 21083.3)
9	YES – Planning Document Consistency (PRC) § 21083.3)
6	YES – Planning Document Consistency (PRC) § 21083.3)
2	YES – Planning Document Consistency (PRC) § 21083.3)
4	YES – Planning Document Consistency (PRC) § 21083.3)





, two-unit dwelling, multi-unit residential, ADU, family day care, residential care; Condition Use Permit - two-unit dwelling*, multi-unit residential*, ADU, family day care (minor use permit for large facility); Condition Use Permit - two-unit dwelling, multi-unit residential, ADU, family day care, residential care, group residential dwelling**, multi-unit residential**, ADU, family day care (minor use permit for large facility); Condition Use Permit - single-unit residential, ADU, family day care (minor use permit for large facility); Condition Use Permit - single-unit residential, ADU, family day care, residential care (minor use permit for large facility); Condition Use Permit - site development. Ground floor residential and residential-only development is allowed subject to Condition Use Permit - site development where nonresidential space with a minimum depth of 45 feet is provided along the street frontage. Single-unit residential uses are subject only to those restrictions that apply to other residential uses of the

ntial, single-room occupancy; Condition Use Permit - single-family detached, manufactured home pai

ntage. Street fronting residential and residential-only development is allowed subject to Conditional

Use Permit approval