

# Using the Housing Element Update Process to Build More Housing

Southern California Association of Non Profit Housing  
April 8, 2021



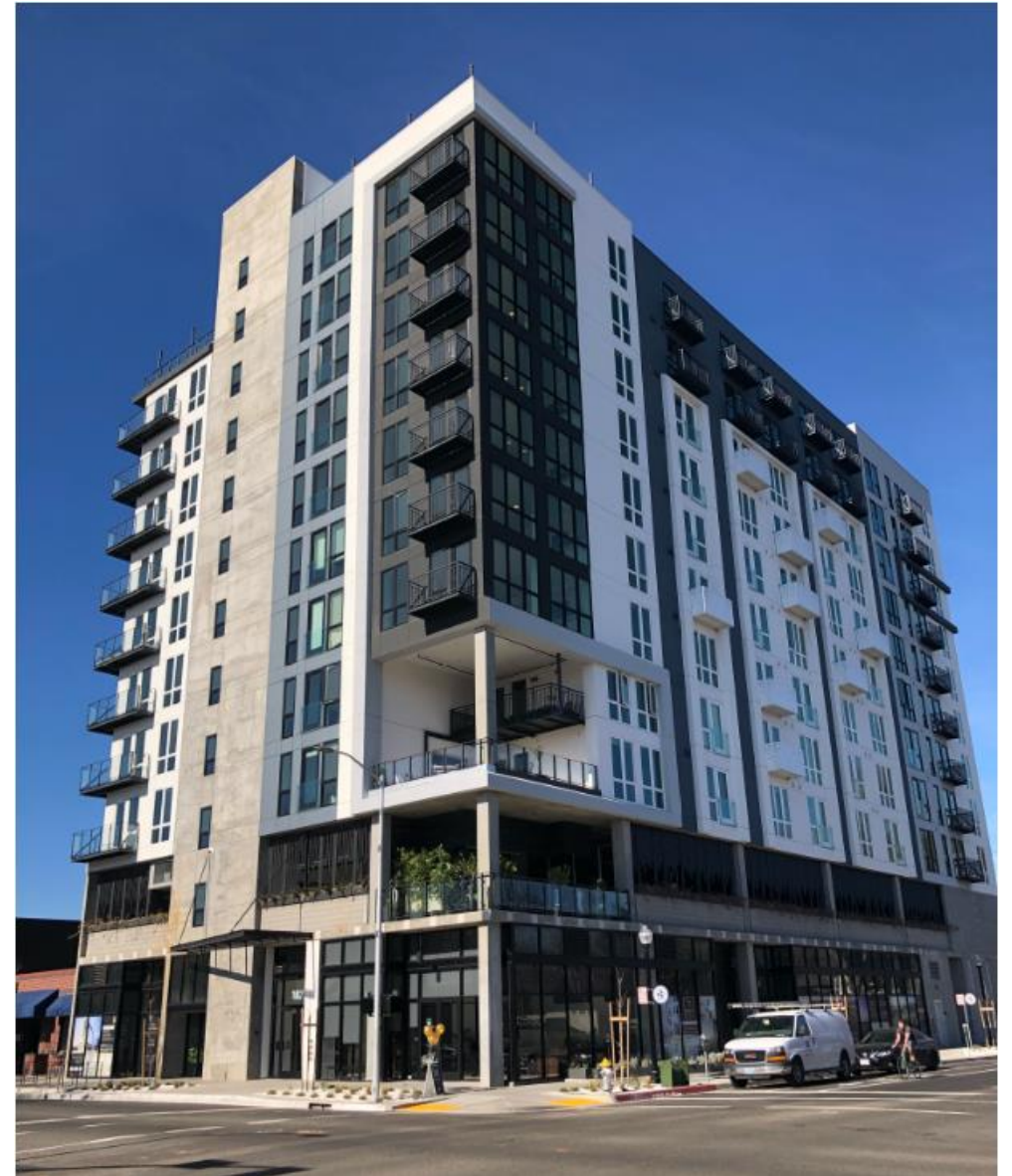
# Presentation Outline

1. Obstacles to Housing
2. How the Housing Element Can Help
3. RHNA & Sites Inventory
4. 2021-2029 Housing Element Goals
  1. Housing Streamlining & Ministerial Approval of Infill Housing
  2. Expanding Housing Choice in Single-Unit Neighborhoods

# Obstacles to Housing Production

1. **Land Use/Zoning\***
2. **Infrastructure\***
3. Financing Costs
4. Land costs
5. Labor/materials costs

\* Items local government can influence



# How the Housing Element Can Help



Adequate land inventory and zoning



Analysis of constraints



Goals, Policies, and Implementation Programs

## Vacant and Underutilized Sites



# How the Housing Element Can Help



Adequate land inventory and zoning



Analysis of constraints



Goals, Policies, and Implementation Programs

## Potential Governmental Constraints

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- Permit processing procedures
- Fees
- Development standards
- Infrastructure

# How the Housing Element Can Help



Adequate land inventory and zoning



Analysis of constraints



Goals, Policies, and Implementation Programs

## Future Commitments To

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- Provide adequate housing sites
- Remove governmental constraints
- Increase allowed housing types

# Regional Housing Needs Allocation (RHNA)

## Sacramento RHNA, 2013 vs. 2021

Income Category	2013-2021 RHNA (Housing Units)	2021-2029 RHNA (Housing Units)
<b>Very Low Income</b> (<50% of Median Income)	4,944	10,463
<b>Low Income</b> (51-80% of Median Income)	3,467	6,306
<b>Moderate Income</b> (81-120% of Median Income)	4,482	8,545
<b>Above Moderate Income</b> (>120% of Median Income)	11,208	20,266
<b>TOTAL</b>	<b>24,101</b>	<b>45,580</b>

**+ 21,479 units  
= 89% increase**

# Realistic assumptions for sites inventory

1. Income level depends on zoning and site size
2. Realistic density is generally assumed to be 80-90% of maximum density
3. Realistic capacity assumptions tailored by Community Plan Area and Commercial Corridors
  - Percent residential vs. commercial
  - Likelihood of redevelopment of non-vacant sites
    - Tier 1 – most likely to redevelop by 2029
    - Tier 2 – less likely to redevelop by 2029





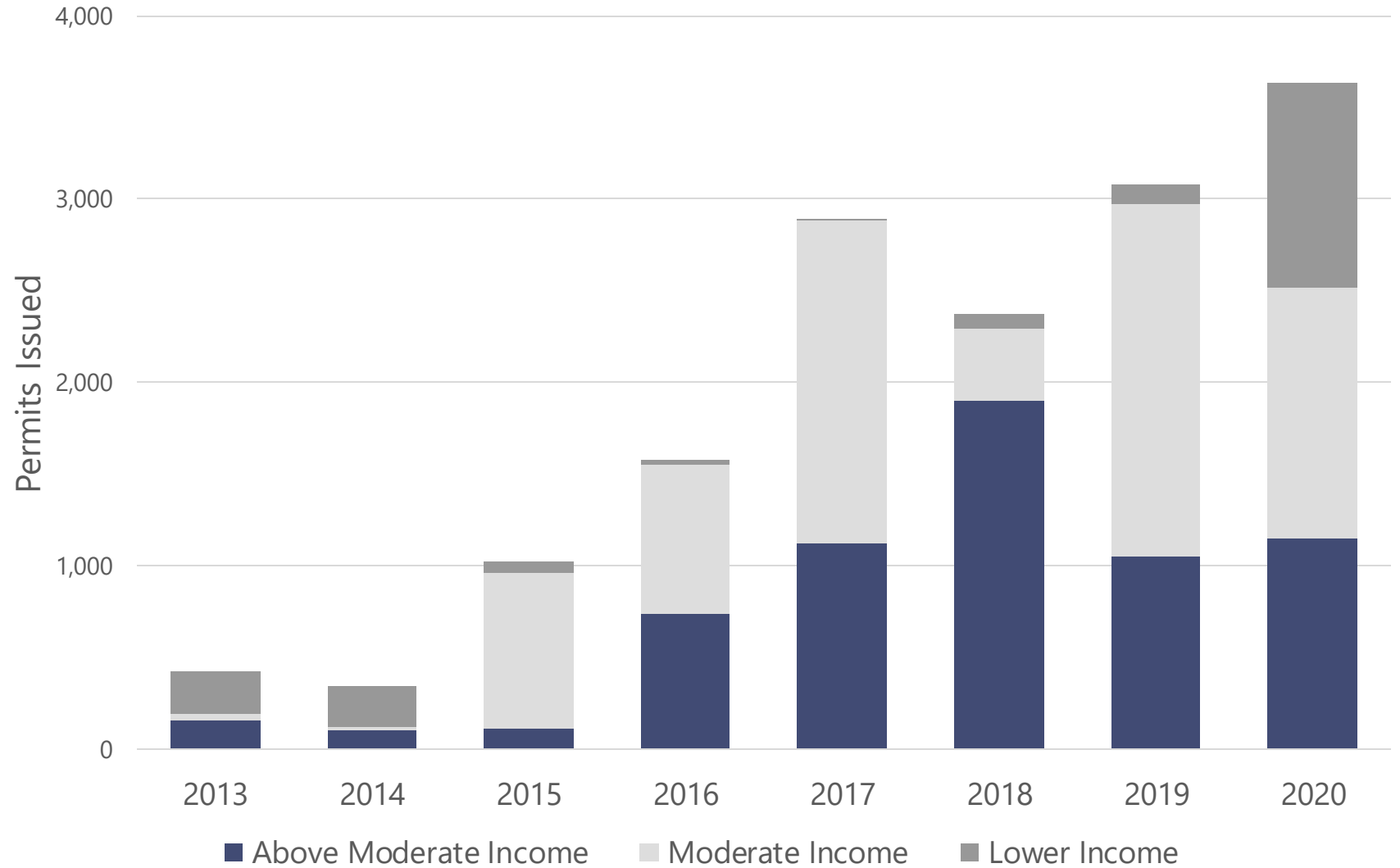
# Residential Capacity Summary

## Summary of Residential Capacity Compared to 6th Cycle RHNA by Income, City of Sacramento, June 30, 2021 to October 31, 2029

	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Units
<b>2021-2029 RHNA</b>	<b>16,769</b>	<b>8,545</b>	<b>20,266</b>	<b>45,580</b>
Pipeline Residential Projects	2,066	15,033	6,236	23,335
Capacity on Vacant & Underutilized Land	18,850	5,636	3,971	28,457
ADU Projection	392	301	7	700
<b>Total Capacity</b>	<b>21,308</b>	<b>20,970</b>	<b>10,214</b>	<b>52,492</b>
<b>Surplus/Shortfall</b>	<b>+4,539</b>	<b>+12,425</b>	<b>-10,052</b>	<b>+6,912</b>

# City of Sacramento Regional Housing Needs Allocation Progress

## RHNA Progress 2013-2020



# RHNA Challenges



Other State Requirements Conflict with RHNA requirements & housing production goals



CEQA: increased time & costs; decreases development predictability



AFFH & increased land costs in high opportunity areas



State housing funding to jurisdictions should be based on RHNA



# 2021-2029 Housing Element Goals



**Goal 1**  
Increasing Overall  
Housing Production



**Goal 2**  
Increasing Affordable  
and Workforce  
Housing Production



**Goal 3**  
Promoting  
Accessory Dwelling  
Units



**Goal 4**  
Advancing Equity  
and Inclusion



**Goal 5**  
Protect Residents  
from Displacement



**Goal 6**  
Preserving the  
Existing Housing  
Stock



**Goal 7**  
Housing for People  
Experiencing  
Homelessness



**Goal 8**  
Increasing Accessible  
Housing

# Ministerial Approval of Infill Housing

<b>Project Type &amp; Status</b>	<b>Number of Projects</b>	<b>Market Rate Units</b>	<b>Affordable Units</b>	<b>Total</b>
State Process (SB 35)	3	0	126	126
City Process	8	423	377	800
<b>Approved or In-Process</b>		<b>423</b>	<b>503</b>	<b>926</b>
Pending Applications	2	0	215	215
<b>Total</b>	<b>13</b>	<b>423</b>	<b>718</b>	<b>1141</b>

# Advancing Equity & Inclusion

**Policy H-4.1. Expand Housing Types Throughout the City.** The City shall take meaningful actions to allow for a greater array of housing types throughout the city to create more inclusive and equitable neighborhoods and to affirmatively further fair housing.



# 2040 GENERAL PLAN



## What is proposed:

Allow a greater array of housing types in all neighborhoods

## Why it's important:

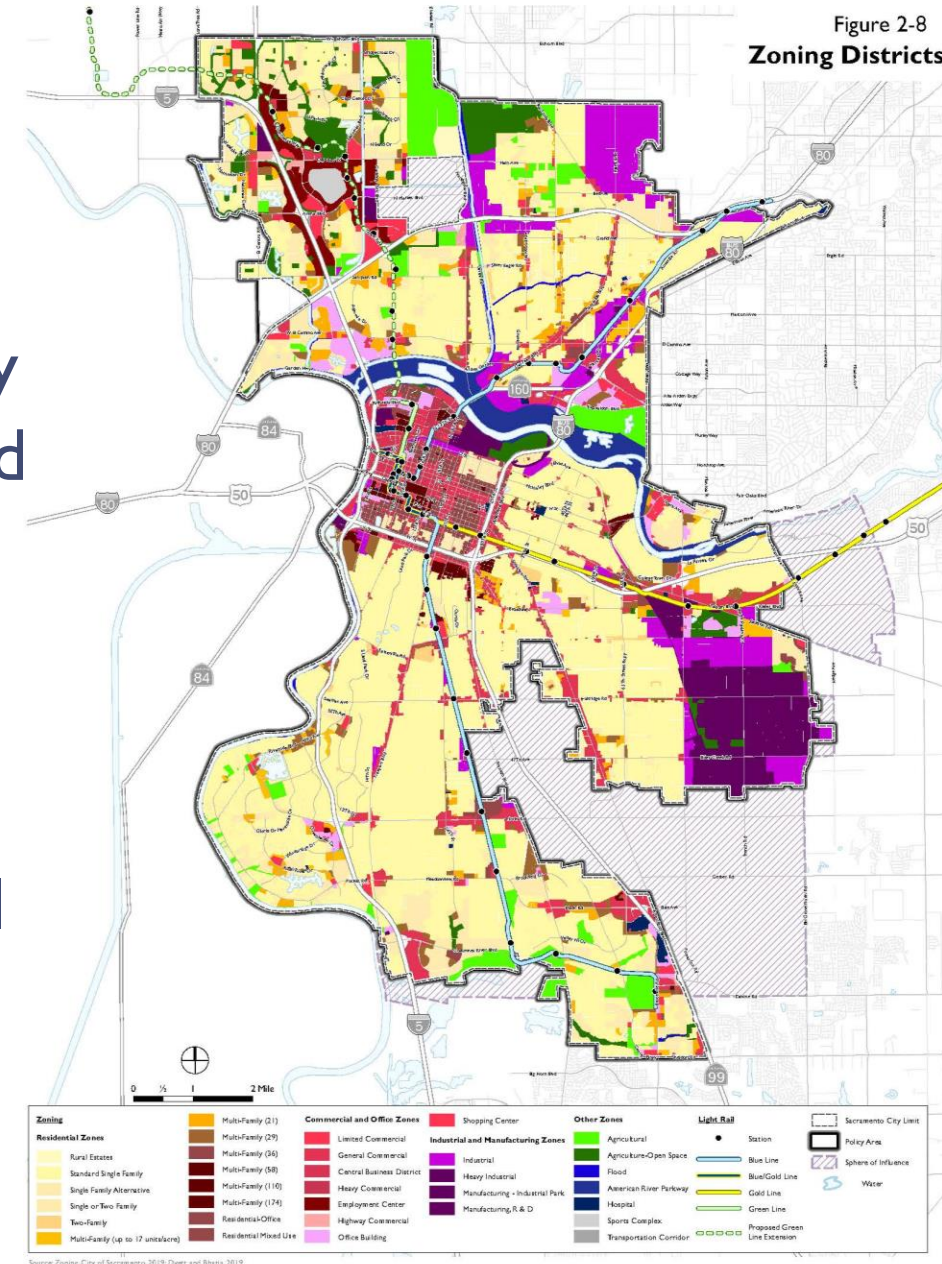
- Increases lower-cost, "missing-middle" housing types
- Discriminatory practices created barriers to home-ownership and wealth-building for minority families, and single-family zoning reinforced it

## What it would mean:

Duplexes, triplexes, and fourplexes would be allowed in any neighborhood as long as they followed development and design standards.

# HOUSING TYPES

- 70% of Sacramento's residential neighborhoods are zoned for single-family only (duplexes allowed on corner lots)
- Single-family zoning used since the 1920s, often to achieve racial and socio-economic segregation





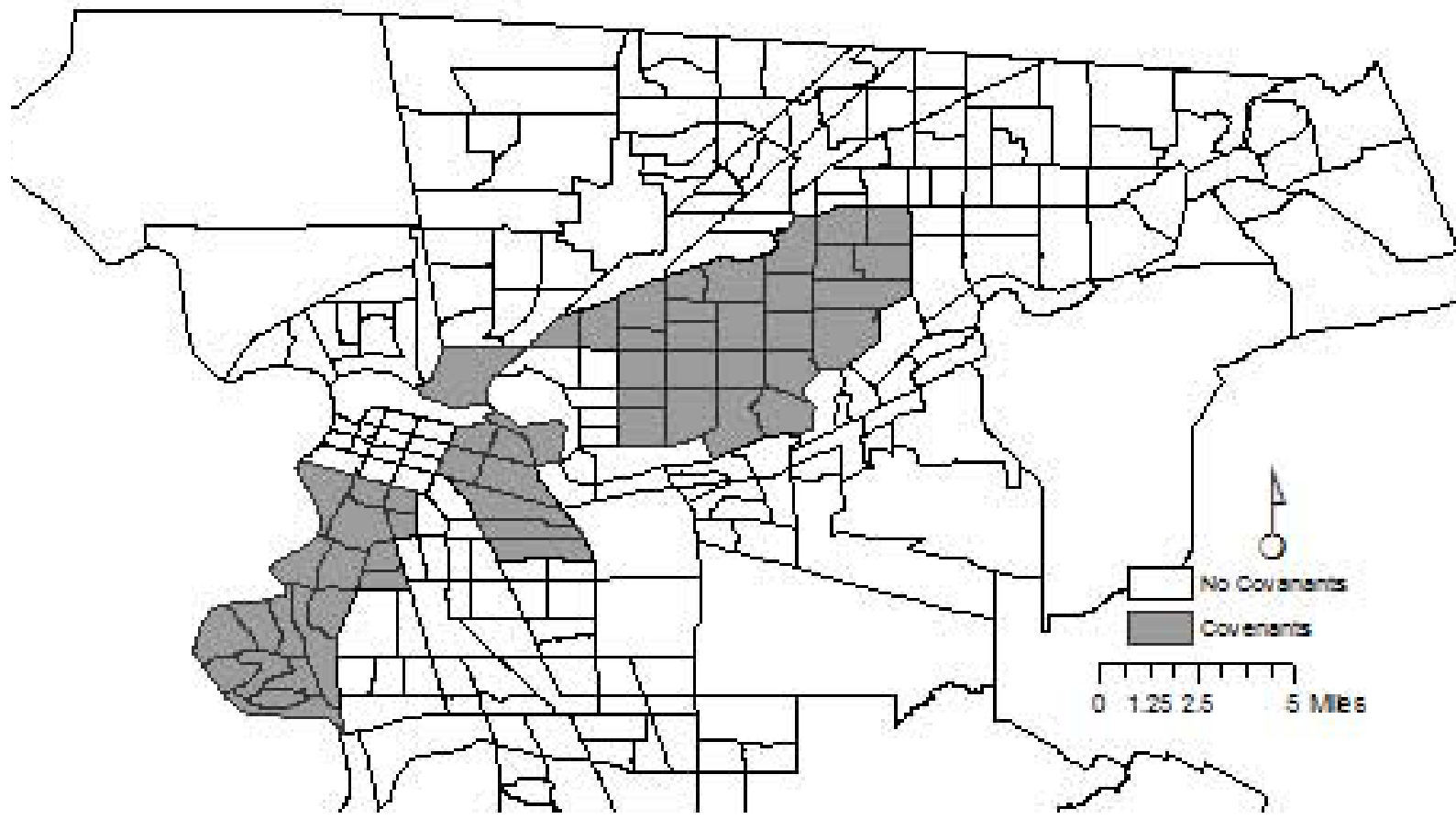
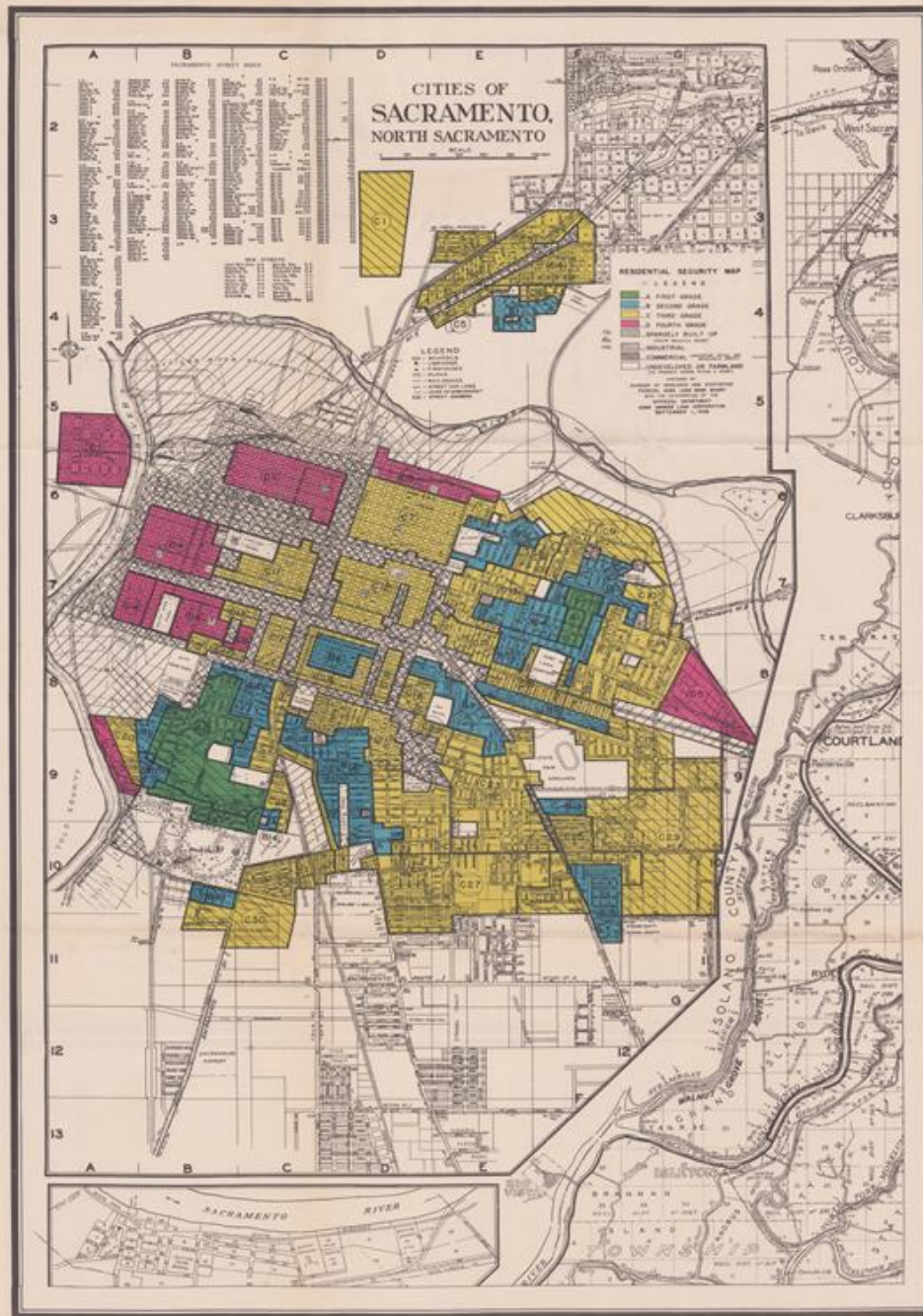


Figure 1-Home Owners' Loan Corporation (HOLC)'s historical redlining grade (Sacramento). Over 200 cities were redlined across the continental United States.

Figure 2 - Map of Census Tracts in Sacramento County with Racially Restrictive Covenants Prior to 1950. Source: Hernandez 2012.

# SUSTAINABILITY



Increase the number of people who can access existing schools, parks, shopping, jobs, and transit



Supporting existing businesses



Efficient Delivery of City Services



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