

City-County Affordable Housing Plan

Report

for

October 2023 to April 2024

Sacramento Housing and Redevelopment Agency

June 2024

CITY-COUNTY AFFORDABLE HOUSING REPORT

The County and City of Sacramento entered into a partnership agreement in 2022 to improve coordination on permanent supportive housing (PSH) production and re-housing (RH) efforts for the homeless. The agreement required the preparation of an Affordable Housing Plan (AHP) to analyze the issue and set goals. The AHP was developed in 2023 with community, Board, and Council input and approved by the County Board of Supervisors and City Council on October 24, 2023. Below is a summary of progress made to date.

Affordable Housing Plan - Permanent Supportive Housing Goals

#	Activity	Lead Entity	Initial Action	Due Date	Current Status
1	Complete a zoning code amendment to eliminate zoning barriers to permanent supportive housing. Develop a compatible plan check process for permanent supportive housing projects in alignment with the City of Sacramento’s process.	County	Receive Board of Supervisors approval of a zoning code amendment. Initiate an updated Plan Check Process to define space/programming requirements for permanent supportive housing.	2024	This Zoning Code Amendment was approved on May 7. Review of Plan check process to follow.
2	Facilitate the development of additional affordable housing units by amending the current program or creating a new affordable housing fee deferral or waiver program.	County	Explore options for the adoption of additional fee waiver or deferral programs.	2024	Board Workshop held on April 10, 2024. Staff directed to report back with additional information.
3	Develop partnerships with new affordable housing developers to increase permanent supportive housing production.	SHRA	Identify and work with potential new affordable housing developers.	2026	2023 SHRA worked with a new developer partner, Hope Cooperative
4	Encourage the development of publicly owned parcels (both state and local) that might be suitable for permanent	SHRA	Review the inventory of parcels owned by the State of California and/or the City/County of Sacramento and	2025	SHRA Staff working on draft of RFP for sites to be released in 2024. The City continues to work through the Surplus Land Act for City owned properties

	supportive housing development.		SHRA and determine which ones are best suited for development. Prioritize sites that are near transit and employment centers and that are in high-opportunity areas. Pursue land assembly as funds are available.		suitable for housing development and garner interest from developers.
5	Establish a tracking process that monitors the production of new permanent supportive housing units.	SHRA	Develop a matrix and determine a process for annual updates.	2024	Document posted to website in 2024.
6	Coordinate the timing of funding competitions amongst partners to the greatest extent feasible.	SHRA	Evaluate existing competitive funding competitions and make recommendations to governing boards for consolidation or timing changes if needed.	2025	Conducting background research on this item.
7	Investigate a Cooperation Agreement with neighboring counties to discuss advocacy for changes to the Tax Credit Allocation Committee and the California Debt Limit Allocation Committee policies and other state legislation. For example, discussion of current statewide prioritization of sites in high opportunity areas which present a disadvantage to established urban areas.	SHRA	Assemble meetings of interested jurisdictions to discuss the feasibility of an agreement and proposed policy changes.	2024	SHRA Staff developing survey to distribute to neighboring cities and counties to gauge interest in this item and to provide more clarity on issues and concerns. Plan to release survey in 2024.

8	Construct or convert a minimum of 300 permanent supportive housing units and 100 affordable housing units annually. Consider the prioritization of efficiency units, particularly in the downtown core. Units will be developed utilizing the current allocation process, adopted guidelines, and anticipated current revenue.	SHRA	Initial Action - Endeavor to ensure that a pipeline of projects exists to meet this goal and that funding is secured.	Annual	<p>2023 New Units Completed 372 Permanent Supportive Housing (PSH)/ 262 Affordable Villa Jardin - 38 PSH Units Capitol Park - 80 PSH Units Central Sac Studios – 92 PSH Units Vista Nueva - 116 PSH Units Sunrise Point - 46 PSH Units Mirasol A - 103 Affordable Units Salvador - 159 Affordable Units</p> <p>2024-25 units in pipeline PSH Units in development - 727 Affordable Units in Development - 1390</p>
9	Review options for establishing a fund with contributions from both the City and the County for the development of permanent supportive housing.	SHRA	Review funding sources to which the City and County have access that could be used for this purpose and review with governing boards.	2026	pending
10	Explore new state and local legislation (including replacement for redevelopment funding and other funding opportunities) and bond initiatives for increased funding. Identify and pursue additional federal funding opportunities such as community project funding (earmarks) to develop and construct affordable housing.	SHRA	Conduct an analysis of redevelopment alternatives and report back to the Board of Supervisors and City Council as appropriate. Explore and support other legislation to increase available funds for development. County Housing Trust Fund Ordinance fees have recently been increased and City Council is reviewing an increase to their Mixed Income Housing Ordinance fee.	2024	2024 activities Mixed Income Housing Ordinance Update Monitored State Legislation Advocated for Federal Project Funding Analyzed options for new funding strategies

11	Explore the adoption of a vacant property tax.	City	Continue the City staff's process of reviews with the City's Law and Legislation Committee and City Council to determine support for a tax.	2024	Per the direction of the City's Law and Legislation committee, polling has begun to gauge the feasibility of including the adoption of a vacant property tax on the November 2024 ballot.
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Affordable Housing Plan - Rehousing Goals

#	Activity	Lead Entity	Initial Action	Due Date	Current Status
1	Develop a full landscape analysis of both current rehousing capacity and future need.	SSF	Use landscape analysis to determine ongoing funding needs for rehousing and programmatic improvements to improve efficacy of existing programs. Create an integrated process for referring clients to services. Identify and conduct outreach to non-“homeless” rehousing providers to connect them into the Coordinated Access System.	2025	Rapid Rehousing inventory completed; Gaps analysis is underway and should be completed in March; Item added to Regional Coordinated Homeless Action Plan.
2	Develop systemwide rehousing service standards and performance metrics.	County/SSF	Develop a universal definition of rehousing and establish minimum level of support services and access standards for all rehousing activities. Conduct outreach to people with lived experience to identify barriers, needs, and opportunities. Update coordinated access workflows, written protocols, and tools for screening, assessment, triage, and referral to rehousing assistance. Establish routine reporting standards for clients receiving rehousing assistance.	2024	Rehousing standards completed and were adopted by CoC in 2023 and will be reviewed by City and County in May/June 2024. Reporting template developed; Other actions identified in Regional Coordinated Homeless Action Plan are underway.

3	Develop partnerships with organizations outside of the public homeless response system to increase system capacity for the provision of rehousing services.	County/SSF/ City	Recruit and provide training to new rehousing service providers with the goal of expanding and diversifying those providing rehousing assistance.	2025	This will be a focus in 2024 with Access Point work in the Regional Coordinated Homeless Action Plan
4	Identify and develop ongoing funding sources to expand rehousing capacity and provide ongoing rental assistance funding.	City/County/ SSF	Identify and allocate funding for 29 full-time equivalent staff to provide rehousing case management at an average caseload of 22 per employee. Identify and allocate funding for at least 220 new rapid rehousing case slots annually.	2026	Gaps analysis is being updated to determine funding needs and resources to fill Rapid Rehousing slots.
5	Design and pilot a new system-level shared housing program.	SSF/ City/ County	Identify funding and initial program design. Provide education and technical assistance to providers to expand rehousing opportunities with shared housing. Examine ways to facilitate shared housing.	2025	Project is on hold.
6	Lobby for additional funding at the state and federal level for ongoing rental assistance funding.	SSF/ SHRA	Convene a stakeholder group and develop a strategy to seek rental assistance funding.	2025	To be included in Cap-to-Cap discussions in April; City has applied for Emergency Response Grant that could support rental assistance for rapid rehousing pilot.