

City of Sacramento
Planning and Design Commission Report
915 I Street Sacramento, CA 95814
www.cityofsacramento.org

File ID: 2026-00603

3/12/2026

2025 Housing Element Annual Progress Report (LR26-003)

File ID: 2026-00603

Location: Citywide

Recommendation: Review and comment on the 2025 Housing Element Annual Progress Report.

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Attachments:

- 1-Description/Analysis
- 2-Background
- 3-2025 Housing Production Summary
- 4-2025 Housing Element Annual Progress Report (Table B and Table D)
- 5- Presentation

Additional Description/Analysis

Issue Detail: The City's 2021-2029 Housing Element is the City's 8-year housing strategy. This ambitious plan includes goals, policies, and implementation programs to further incentivize and support housing production at all income levels in order to meet the City's Regional Housing Needs Allocation ("RHNA") of 45,580 units by 2029 (Resolution No. 2021-0259). The Annual Progress Report is a State-mandated report that details the progress made during the prior year in meeting Housing Element goals.

The contents of the Annual Progress Report are specified in state law, and include detailed reporting on planning approvals, building permits, and Housing Element program implementation. Background on the methodology used to prepare the report can be found in Attachment 2-Background. A summary of progress made in overall housing production over time can be found in Attachment 3-2025 Housing Production Summary. The 2025 Housing Element Annual Progress Report (Table B

and Table D) can be found in Attachment 4.

The 2025 housing production data shows that:

- **Overall Production:** The City produced 2,737 units in 2025, representing a 14.7% increase over 2024 (2,387 units). Production levels have rebounded and now exceed both 2023 and 2024 totals. This is approximately 48% of the 5,698 units that need to be built annually to meet the RHNA of 45,580 units over the eight-year planning period. Figure 1 in Attachment 3 shows total housing production in 2025 in comparison to past years.
- **Deed-Restricted Production:** In 2025, the City produced 930 deed-restricted units affordable to extremely low-, very low-, low-, and moderate-income households, accounting for 34.0% of total production.
- **Accessory Dwelling Unit Production:** ADU production continued a steady increase in 2025 by 15.4% with 390 units permitted in 2025 and 338 in 2024.

Staff will provide an overview of the 2025 Housing Element Annual Progress Report as well as provide an update on affordable housing projects that the City has directly invested funding, status of those projects, and affordable housing projects in the pipeline. Details can be found in Attachment 5-Presentation.

Policy Considerations: The Housing Element Annual Progress Report tracks the City's progress in implementing the 2021-2029 Housing Element and addressing Sacramento's housing needs through policies and programs.

Equity Considerations: The 2021-2029 Housing Element advances housing options for all income levels and includes various policies and programs addressing equity, inclusion, and antidisplacement.

Economic Impacts: Access to affordable housing improves community members' ability to improve their economic status, reduces poverty and homelessness, and promotes social integration. A strong and affordable housing environment is critical to the economic well-being and growth of Sacramento and its residents.

Environmental Considerations: This informational update is an administrative activity and is not a project under the California Environmental Quality Act (CEQA), per Guidelines Section 15378(b)(5).

Sustainability: A sustainable community includes housing for current and future households of all income levels. The City's Housing Element establishes goals, policies, and programs to encourage housing opportunities for all residents.

Commission/Committee Action: None.

Rationale for Recommendation: The Housing Element Annual Progress Report is required by the State of California to be completed on an annual basis.

Financial Considerations: None.

Background

The California Department of Housing and Community Development Annual Progress Report form requires jurisdictions to categorize reported housing units by income category from very low income to above moderate income, as well as identify whether the units are deed-restricted by income level. Income categories are based on a household's income in relation to Sacramento County's Area Median Income (AMI). Area median income (AMI) is defined as the midpoint of a specific area's income distribution and is calculated on an annual basis by the Department of Housing and Urban Development. The Sacramento County Area Median Income for 2025 for a family of four is \$120,800¹.

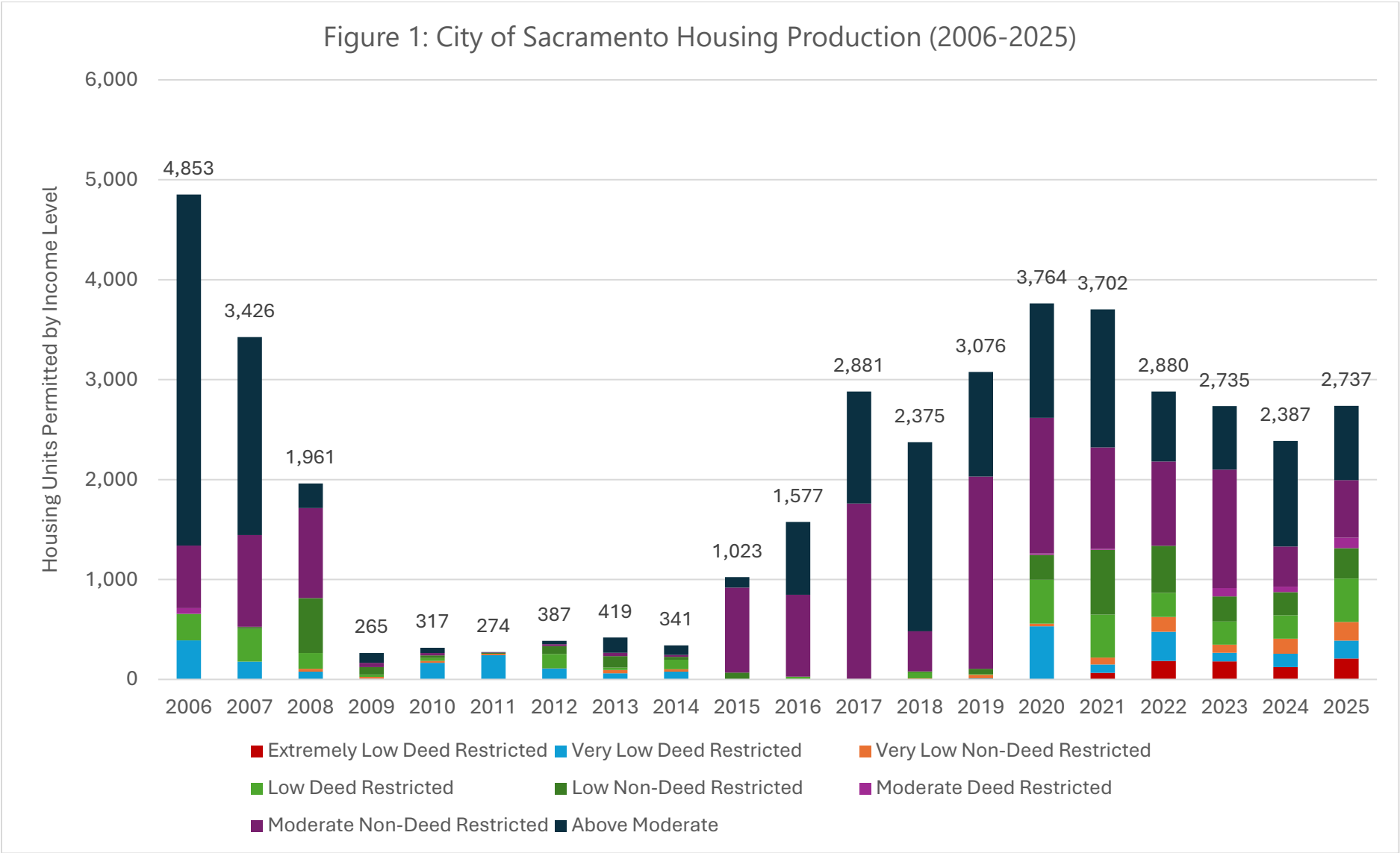
Income Categorization Methodology

Units that are not deed-restricted are categorized using State Income Limits, dwelling unit size in square feet, and the average housing cost per square foot in 2025 for each zip code area in the City. State Income Limits are used to calculate maximum rents and sale prices for the different income categories for a household of 3 for for-sale housing product types and a household size of 2 for rental housing product types. By multiplying the dwelling unit size and the average cost per square foot, the monthly housing cost and level of affordability for the unit is estimated.

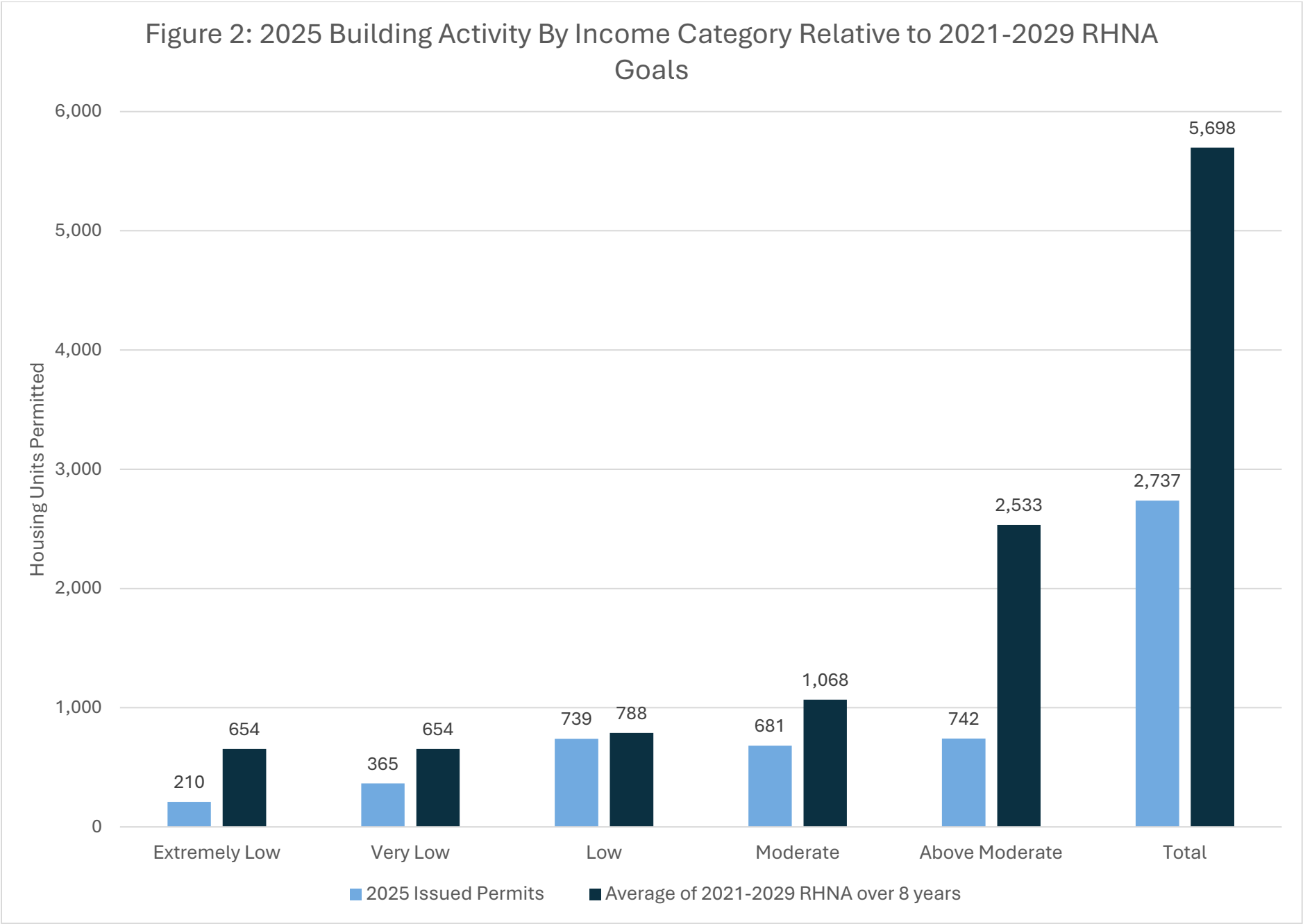
Table 1. 2025 Affordability Range Definitions for Unit Income Categorization

2025 Income Limits	Household of 2 - Annual Income Limits	Monthly Rent Range (Min to Max) Household of 2		Household of 3 - Annual Income Limits	Sales Price Range (Min to Max) Household Size of 3	
Very Low (0-50% AMI)	\$51,450	\$774	\$1,286	\$53,050	\$51,880	\$177,305
Low (50-80% AMI)	\$82,350	\$1,287	\$2,059	\$84,900	\$177,306	\$366,945
Moderate (80-120% AMI)	\$115,950	\$2,060	\$2,899	\$123,050	\$366,946	\$556,585
Above Moderate (Over 120% AMI)	Over \$115,951	\$2,900	and up	Over \$123,051	\$556,586	and up

¹ 2025 State Income Limits. Department Of Housing and Community Development, Division of Housing Policy Development. <https://www.hcd.ca.gov/sites/default/files/docs/grants-and-funding/income-limits-2025.pdf>



*Note: In 2025, an additional [803 apartment units](#) were rehabilitated and converted to deed-restricted units for a 30-year term at 2025 W. El Camino Avenue through the Capitol Area Development Authority’s Middle Income Program. The units are deed-restricted with the following minimum affordability breakdown: 10% at 60% of Area Median Income (AMI), 80% at 80% of AMI, and 10% at 120% of AMI. These units cannot count towards the City’s Regional Housing Needs Allocation progress as the units are not deed-restricted for 55 years.



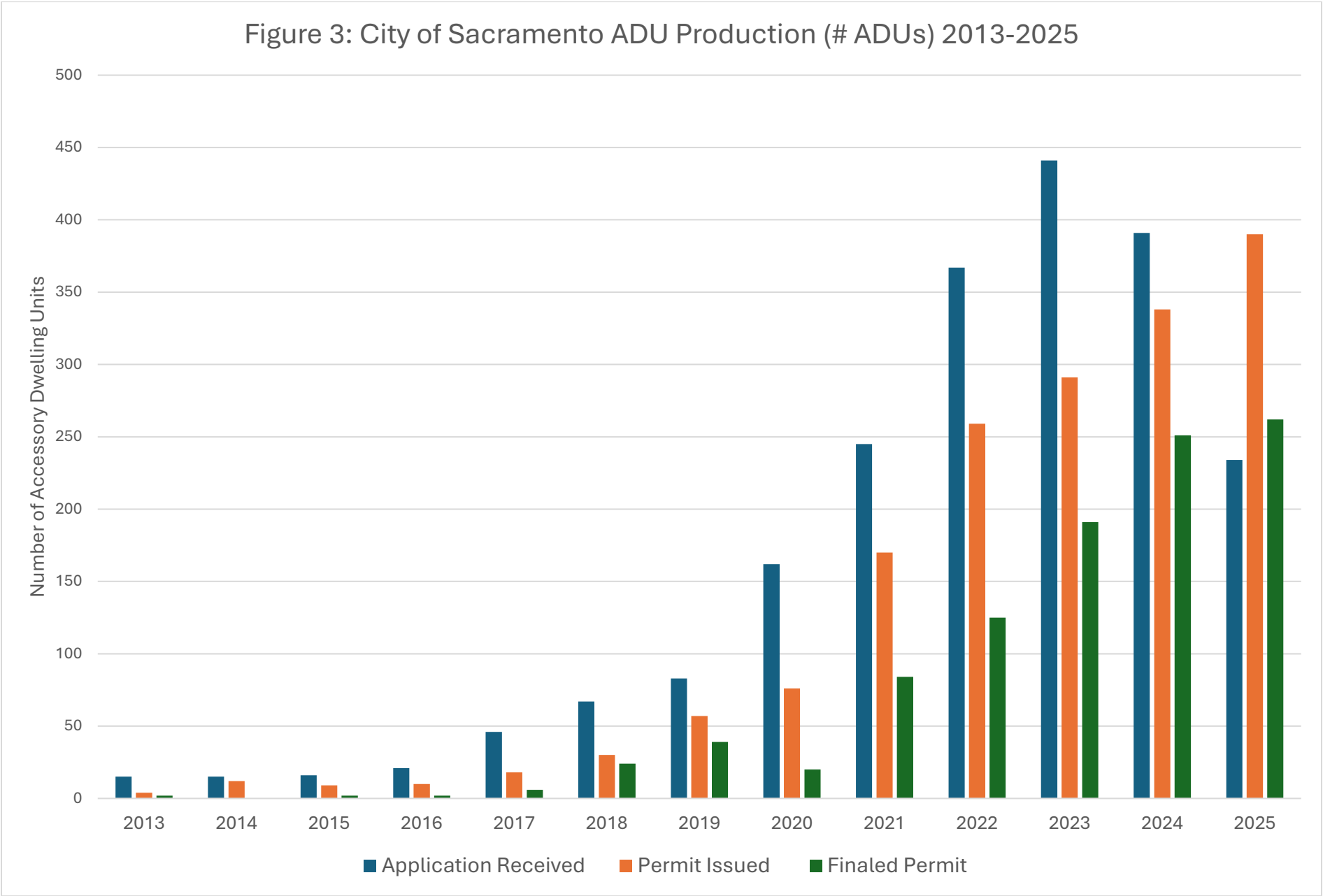
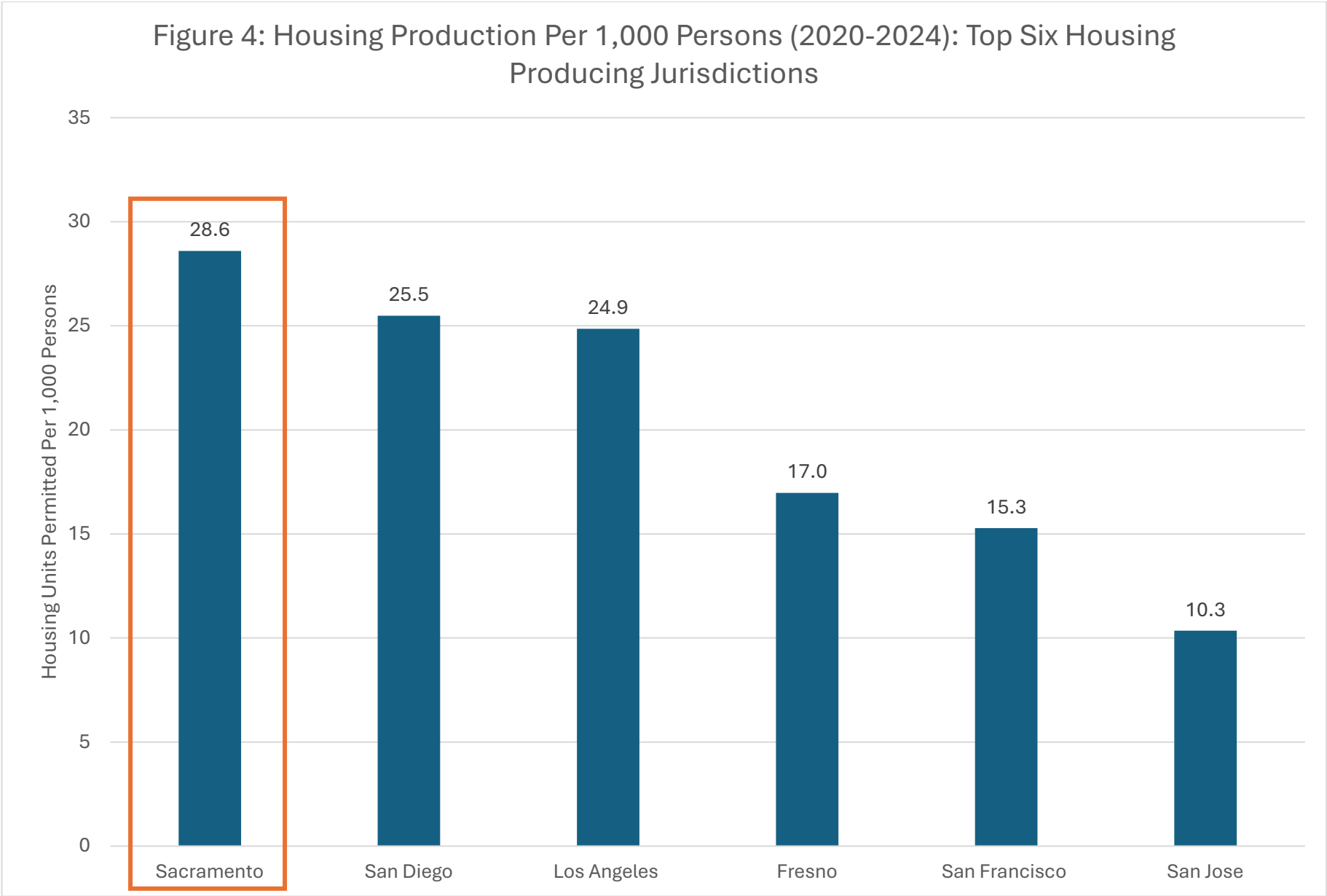


Figure 4: Housing Production Per 1,000 Persons (2020-2024): Top Six Housing Producing Jurisdictions



Attachment 4-2024 Housing Element Annual Progress Report (Table B and Table D)

Table B													
Regional Housing Needs Allocation Progress													
Permitted Units Issued by Affordability													
Income Level		RHNA Allocation by Income Level	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Extremely Low	Deed Restricted	-	65	185	181	123	210					764	-
Very Low	Deed Restricted	10,463	0	478	267	256	179					1,317	9,910
	Non-Deed Restricted		22	146	81	151	186						
Low	Deed Restricted	6,306	40	242	232	234	436					3,166	3,140
	Non-Deed Restricted		430	472	251	233	303						
Moderate	Deed Restricted	8,545	333	-	84	54	105					4,000	4,545
	Non-Deed Restricted		5	843	1,185	403	576						
Above Moderate		20,266	745	699	635	1,056	742					3,949	16,317
Total RHNA		45,580											
Total Units*			2,457	2,880	2,735	2,387	2,737	-	-	-	-	13,196	32,384

Attachment 4-2024 Housing Element Annual Progress Report (Table B and Table D)

2021-2029 Housing Element Programs Implementation Status (Annual Progress Report Table D)

Program Language	Status • Not Yet Started • In Progress • Continuous • Completed	Program Implementation Details	Supporting Documents (links or explanations)
H1. Review Mixed Income Housing Ordinance The City shall evaluate the effectiveness of the Mixed Income Housing Ordinance (MIHO). The City shall conduct an economic feasibility study to guide any decisions on changes to the ordinance, including the consideration of a mandatory inclusionary housing component. In this evaluation of the ordinance, the City will engage a broad range of stakeholders to ensure a variety of voices and interests are heard and considered. Based on the findings of the evaluation and the study, the City shall consider amendments to the ordinance with the goal of increasing the amount of affordable housing built in the City while ensuring the requirements do not pose a constraint to overall housing production. • Timeframe: Initiate economic feasibility analysis in 2021, complete analysis by Spring 2022, and receive decision on ordinance from City Council by end of 2022. • Responsible Department or Agency: Community Development; SHRA • Objective: Increase the number of affordable housing units throughout the City.	Complete	Work began on the Mixed Income Housing Ordinance Review Project in late 2022. Following the conduction of robust stakeholder outreach and research, the City Council on December 9, 2025, voted to keep the current ordinance in place with no modifications.	Project webpage: https://www.cityofsacramento.gov/community-development/planning/housing/mixed-income-housing-ordinance-review
Program H2. Housing Development Toolkit The City shall use the Vacant Lot Registration Program data to map privately-owned vacant lots and screen them for parcels that could be appropriate for housing based on screening criteria. The City shall develop a web-based Housing Development Toolkit on the City’s website with a step-by-step process for owners identified through the Vacant Lot Registration Program and the Housing Element Land Inventory to evaluate their options for developing their site for housing. The website will walk through the development process and the incentives and programs currently being offered by the City or partner agencies. The Housing Development Toolkit will include resources to facilitate affordable housing developments on large sites, including the City’s processing of lot line adjustments and voluntary merger of parcels, and a zero-dollar impact fee for affordable housing units. The City shall develop and execute a Housing Development Toolkit outreach plan targeted at developers and owners of vacant	Complete	The City launched the Housing Development Toolkit webpage in September 2022. Staff conducted outreach with property owners/renters in spring and summer 2023 by mailing nearly 2,000 postcards for properties most eligible for housing development. In 2025, the City launched a Housing Development Toolkit Map which was developed as a resource for the development community to aid in project siting and predevelopment. The City continues to keep the Housing Development Toolkit updated to reflect new legislation and resources created by staff.	Housing Development Toolkit: https://www.cityofsacramento.gov/community-development/planning/housing/housing-development-kit https://experience.arcgis.com/experience/b6946ab346fb40cc8a90e3680908fa38/

Attachment 4-2024 Housing Element Annual Progress Report (Table B and Table D)

Program Language	Status • Not Yet Started • In Progress • Continuous • Completed	Program Implementation Details	Supporting Documents (links or explanations)
lots with a specific focus on the City’s most underserved areas. The City shall review the effectiveness of this program annually with the City’s Housing Policy Working Group and suggest changes, as necessary. • Timeframe: 2021-2022 • Responsible Department or Agency: Community Development • Objective: Assist in the development of market rate and affordable housing by providing information and tools to property owners of sites appropriate for housing. Facilitate the development of affordable housing on large sites.			
Program H3. Establish New Sources of Funding for Affordable Housing Working with the Housing Policy Working Group (HPWG) and other stakeholders, City staff shall explore new funding sources for affordable housing with the City Council. Potential sources of funding could include but not be limited to the following: - An increased Housing Trust Fund fee for specific uses; - Ensuring 20 percent of revenue from an Enhanced Infrastructure Financing District (EIFD) be set-aside for affordable housing; - Dedicating Property Transfer Tax revenues received in excess of the approved budget at year-end to affordable housing or infrastructure to support infill housing; and - An affordable housing bond. • Timeframe: Starting in 2021, explore funding sources annually during the City’s budget review and approval process. • Responsible Department or Agency: Office of Innovation and Economic Development (primary); Finance Department; Community Development; SHRA • Objective: Increase available funding to construct affordable housing throughout the City.	Continuous	In 2022, a new Affordable Housing Project Fund was created by redirecting unobligated funds that were previously identified to support the Comprehensive Siting Plan. The total amount of money transferred to the new fund was \$20,526,213. This fund was used to commit funding in support of six unique projects, totaling 659 new construction extremely-low to low income units and, 729 to 759 new construction and repair. The Sacramento Public Finance Authority initiated the process to expand the existing Stadium Railyards Enhanced Infrastructure Financing District (EIFD) in the Railyards to include all of the Railyards, staff brought forth this item to Council in June 2025 but will return to finalize the establishment of the EIFD in mid-2026. In 2025, work on a Stockton Blvd EIFD began with conversations with the County. Ultimately work on the Stockton Blvd EIFD was halted due to the City’s current budget deficit. In December 2023, the Law and Legislation Committee of the City Council directed staff to conduct voter polling for a potential tax on vacant parcels and fully vacant commercial and mixed-use buildings, revenues from which could be used to support affordable housing. Polling results found that voters were not supportive of the tax. The City	

Attachment 4-2024 Housing Element Annual Progress Report (Table B and Table D)

Program Language	Status • Not Yet Started • In Progress • Continuous • Completed	Program Implementation Details	Supporting Documents (links or explanations)
		will consider bringing back this proposal at a time when voter moods are less pessimistic and more supportive of a tax. In 2024, the City deployed its \$2.5M of Round 1 Prohousing Incentive Pilot funds that were awarded in May 2023. These funds were used to support the development of the San Juan apartments, which will provide 113 units of affordable housing. The City intends to apply for Round 4 of Prohousing Incentive Program funding in 2026. Awards are expected to be made in June 2026. City staff have worked in partnership with developers to support Affordable Housing Sustainable Communities (AHSC) grant applications for competitive projects throughout the City. In 2023, the City supported BRIDGE Housing’s 440 Arden Way project that was awarded \$42.9M in round 7 funding. This project will provide an additional 122 units of affordable housing. In 2024, the City supported CADA/Mutual’s project at 16th and T which will provide 134 affordable units. The project was awarded \$38.2M of round 8 funding in August of 2024. In 2025, the City supported 2 affordable housing projects that were awarded AHSC round 9 funding, CHW’s I Street Apartments and AMCAL’s Clover Apartments. Between these two projects 432 units of affordable housing will be supported with \$82M of AHSC funding. The City is continually seeking new sources of funding to support the development of affordable housing.	
Program H4. ADU Toolkit The City shall develop an online ADU Toolkit with overview, process, case studies, and printable one-pagers covering various topics including, but not limited to, Universal Design and access. • Timeframe: 2021-2022 • Responsible Department or Agency: Community Development	Complete	The City released the ADU Resource Center (adu.cityofsacramento.org) in September 2022. The City continues to keep the ADU Resource Center updated to reflect new legislation and resources created by staff.	adu.cityofsacramento.org

Attachment 4-2024 Housing Element Annual Progress Report (Table B and Table D)

Program Language	Status • Not Yet Started • In Progress • Continuous • Completed	Program Implementation Details	Supporting Documents (links or explanations)
• Objective: Increased education and awareness of ADUs to encourage the construction of this more affordable housing type throughout the City.			
Program H5. ADU Outreach Plan The City shall develop and execute an ADU outreach plan. Outreach activities could include distributing website information, ADU tours, and educational workshops/open houses. • Timeframe: 2021-2022 • Responsible Department or Agency: Community Development • Objective: Increased education and awareness of ADUs to encourage the construction of this more affordable housing type throughout the City	Complete	City staff promoted the ADU Resource Center materials at two Citywide ADU Resource Fairs in June of 2023 which received excellent participation. The fairs included presentations by City staff, lenders, and ADU experts, and allowed participants to meet with city staff ADU providers to ask questions about the ADU process. In 2023, City staff also participated in a joint neighborhood association meeting for the Newtown Booth and Midtown Neighborhood Associations and a Citywide Missing Middle Housing outreach event to present our ADU Resource Center materials. City staff continue to attend yearly events led by industry organizations to advertise ADU resources and provide additional support.	
Program H6. Permit-Ready ADU Plans The City shall develop permit ready design plans for City of Sacramento residents that will be ADA accessible and vary in square footage to accommodate a variety of ADU options. • Timeframe: 2021-2022 • Responsible Department or Agency: Community Development • Objective: At least 175 homeowners utilizing permit ready plans to build ADUs by 2029.	Complete	The City released shelf ready ADU plans in January 2023. These plans are free to City of Sacramento residents and consist of 3 models: Studio, 1-bed, & 2-bed options. All models are ADA accessible and are under 750 sq. ft. to be exempt from impact fees. In January 2026, the City released updates to the plans to provide additional flexibility, reduce construction costs, and support more efficient project delivery. The following options are now permitted in each model: • Optional ductless mini-split systems Shelf ready plans may now include ductless mini-split heating and cooling systems as an alternative to fully ducted systems. Mini-splits are typically easier to install, can be lower in cost, and offer flexibility for projects with limited space or site constraints. • Optional premanufactured roof trusses Plans now allow for the use of premanufactured roof trusses.	https://adu.cityofsacramento.org/Shelf-ready-plans

Attachment 4-2024 Housing Element Annual Progress Report (Table B and Table D)

Program Language	Status • Not Yet Started • In Progress • Continuous • Completed	Program Implementation Details	Supporting Documents (links or explanations)
		This option can reduce framing labor requirements and help shorten construction timelines. These updates are intended to make shelf ready plans more adaptable to real-world construction conditions while maintaining applicable building and safety standards. As of January 1, 2026, 31 ADUs have been constructed and 21 permits have been issued using the shelf ready plans.	
Program H7. Develop a Web-based Land Inventory The City shall develop and maintain a web-based inventory of housing element sites that is updated monthly to identify sites appropriate for housing and provide an overlay of the State’s High Opportunity Areas as defined by the State’s Housing Departments such as the Treasurer or Department of Housing and Community Development. The inventory will also track remaining capacity to meet the RHNA in compliance with no-net loss requirements to maintain adequate capacity for lower- and moderate-income housing throughout the Housing Element Planning Period. The inventory will also highlight surplus City-owned sites and other public lands that would be appropriate for affordable housing. • Timeframe: Develop web-based sites inventory in 2021; maintain regularly through ongoing updates. • Responsible Department or Agency: Community Development; Office of Innovation and Economic Development • Objective: Assist in the development of housing by providing information on land availability. Ensure transparency in the maintenance of adequate sites throughout the Housing Element Planning Period.	Complete	The City released an online web-based land inventory in February 2022. The web map includes the adopted housing element sites inventory layer and will be updated to identify sites as “available” or “not available”. This layer is also used to update a summary dashboard that identifies the amount of capacity remaining in each income category. The web-based land inventory also includes sites identified by public agencies that may be suitable for future housing development. These agencies currently include the City of Sacramento, Redevelopment Agency of the City of Sacramento (RASA), Sacramento Housing and Redevelopment Agency, and Sacramento Regional Transit.	
Program H8. Revisions to Parking Requirements The City shall consider further eliminating City-mandated parking minimums and explore instituting parking maximums along established transit corridors.	In Progress	Minimum parking requirements were ended by General Plan policy LUP-4.14: Elimination of Vehicle Parking Minimums. Staff prepared an ordinance to make associated revisions to the City Code, which Council	City Council final approval staff report (removing parking minimums)

Attachment 4-2024 Housing Element Annual Progress Report (Table B and Table D)

Program Language	Status • Not Yet Started • In Progress • Continuous • Completed	Program Implementation Details	Supporting Documents (links or explanations)
Analysis, community outreach, and coordination with the City’s Parking Services Division will be initiated in 2021. Recommended revisions to the Planning and Development Code’s parking regulations to be presented to City Council for consideration in 2022. • Timeframe: 2021-2022 • Responsible Department or Agency: Community Development (primary); Public Works • Objective: Increase financial feasibility of residential development by allowing more of the site to be used for housing.		adopted in spring 2025. Staff have drafted a Parking Strategy to guide consideration of expanding parking maximums, increasing bicycle parking requirements, and preparing a parking management toolkit. The City created two working groups, one focused on residential areas and one focused on commercial, industrial, and mixed-use areas. The project team held four community workshops to guide the strategy. The City is finalizing the Parking Strategy and will bring implementing ordinances to the City Council for consideration in spring 2026.	Project webpage: www.cityofsacramento.org/parking-revisions
Program H9. Facilitate Appropriate Development through Specific Plans and Commercial Corridor Action Plans The City shall prepare specific plans and action plans in infill areas and along commercial corridors that have been historically underserved, as described in the 2040 General Plan Update and have been targeted for development that considers the needs and desires of the neighborhood in which it is located (e.g., Stockton Blvd, Del Paso/Marysville Blvd). The City shall work to conduct neighborhood-level planning with residents to develop customized engagement and investment strategies that ensure meaningful and equitable participation and anti-displacement solutions in areas targeted for inclusive economic and community development. Infrastructure and California Environmental Quality Act (CEQA) analysis should be included in Specific Plans to facilitate and reduce the length and cost of the development review process. • Timeframe: Initiate one specific plan or action plan every 1-2 years during the planning period, starting in 2021 with the Stockton Blvd Plan. • Responsible Department or Agency: Community Development • Objective: Facilitate infill housing through the development of specific plans, increase the quality of life and economic growth of people, businesses, and places in Sacramento’s historically disenfranchised and disinvested neighborhoods, and affirmatively further fair housing.	Continuous	(Complete) Since the Stockton Blvd Plan kicked off in 2020, City staff and Council have focused efforts on developing housing along the corridor. The Stockton Blvd Plan was adopted in October 2024. The City’s focus on this corridor has resulted in more than 1,700 dwelling units in pre-application, application, or development since 2020. (Complete) The Marysville/Del Paso Action Plan (Forward Together) was adopted by City Council in April 2024. This action plan includes a variety of strategies developed by the community including a focus on facilitating housing development along the corridor. Follow up actions have included providing grants and seeking grants to help streamline development, including winning a Green Means Go grant to update sewer infrastructure along Del Paso Blvd (described further in Program H10). The City began updating the River District Specific Plan, starting with hiring a consultant team in February 2024. This update will include reviewing impediments to housing development such as infrastructure and improvements to the roadway network. The public review draft is anticipated to be released in mid 2026.	

Attachment 4-2024 Housing Element Annual Progress Report (Table B and Table D)

Program Language	Status • Not Yet Started • In Progress • Continuous • Completed	Program Implementation Details	Supporting Documents (links or explanations)
		In 2025, the City began updating the Central City Specific Plan, which will include reviewing the fee nexus study, incorporating updates to the street network, and addressing policies and implementation measures. The City anticipates scoping a plan for the Robla neighborhood to understand what can be done to address development needs in that area. Staff have begun working on a scoping memo that will capture the history of the area as well as concerns and issues that may be able to be addressed through planning efforts.	
Program H10. Targeted Infill Infrastructure Strategies The City shall leverage available State and federal funding sources to conduct infrastructure analyses and targeted studies to understand existing capacity and conditions in infill areas and along commercial corridors of the City that are being prioritized for inclusive economic and community development. The City shall identify area-specific infrastructure improvements and prepare local area finance plans as feasible, to lower construction costs and catalyze development in targeted areas. These finance plans will be prioritized in areas that have been historically underserved and are identified in the Housing Element land inventory to provide opportunities for investments that lead to more equitable quality of life throughout the City. The City was awarded \$750,000 in 2021 from the California Department of Housing and Community Development’s (HCD’s) Local Early Application Planning grant program to conduct stormwater drainage basin modeling for priority infill areas and housing element site inventory locations. This infrastructure study will be completed by the end 2023. • Timeframe: Begin conducting infrastructure analyses in 2021 and begin preparation of local area finance plans in 2023. • Responsible Department or Agency: Community Development (primary); Public Works; Office of Innovation and Economic Development • Objective: Remove barriers for development in infill areas and along commercial corridors of the City that are being prioritized for inclusive economic and community development by preparing infrastructure finance strategies as needed in target areas through 2029.	Completed	Because of efficiencies with the consultant and staff work on the LEAP grant contract, additional drainage basins were included for stormwater modeling. The work was completed in October 2023. The data was used to update the housing development toolkit so that developers will have access to this vital information in order to streamline development. The updated housing development toolkit is in beta testing and is anticipated to be shared more widely in the first quarter of 2025. In the Fall of 2022, the Sacramento Area Council of Governments’ (SACOG) launched the 2022 Green Means Go grant program to provide underground infrastructure funding for priority infill housing development areas (Green Zones). In October 2022, awarded \$2 million to a joint City/County request to improve infrastructure for the San Juan Motel affordable housing site located on Stockton Blvd. In October 2022, the City applied for an additional \$19 million worth of grant funding through the 2022 Green Mean Go grant program. On March 16, 2023, the SACOG Board awarded the City with over \$13 million in funding for the applied projects, including significant infrastructure projects in Lavendar Heights, the River District, and along Del Paso Blvd. Because of the 2024/25 California State Budget, the Green Means Go funding was reduced by 6 percent from the original awards. However, the City reallocated some funding in order to be able to proceed with the needed improvements. As of now, the City/County has finished the water	

Attachment 4-2024 Housing Element Annual Progress Report (Table B and Table D)

Program Language	Status • Not Yet Started • In Progress • Continuous • Completed	Program Implementation Details	Supporting Documents (links or explanations)
		improvements for the San Juan Motel site. The Lavender Heights Water Main Project is currently in the final stages of pre-construction. Navajo Pipelines was awarded the design-assist contract and will be the contractor for the project. Construction is expected to start in March/April 2025 and be completed in December 2025. The Del Paso Infrastructure Needs Project will be bid in early 2025 for construction in Summer 2025. Construction is anticipated to be complete by December 2025 but may extend into Spring 2026 due to weather. The project to improve a sump pump in the River District is anticipated to be bid in June 2025 and construction completed by June 2026. The City released a request for proposals (RFP) for the River District Specific Plan update in March 2023 and received contract approval in February 2024. As part of this work, the City will study how best to lower construction costs and catalyze development in this area. This scope of work will include an updated finance plan for the River District. The City released a request for proposals (RFP) for the Central City Specific Plan update in January 2025 and received contract approval in July 2025. This scope of work will include an updated finance plan for the Central City.	
Program H11. Prohousing Designation The City shall strive to receive and maintain through the sunset date of January 1, 2025, the State’s Prohousing Designation by demonstrating a sufficient number of polices that significantly contribute to accelerating housing production. Jurisdictions that receive a Prohousing Designation will receive incentives in the form of additional points or other preferences in the scoring of competitive State funding grant programs in the areas of housing, transportation, infrastructure, and land use.	Completed	The City of Sacramento was designated as the state’s first Prohousing jurisdiction on February 24, 2022. The City was awarded \$2.5 Million in Prohousing Incentive Pilot Program funds in 2023. The City applied to renew its Prohousing Designation on October 3, 2025.	https://www.cityofsacramento.gov/community-development/planning/housing/Prohousing https://sacramentocityexpress.com/2022/02/24/sacramento-first-city-in-california-to-win-state-prohousing-

Attachment 4-2024 Housing Element Annual Progress Report (Table B and Table D)

Program Language	Status • Not Yet Started • In Progress • Continuous • Completed	Program Implementation Details	Supporting Documents (links or explanations)
• Timeframe: Initiate application in 2021 and maintain designation through sunset date of January 1, 2025. • Responsible Department or Agency: Community Development • Objective: Increase the City’s competitiveness in receiving affordable housing funding from the State.			<u>designation-for-housing-friendly-policies/</u>
Program H12. Rezone Additional Affordable Housing Sites in High Resource Areas The City shall redesignate and rezone sites in high resource areas, as identified by HCD and TCAC, to create more opportunities for affordable housing in areas that offer low-income children and adults the best chance at economic advancement, high educational attainment, and good physical and mental health. The City will establish an appropriate target based on an analysis of potential sites to rezone. • Timeframe: Redesignate sites in conjunction with the 2040 General Plan Update and subsequent zoning updates to the Planning and Development Code in 2022-2023. • Responsible Department or Agency: Community Development • Objective: Rezone sites to accommodate additional lower-income housing units in high resource areas and to affirmatively further fair housing	In Progress	The City anticipates completing this program in early 2027 as part of a Citywide Rezone effort following the adoption of the 2040 General Plan on February 27, 2024.	
Program H13. Homeless Plan The City shall work with the Continuum of Care, its members, service providers, and jurisdictions, on a coordinated response plan that is updated regularly. The Plan shall include potential shelter site and strategies to address homelessness, with an emphasis on addressing disproportionate barriers to existing homelessness and accessing housing among marginalized populations. The Plan shall also include metrics and indicators to track the efficacy of programs and investments to address homelessness. These metrics will be presented each year in a publicly available annual report. • Timeframe: Consider the creation and adoption of a plan by 2022 and update as needed. • Responsible Department or Agency: City Manager’s Office (Office of Community Response, Homeless Services Division) in coordination with	Completed	The Sacramento Regionally Coordinated Homeless Action Plan (RCHAP)) was adopted in March 2024 to create a cross-jurisdictional unified approach to addressing homelessness across Sacramento County. This three-year plan beginning on April 1, 2024, through March 31, 2027, was developed in partnership with Sacramento Steps Forward, Sacramento City and County Continuum of Care, Sacramento County, City of Sacramento, and the Sacramento Housing and Redevelopment Agency. The RCHAP is actionable, relatable, and provides a roadmap for future funding. Outlined in the plan are 8key solutions that are in alignment with national best-practices and if resourced and implemented consistently across funders and providers, will bring the local response system to scale with capacity to move the needle on homelessness.	

Attachment 4-2024 Housing Element Annual Progress Report (Table B and Table D)

Program Language	Status • Not Yet Started • In Progress • Continuous • Completed	Program Implementation Details	Supporting Documents (links or explanations)
the Office of Innovation & Economic Development, and the Continuum of Care for Sacramento County • Objective: Ensure continued regional coordination on homelessness issues, with a focus on addressing disparities. Persons with disabilities and Black and American Indian individuals are disproportionately represented in the unsheltered population.		Through these efforts, homelessness in the County over time will become preventable whenever possible, brief, and non-recurring. Progress reports and status of implementation and can be found here: https://sacramentostepsforward.org/rchap/. The development of the RCHAP builds upon the work the 2022 Local Homeless Action Plan (LHAP) and reimagines a coordinated and collaborative effort between system leaders, governments, and local service providers. The RCHAP highlights solutions, sub-solutions, and activities for implementation in the first year.	
Program H14. Article 34 Ballot Measure The City shall advocate the State Legislature to repeal Article 34 from the State Constitution. If Article 34 is not repealed by the State, the City shall place a measure on the ballot to seek voter approval that would grant the City general authority to support the development of affordable housing units that, at a minimum, would meet the lower-income RHNA. The City currently has voter approval, this program would request voter approval once the current approval period ends in 2024. • Timeframe: 2022-2024 • Responsible Department or Agency: SHRA (primary); Office of Innovation and Economic Development • Objective: Ensure the City has voter approval to provide funding for affordable housing.	Completed	Measure D, which fulfills the Article 34 voter approval requirements, passed by popular vote on the November 2022 ballot. The passing of this measure fulfills Article 34 voter approval requirements in perpetuity. City staff will continue to work with in-house legislative staff on this initiative in hopes of repeal at the State level.	
Program H15. Permitting Requirements for Special Needs Housing The City shall ensure compliance with State law and encourage special needs housing through the following actions: - The City shall amend the Zoning Code to allow Low Barrier Navigation Center developments by right in mixed-use zones and nonresidential zones permitting multi-unit uses (Government Code Sections 65660-65668).	Completed	On December 10, 2024, City Council adopted Ordinance No. 2024-0054 to amend Title 17 related to special needs housing and ensure compliance with State Law. The one housing type that was not addressed as part of this package was group homes, which is currently being evaluated as part of existing work to bring Title 17 (Planning & Development Code) into consistency with the 2040 General Plan. Adjustments will be made to the regulation of group homes to align with	https://sacramento.granicus.com/MetaViewer.php?view_id=22&clip_id=6128&meta_id=806318

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Program Language	Status • Not Yet Started • In Progress • Continuous • Completed	Program Implementation Details	Supporting Documents (links or explanations)
- The City shall review and revise the Zoning Code provisions for temporary residential shelters to comply with locational restrictions and parking requirements under State law (Government Code Section 65583(a)(4)), establish a higher threshold for the number of beds permitted by right, and ensure that the zones in which shelters are permitted by right provide sufficient capacity in appropriate locations within the City where public transit and services are available. - The City shall update the Zoning Code to allow SROs (i.e., residential hotels) by right in commercial and multi-unit dwelling zones. - The City shall develop a processing procedure to allow for the approval of 100 percent affordable developments that include a percentage of supportive housing units, either 25 percent or 12 units, whichever is greater, without a conditional use permit or other discretionary review in all zoning districts where multi-unit and mixed-use development is permitted (Government Code Section 65651(a). - Review and amend the Zoning Code, as necessary, to ensure requirements for group homes of seven or more persons are consistent with State law and fair housing requirements. • Timeframe: 2022 • Responsible Department or Agency: Community Development • Objective: Ensure the City’s regulations and procedures are in conformance with State law.		policy goals for a broader array of housing types and to affirmatively further fair housing.	
Program H16. Update Density Bonus Ordinance The City shall update the Density Bonus Ordinance for consistency with State law. • Implements which Policy(ies): H-2.3 • Timeframe: 2022 • Responsible Department or Agency: Community Development (primary); SHRA • Objective: Consistency with State law.	Completed	On December 10, 2024, City Council adopted Ordinance No. 2024-0053 to update the local density bonus ordinance for consistency with State Law.	https://sacramento.granicus.com/MetaViewer.php?view_id=22&clip_id=6128&meta_id=806316
Program H17. Fair Housing Education, Information, and Dispute Services The City, with partner organizations, shall continue to provide fair housing services to tenants and landlords. Services include: the Renter’s Help Line to	Continuous	In 2025, SHRA funded the Community Link Capital Region (CLCR) and Project Sentinel a total of \$200,000 in city CDBG funds to oversee the Renter's Helpline and associated fair housing services. This contract	https://www.rentershelpline.org/

Attachment 4-2024 Housing Element Annual Progress Report (Table B and Table D)

Program Language	Status • Not Yet Started • In Progress • Continuous • Completed	Program Implementation Details	Supporting Documents (links or explanations)
direct referrals to legal counsel to prevent and rectify fair housing issues; fair housing trainings; and distribution of fair housing informational materials. The City shall look for opportunities to expand its outreach and public education strategies on available tenant protection services to reach vulnerable and at-risk households by offering information in other languages, targeted social media efforts, combining information with other assistance programs, engaging youth or distributing resources through schools, seeking opportunities for ongoing dispute resolution services, and partnering with community based organizations. • Timeframe: Provide ongoing fair housing services; develop outreach and public education strategies by 2022. • Responsible Department or Agency: Community Development (co-primary); SHRA (co-primary); Office of Innovation and Economic Development • Objective: Education of tenants and landlords in their rights and responsibilities under fair housing laws to promote increased housing stability, fair housing practices within rentals, and to affirmatively further fair housing.		provides a telephone and internet-based “Renter’s Helpline” to counsel, provide dispute resolution and fair housing services for residents in a housing crisis or dispute. This service is intended to reduce housing discrimination, promote public awareness of fair housing laws and rights, and assist persons with disabilities. In the City of Sacramento in 2025, the Renters Helpline took 1,329 calls, referred 98 cases to a legal provider, referred 54 cases to Project Sentinel, completed 6 dispute resolutions, held 25 property owner/manager calls, and held 13 outreach events. 198 social media posts were also made. SHRA also provided Legal Services of Northern California (LSNC) with \$50,000 of county CDBG funds to provide fair housing legal services. Renter’s Helpline and LSNC have provided their information through social media and their websites.	
Program H18. Support Collective Ownership Models The City shall conduct outreach with community-based organizations (CBOs) and other potential community partners that are working with interested low-income community members to develop new forms of community-driven, collective ownership models and wealth building strategies for lower-income residents (e.g., co-op housing, community land trusts) to identify ways the City can support these efforts. The City shall work with communities at-risk of displacement to evaluate these ownership models. • Timeframe: Initiate coordination in 2022 and provide ongoing support as appropriate. • Responsible Department or Agency: Office of Innovation and Economic Development (primary); Community Development • Objective: Connect lower-income residents to homeownership and equity-building opportunities in their communities using models supported by members of the resident groups to be served.	Continuous	The adopted Stockton Blvd Plan includes language to support community ownership models. Staff has also been available to answer questions and provide support to those who are seeking to establish or grow community ownership models. Staff anticipates providing additional support as needed. In November 2025, the Neighborhood Development Action Team released the first round of a grant program, for which proponents of these models would be eligible to receive funding. In February 2026, the second round of funding was released. The first awards are anticipated in February or March 2026.	https://www.cityofsacramento.gov/city-manager/oied/community-resources-and-financial-empowerment/ndat/major-initiatives/stockton-blvd-plan-action-grant

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Program Language	Status • Not Yet Started • In Progress • Continuous • Completed	Program Implementation Details	Supporting Documents (links or explanations)
Program H19. Affordable Housing and Infill Development Educational Campaign The City shall develop an educational campaign to bolster community support for affordable housing. The campaign could include social media content about housing needs, challenges, new developments, and available resources; information available on the City website; and outreach to local journalists, media outlets, and community organizations. • Timeframe: 2022 • Responsible Department or Agency: Office of Innovation and Economic Development (primary); Community Development; SHRA • Objective: Increased community support for affordable housing.	Completed	In September 2024, the City launched the Sacramento for All Housing Education Resource Center and conducted 8 associated educational workshops across the City. One workshop was held in each City Council district, dinner was provided, and translation and interpretation services were made available. =	https://www.cityofsacramento.gov/community-development/planning/housing/sacramento-for-all--housing-education-resource-center
Program H20. Universal Design Ordinance The City shall review and update the Universal Design Ordinance to provide clarification on how and when the ordinance is applied. The City shall partner with AARP and Resources for Independent Living to increase awareness of the City’s Universal Design Ordinance. • Timeframe: 2023 • Responsible Department or Agency: Community Development • Objective: Increase awareness of the Universal Design Ordinance.	In Progress	The City Council adopted amendments to the ordinance on July 29, 2025. Details on outreach conducted for the project can be found in the staff report. Staff will conduct outreach to raise awareness of the ordinance in Summer 2026.	Staff Report: https://sacramento.granicus.com/MetaViewer.php?view_id=22&clip_id=6469&meta_id=835735
Program H21. Prioritize Infrastructure for Affordable Housing The City shall establish procedures for granting priority water and sewer service to developments with lower-income units in compliance with Government Code Section 65589.7. • Timeframe: 2023 • Responsible Department or Agency: Department of Utilities (primary); Community Development • Objective: Prioritize infrastructure service to developments with lower income units to support the production of affordable housing throughout the City	Completed	The Sacramento City Council adopted Resolution No. 2024-0262 Adopting a Policy and Procedures to Comply with California Government Code Section 65589.7 on August 27, 2024.	Staff Report: https://sacramento.granicus.com/MetaViewer.php?view_id=22&clip_id=6028&meta_id=792848

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Program Language	Status • Not Yet Started • In Progress • Continuous • Completed	Program Implementation Details	Supporting Documents (links or explanations)
Program H22. Mid-Term Evaluation of Implementation Programs The City shall evaluate the effectiveness of each of the implementation programs in meeting their stated objectives. The City shall meet with the Housing Policy Working Group (HPWG) in the Fall of 2023 and conduct a City Council Workshop in the Spring of 2024 to review the progress of the implementation programs in meeting their stated objectives. City staff will then recommend adjustments to implementation programs that are not on-track to meeting their stated objectives by the Winter of 2024. • Timeframe: 2023-2024 • Responsible Department or Agency: Community Development; Office of Innovation and Economic Development; SHRA • Objective: Ensure the 2021-2029 Housing Element Implementation Programs are meeting their identified objectives.	Completed	The City completed a mid-term evaluation of completed implementation programs in March of 2024. Based on the evaluation, staff recommended focusing on continued implementation of the adopted programs and adjusting programs implementation as needed via feedback from Housing Policy Working Group, Planning and Design Commission, and City Council. This evaluation was brought to the City’s Housing Policy Working Group, Planning and Design Commission, and City Council for input and staff’s recommendation was supported.	Staff Report Agenda Item 12: https://sacramento.granicus.com/GeneratedAgendaViewerr.php?view_id=22&clip_id=5868
Program H23. Movable Tiny Homes as ADUs The City shall consider amending the Planning and Development Code to allow movable tiny homes to be considered an ADU. • Timeframe: 2024 • Responsible Department or Agency: Community Development • Objective: Streamline and reduce costs for ADUs throughout the City, but with a specific focus on areas of high opportunity to affirmatively further fair housing.	In Progress	The City will conduct outreach on this project in Spring 2026 and anticipates adopting an ordinance to allow Cottages on Wheels (moveable tiny homes) by the end of 2026.	
Program H24. Explore Methods to Further Reduce the Expense and Uncertainty Associated with the Planning and Building Permit Process The City shall explore further actions for streamlining and simplifying the planning approval and building permit processes. The City shall work with small infill housing developers and other stakeholders on the Housing Policy Working Group to review current processes and fees to identify ways to reduce costs and streamline processes for small infill development. • Timeframe: 2023 • Responsible Department or Agency: Community Development • Objective: Continue to streamline and make the development process as simple as possible.	Completed	On September 17 , the Sacramento City Council unanimously adopted the Missing Middle Housing Interim Ordinance, becoming the first in the State to allow multi-unit housing in every neighborhood. The City of Sacramento is now accepting applications for neighborhood-scale multi-unit development under the Missing Middle Housing Interim Ordinance (ORD2024-0027). In addition to this, the City has kicked off Streamline Sacramento, the City of Sacramento’s development process improvements program. This is a citywide effort that is closely examining the procedures for reviewing and approving housing projects. The program aims to speed-up the approval and construction process with the goal of increasing the	

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Program Language	Status • Not Yet Started • In Progress • Continuous • Completed	Program Implementation Details	Supporting Documents (links or explanations)
		amount of housing while bringing down the cost of construction. Streamline Sacramento focuses on all aspects of the building permit process from submittal of building permit applications, to plan review, inspections, issuance of building permit and certificate of occupancy. Streamline Sacramento 2025 concluded with a presentation to City Council on February 24, 2026, however the work of streamlining the building permit process will be ongoing. Streamline Sacramento 2025 resulted in the completion of 29 streamlining related actions.	
Program H25. Sacramento Tenant Protection Act The City shall conduct outreach to raise awareness by tenants and landlords of the requirements and rights afforded to them under the Sacramento Tenant Protection Act (Sacramento City Code Chapter 5.156). The City shall collect data to review the effectiveness of the current ordinance and consider changes that would strengthen the effectiveness of the current ordinance. • Timeframe: Outreach and data collection of the Sacramento Tenant Protection Act is ongoing and will continue through the life of the programs. Revisions to the existing ordinance will be considered prior to the current sunset date of December 31, 2024. Responsible Department or Agency: Community Development • Objective: Continue to protect tenants who have resided in a rental unit for more than 12 months by maintaining limits on rent increases and prohibiting evictions without “just cause”, while providing landlords with a fair and reasonable return on their investment through a petition and hearing process.	Continuous	In 2025, the Tenant Protection Program (TPP) mailed approximately 7,878 rental property registry packets to property owners, of which 5,242 packets were returned. During the year, TPP opened a total of 48 complaint cases, including 29 termination of tenancy complaints and 19 rent increase complaints. The program issued 31 Notices of Alleged Violation, with 29 cases achieving compliance and 2 cases referred to Code Enforcement. Additionally, 14 tenant pre-eviction petitions were filed. Of these, 2 hearings were conducted, 1 petition was upheld and 1 was not upheld, 4 petitions were withdrawn at the tenant’s request, and 5 were cancelled after the termination notices were rescinded. The program also heard 2 Landlord Fair Rate of Return petitions, 1 of which was upheld. Throughout the year, TPP staff provided extensive customer service support by responding to 537 public emails, answering 438 live phone calls, receiving and responding to 1,112 voicemails, and assisting 38 walk-in customers. To further enhance outreach and education efforts, TPP staff participated in three public outreach events, providing education to the public and service providers on the provisions and requirements of the Tenant Protection Program ordinance. Consistent methods of data collection	Program webpage: www.cityofsacramento.org/TPP

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Program Language	Status • Not Yet Started • In Progress • Continuous • Completed	Program Implementation Details	Supporting Documents (links or explanations)
		and reporting, as well as measures to increase the ordinance’s effectiveness, are continuously being evaluated.	
Program H26. Review Rent Escrow Ordinance The City shall review and evaluate the feasible implementation and impacts of the Rent Escrow Account Program (Sacramento City Code Article XIV). If implementation of the current ordinance is determined to be infeasible or ineffective, the City shall coordinate with stakeholders to identify alternative approaches to addressing the needs of tenants. • Timeframe: 2025 • Responsible Department or Agency: Community Development, Finance • Objective: To determine the feasibility of implementing the current Rent Escrow Account Ordinance.	Not Yet Started	The City anticipates initiating this program by the end of 2027.	
Program H27. Fair Chance Ordinance The City shall research best practices to reducing housing barriers for formerly incarcerated individuals and present recommended policies for Council review in 2024. The City will then decide whether to adopt a Fair Chance Ordinance that creates rules that limit the use of criminal records by landlords when they are screening prospective tenants. • Timeframe: 2024-2025 • Responsible Department or Agency: Office of Innovation and Economic Development (primary); Community Development; SHRA • Objective: To reduce barriers to housing opportunity for formerly incarcerated individuals.	Not Yet Started	The City anticipates initiating this program in the Summer of 2027.	
Program H28. Infill Housing Prototypes The City shall work with infill developers and other stakeholders on replicable site plans or architectural plans to reduce pre-development costs and expedite the planning approval process for a variety of ADA-accessible infill housing types, including duplexes, triplexes, fourplexes, bungalow courts, and other workforce housing types, that can be used throughout the City. • Timeframe: 2025	Not Yet Started	The City anticipates completing this program by Spring 2027 after the adoption of modified citywide zoning standards.	

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Program Language	Status • Not Yet Started • In Progress • Continuous • Completed	Program Implementation Details	Supporting Documents (links or explanations)
• Responsible Department or Agency: Office of Innovation and Economic Development; Community Development • Objective: Increase the development and construction of housing that is affordable by design throughout the City.			
Program H29. Financial Assistance for Affordable ADUs The City shall identify potential funding sources and community partners to develop and implement a financial assistance program that would provide loans and/or grants to encourage homeowners to construct an ADU with an agreement to charge rents affordable for lower income households or rent the ADU to Housing Choice Voucher participants. • Timeframe: 2025 • Responsible Department or Agency: Community Development (primary); Office of Innovation and Economic Development, Treasurer’s Office • Objective: Finance at least 70 ADUs by 2029. Ensure that financial assistance is distributed throughout the City, particularly in areas of high opportunity.	In Progress	The City has conducted research on this effort but has not yet identified funding or financial partners to support the implementation of a program. Staff will continue to research ways to successfully implement a program.	
Program H30. Regional Analysis of Impediments to Fair Housing The City shall continue to participate in a regional collaborative approach to analyzing and addressing fair housing issues through the five-year review and update of the regional Analysis of Impediments to Fair Housing Choice. The City shall take affirmative actions to further fair housing choice in the City by implementing the solutions developed in the Regional Analysis of Impediments to Fair Housing Choice (AI) to mitigate and/or remove fair housing impediments. • Timeframe: 2025 • Responsible Department or Agency: SHRA (primary); Community Development (primary)	Completed	SHRA continues to take affirmative actions to further fair housing choice in the City by implementing the Renter’s Helpline (RHL) and coordinating with Legal Services of Northern California (LSNC). On February 9, 2023, HUD published in the Federal Register a Notice of Proposed Rulemaking (NPRM) entitled “Affirmatively Furthering Fair Housing”, which would have required the development of an Equity Plan, similar to the Analysis of Impediments. That proposed rule was withdrawn on January 16, 2025 (90 FR 4686). Thus, the rule currently in effect is the 2021 interim final rule published on June 10, 2021, which requires grantees of HUD funding to certify that they will affirmatively further fair housing in connection with their Consolidated Plans, Annual Action Plans, and PHA	

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Program Language	Status • Not Yet Started • In Progress • Continuous • Completed	Program Implementation Details	Supporting Documents (links or explanations)
• Objective: Assess the City’s efforts at reducing housing discrimination and enforcing fair housing laws, and advance equity in housing opportunities throughout the region.		plan, and creates a voluntary fair housing planning process. A 2025 interim rule is currently in draft form and accepted public comment in May 2025 which would repeal the 2021 interim final rule, including any parts of the 2015 AFFH Rule and the 1994 AI requirements and returns to a general commitment that grantees will take active steps to promote fair housing. Grantee AFFH certifications will be deemed sufficient provided they took any action during the relevant period rationally related to promoting fair housing, such as helping to eliminate housing discrimination.	
Program H31. Monitor Status of Flood Protection Improvements and Impact on Meeting the RHNA The City shall monitor the status of flood protection improvements in the Natomas Basin planned for 2025 and the associated residential cap on building permits in the Natomas Basin (i.e., 1,000 single units and 500 multi-units per calendar year). If the residential building permit cap would impact the City’s ability to meet the lower-income RHNA, the City will take action to eliminate the potential impact or will ensure that adequate sites are available, or made available, in other areas of the City. • Timeframe: Monitor residential building permits annually; make determination of impact on ability to meet lower-income RHNA in 2025, and take action to eliminate impact or identify replacement sites by the end of calendar year 2025. • Responsible Department or Agency: Community Development • Objective: Ensure the City has adequate capacity to meet the lower-income RHNA.	In Progress	While substantial progress has been made towards completing improvements to achieve a 200 year level of flood protection before December 31, 2025, construction delays affected levee and pump station improvements in the Natomas and Beach Lake subarea. Senate Bill 639 was passed in October 2025 which extends the timeframe for completion of the improvements to December 31, 2030. The Housing Element sites inventory contains capacity for over 4,000 units of lower income housing and over 2,500 of moderate-income housing in vacant and underutilized sites and approved projects in this area of the City. Per the City’s Floodplain Management Regulations (15.104.065 Zone A99 regulations), for the calendar year 2026, the allowed number of permits to be issued for single unit dwellings is 4,428, and the allowed number of permits to be issued for multi-unit dwellings is 2,564. These caps are well in excess of the amount of recent development activity and projected development activity for the calendar year 2026. Thus, the cap on residential building permits will not affect the City’s ability to meet the lower income RHNA. The City will continue to monitor the status of flood protection improvements in the Natomas Basin.	Staff Report: https://sacramento.granicus.com/MetaViewer.php?view_id=22&clip_id=6543&meta_id=844878 SB 639: https://legiscan.com/CA/text/SB639/id/3199735

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Program H32. Affirmative Marketing Education The City shall promote compliance with California Government Code 12955 (c) that says: <i>It shall be unlawful: ... For any person to make, print, or publish, or cause to be made, printed, or published any notice, statement, or advertisement, with respect to the sale or rental of a housing accommodation that indicates any preference, limitation, or discrimination based on race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, veteran or military status, or genetic information or an intention to make that preference, limitation, or discrimination.</i> The City shall ensure that developers of new housing are aware of this law and the importance of promoting neighborhood integration. The City shall create educational materials, post materials to the Housing Development Toolkit (Program H2) and work with the Housing Policy Working Group to spread awareness of affirmative marketing methods, and consider adopting a resolution supporting affirmative marketing and adherence to the letter and intent of Government Code 12955. (c). • Timeframe: 2026 • Responsible Department or Agency: Community Development (primary); SHRA • Objective: To promote equal access to housing opportunities and to affirmatively further fair housing.	Not Yet Started	The City anticipates completing this program by the end of 2028.	
Program H33. Identify Local Financing for Affordable Housing The City shall study the feasibility of developing local financing strategies to help finance affordable housing. Some options could include reviewing and evaluating the viability of creating a public bank to help finance affordable housing, among other public goals; and forming a consortium of locally serving banks to develop a source of capital for residential builders who agree to target their housing product to the needs of the local economy. • Timeframe: Complete study and present recommendation to City Council by the end of 2026	In Progress	Funds were approved in May of 2023 to hire a consultant to explore the creation of a public bank at the City of Sacramento, however, the project has been terminated as of 2024 due to the City’s current budget deficit.	

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Program Language	Status • Not Yet Started • In Progress • Continuous • Completed	Program Implementation Details	Supporting Documents (links or explanations)
• Responsible Department or Agency: Treasurer’s Office (Primary); Office of Innovation and Economic Development; SHRA • Objective: Establish new local financing sources to support the development of lower income housing units throughout the City.			
Program H34. Research Options for a Rental Assistance Program The City shall research and identify best practices for affordable alternatives to up-front payments of application fees, security deposits, or other prepaid rent such as a low- or no interest loan to the tenant, a direct grant issued to the landlord, or additional supportive services and case management. • Timeframe: 2027 • Responsible Department or Agency: Office of Innovation and Economic Development (primary); Community Development • Objective: Provide support to vulnerable individuals and households seeking access to rental housing, particularly those in areas with concentrated poverty or classified as low resource.	In Progress	The City received an Encampment Resolution Fund grant from the State at the end of September 2024 for a Street to Housing pilot program to provide landlord incentives, rental assistance and supportive services case management for program clients. The program launched in February 2025 and since December 2025, 102 households have been housed through this effort. The program is anticipated to be completed by June 2027.	
Program H35. Review Condominium Conversion Ordinance The City shall review and modify the Condominium Conversion Ordinance to make the process and regulations clearer to staff, applicants, and affected tenants, while maintaining oversight in order to avoid adverse impacts to the rental housing stock and tenants. • Timeframe: Review and consider modifications to ordinance in 2028 • Responsible Department or Agency: Community Development • Objective: Preserve rental housing in the City.	Not Yet Started	The City anticipates initiating this program by the end of 2026.	

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Program H36. Support Affordable Housing Development The City and SHRA will continue to assist in the development of affordable housing by providing gap financing, issuing mortgage revenue bonds, and providing support for funding applications, and offering technical assistance with site identification, project concept feedback, predevelopment meetings, development incentives, and permit processing. The City and SHRA shall explore ways to increase affordable housing development in areas of high resource and opportunity throughout the City. • Timeframe: Ongoing • Responsible Department or Agency: SHRA (primary); Office of Innovation and Economic Development; Community Development • Objective: Assist in the development of at least 200 affordable units each year	Continuous	In 2025, SHRA assisted the following developments with some combination of either gap financing, issuances of mortgage revenue bonds, or a combination of them all: • Rodeway Inn – Homekey (25 Howe Ave) – construction complete - 70 units • The Sequoia - (911 K Street) - Under construction – 89 units • Donner Field – (4501 9th Ave) under construction – 67 units • Central Sac Studios 2 – (1100 H Street) under construction – 92 units • 39th and Broadway – (3901 Broadway) complete – 95 units • On Broadway – (1901 Broadway) complete – 140 units • Northview Pointe (2314 Northview Drive) complete – 67 units The City of Sacramento also assisted the following developments: • 2023 - Bridge Housing (440 Arden Way) – \$3.7M HHAP funds and City surplus land – 124 units • 2024 - Rodeway Inn Motel Conversion PSH (25 Howe Ave) – \$3.2M HHAP funds – 70 affordable units • 2022 - Gateway on Stockton mixed income (3400-3401 Stockton Blvd) – \$15M loan agreement – 196 units (78 affordable) • 2024 - KIND South (7141 Woodbine Ave) - \$8.4M loan agreement in – 108 affordable units • 2025 - CADA / Mutual (805 R Street) – commitment of \$3.3M - 242 affordable units2025 - 13th and C - commitment of \$3M –127 total units	
Program H37. Surplus Public Lands The City shall regularly review the inventory of City-owned surplus, vacant, or underused land, no longer needed for current or foreseeable future public operations, that should be considered for sale or lease for development of affordable housing and/or shelters. The City shall prioritize the review of sites within high resource areas. Where sites are not purchased for residential purposes, a portion of revenue generated from sale of surplus lands should be	Continuous	In 2022, the City finalized the development of a process sheet that outlines steps for the city (or other public agency) to dispose of surplus property. In 2022, the City declared 3 properties surplus on November 15, 2022 (https://sacramento.granicus.com/MetaViewer.php?view_id=22&clip_id=5427&meta_id=707431):	

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used to fund affordable housing. The City was awarded Senate Bill (SB) 2 Planning Grant funds in 2020. A portion of these funds are being used to develop this program. The SB 2 grant program will be completed by the end of 2023. Pursuant to Assembly Bill (AB) 1486, the City shall actively market the land to affordable housing developers and also consider opportunities to partner with affordable housing developers, such as identifying public buildings or parking structures where air rights could be made available for housing, or transit stations where affordable housing can be added while preserving adequate public parking. The City shall also consider opportunities where public uses could be relocated to other, more appropriate sites to make sites available for affordable housing, particularly in high resource areas. The City will work with other public agencies, such as Sacramento Regional Transit and the school districts, to implement this program. • Timeframe: Review City-owned sites annually; market sites to affordable housing developers as sites become available • Responsible Department or Agency: Office of Innovation and Economic Development (primary); Community Development; SHRA • Objective: Increase the affordable housing stock by 150 lower-income housing units.		1. 3630 Larchwood Drive (portion south of Patio Avenue) - portion of APN 250-0390-036 2. 2260 Glen Ellen Circle - APN 035-0131-053 and Portion of 2264 Glen Ellen Circle - portion of 035-0131-054 3. Northeast corner of Fair Oaks Boulevard and Howe Avenue - APN 294-0110-012 In 2024, the Notice of Availability for 2260 Glen Ellen Circle and Fair Oak and Howe were sent out. While the City received initial interest on 2260 Glen Ellen Circle, the interested party has not continued conversations with the City. No letters of interest were received on the Fair Oaks and Howe Avenue site. 2260 Glen Ellen Circle was sold in 2025 and included a deed restriction related to possible future residential development and affordable housing as required by the Surplus Land Act. In 2024, the City declared additional surplus properties on October 31, 2025: 1. 225 Colfax Street – APN 275-0071-001, APN 275-0072-001, and APN 275-0072-002 In February 2025 the City Council declared the 3.5 acre property at 1900 Club Center Dr. as Exempt Surplus Land under Government Code Section 54221 (f)(1)(F)(i) in order to be developed with 100% affordable housing. City also entered into an Exclusive Right to Negotiate with EAH Inc. to allow EAH the opportunity to perform due diligence and negotiate with the City for the possible development of the property with affordable housing.	

Attachment 4-2024 Housing Element Annual Progress Report (Table B and Table D)

Program Language	Status • Not Yet Started • In Progress • Continuous • Completed	Program Implementation Details	Supporting Documents (links or explanations)
Program H38. Legislative Advocacy The City shall track and advocate for State and Federal legislation and budget decisions that create more affordable housing opportunities. • Timeframe: Annually • Responsible Department or Agency: Office of Innovation and Economic Development (primary); Office of Governmental Affairs; Community Development; SHRA • Objective: More resources to fund affordable housing development.	Continuous	The City’s 2025 State and Federal Legislative Platform outlines our advocacy positions. These include the creation and maintenance of housing that is affordable to residents at all income levels. As an ongoing activity, the City monitors relevant affordable housing legislation and funding opportunities. In 2025, The City supported Senate Bill 516 (Ashby), which gives the City and County of Sacramento the ability to establish a special financing district, an Enhanced Infrastructure Financing District (EIFD), to reinvest local tax dollars back into the downtown area. Once created, the district would also be eligible for state funding and could issue bonds, providing the city with a flexible tool to move forward on critical projects like housing, transit, and revitalization. The City also co-sponsored SB 639 (Ashby), which allowed the City and other jurisdictions to continue approving housing development in areas where the Urban Level of Protection has not yet been met. The City advocated for a number of key housing programs in the budget process. Given the state of the budget in 2025, many programs were cut or frozen at the beginning of the year. However, the final budget plan includes the following restorations and new funding: • \$500 million for the Homeless, Housing Assistance and Prevention (HHAP) Program, Round 7 • \$300 million for the California Dream for All first-time homebuyer program • \$500 million in Low-Income Housing Tax Credits (LIHTC) • \$120 million is allocated for the Multifamily Housing Program (MHP) At the Federal level, The City is a member of Mayors and CEOs for U.S. Housing Investment, a group that brings top elected bipartisan city	

Attachment 4-2024 Housing Element Annual Progress Report (Table B and Table D)

Program Language	Status • Not Yet Started • In Progress • Continuous • Completed	Program Implementation Details	Supporting Documents (links or explanations)
		officials and diverse business leaders together to focus on national housing issues, oppose funding cuts, and advocate for critical tools to advance public-private partnerships to support affordable housing and address homelessness. Key federal activities include urging lawmakers to maximize funding for housing and homelessness programs, including housing vouchers, Community Development Block Grant program, Homeless Assistance Grants, and HOME Investment Partnerships Program in the FY 2026 Transportation, Housing and Urban Development, and Related Agencies (THUD) Appropriations bill. The Mayors and CEOs coalition also helped lead progress on key pending bipartisan legislation, including the Senate’s ROAD to Housing Act of 2025 and the House’s Housing for the 21st Century Act. The City also partnered with Habitat for Humanity to secure Congressional Project Funding in the FY26 THUD appropriations bill for the Wah Avenue Homeownership Project. The project will transform a long vacant site into a 22-unit affordable homeownership development for first-time low-income buyers to provide energy efficient homes, local road infrastructure, and streetscape improvements.	
Program H39. First-time Homebuyer Assistance Program The City shall seek resources for local down payment assistance programs and continue to apply for funding to support first time homebuyer assistance programs. Available funding programs currently include the following: CalHome First-time Homebuyer Mortgage Assistance Program (CalHome), Building Equity and Growth in Neighborhoods Program (BEGIN), and Mortgage Credit Certificate Program (MCC). The City shall work with service providers and identify community partners to market these homeownership programs to residents in areas at risk of displacement and gentrification and to populations that have historically been excluded by discriminatory mortgage lending practices. • Timeframe: Apply for funding annually	Continuous	On February 9, 2023, the Council approved the first \$2 million of \$10 million set aside for anti-displacement investments in communities adjacent to Aggie Square. The anti-displacement effort – funded by the City and UC Davis — is part of the broader Community Benefits Partnership Agreement for Aggie Square. The City has programmed \$500,000 of these funds to partner with Unseen Heroes/CLTRE in implementing a First Time Homebuyer program. This 18-month contract will work with a pool of 50 or more households to improve their credit and budgeting skills in preparation for homeownership, including partnering in providing financial literacy classes, homebuyer education, and/or other Financial Empowerment Center referrals. Participants will work towards identifying the path to homeownership and will obtain	

Attachment 4-2024 Housing Element Annual Progress Report (Table B and Table D)

Program Language	Status • Not Yet Started • In Progress • Continuous • Completed	Program Implementation Details	Supporting Documents (links or explanations)
• Responsible Department or Agency: SHRA; Community Development; Office of Innovation and Economic Development, Community Partners • Objective: Increase homeownership opportunities throughout the City, particularly areas at risk of displacement or classified as low resource.		down payment assistance, closing costs and/or secondary loan gap funding (up to \$15,000) from the program to further opportunities for increased housing stability and inter-generational wealth-building. In 2023, CLTRE selected a roster of 24 participants who graduated from the 12-week homebuyer education component of the program. Since 2024, a total of 8 participants have purchased homes with another 9 looking to purchase in 2026. In 2021, SHRA provided down payment assistance in the City to 10 households using the CalHome FirstTime Homebuyer program. There were no allocations for the Mortgage Credit Certificate program in 2021. In 2022, SHRA did not receive any request for down payment assistance to any households using the CalHome First-Time Homebuyer program. Additionally, there were no allocations for the Mortgage Credit Certificate program. In 2023, SHRA provided \$234,000 to 5 First Time Home Buyer down payment assistance loans using PLHA funds. There were no allocations for the Mortgage Credit Certificate program or CalHome. In 2024, SHRA provided \$50,000 to 1 First Time Home Buyer down payment assistance loan using PLHA funds. There were no allocations for the Mortgage Credit Certificate program or CalHome. In 2025, SHRA provided \$100,000 to two (2) First Time Home Buyers for down payment assistance loan using Permanent Local Housing Allocation (PLHA) funds. There were no allocations for the Mortgage Credit Certificate program or CalHome.	

Attachment 4-2024 Housing Element Annual Progress Report (Table B and Table D)

Program Language	Status • Not Yet Started • In Progress • Continuous • Completed	Program Implementation Details	Supporting Documents (links or explanations)
Program H40. Tenant-Based Housing Choice Vouchers SHRA, acting as the City’s Housing Authority, shall continue to provide Housing Choice Vouchers (HCVs) to very low- and extremely low-income Sacramento households in order to provide affordable housing options to those most in need. SHRA shall continue to offer Small Area Fair Market Rents, implement the Landlord Incentive Program based on available federal funding, and provide landlord education on the benefits of participating in the program. SHRA shall also consider other best practices to incentivize new landlords to participate in the program. • Timeframe: Ongoing • Responsible Department or Agency: SHRA • Objective: Increase the number of properties participating in the HCV program, throughout the City and in high resource areas of the City	Continuous	SHRA, acting as the Housing Authority, has continued efforts to provide Housing Choice Vouchers (HCV) to very low and extremely low-income Sacramento households in need. Those efforts consist of encouraging participation in the program and continued utilization of the Small Area Fair market Rents. SHRA increased marketing strategies to educate and attract owners and landlords by upgrading the Landlord Portal, an electronic platform for easy access for landlords working with SHRA. In 2024, HUD directed the Housing Authority to suspended issuing vouchers as they had determined that there were insufficient funds to continue to support the families that were currently housed and receiving assistance and that continued in 2025. The following referral-based programs were exempt from the suspension placed on other vouchers and in fact, received additional awards of vouchers for the Foster Youth to Independence Program to help house former foster youth and Veteran Affairs Supportive Housing Program to help house former Veterans.	
Program H41. Asset Repositioning of Public Housing SHRA shall implement the Asset Repositioning of the City’s public housing units through the acquiring and rehabilitating of Housing Authority properties. These activities will be implemented through a joint venture between the nonprofit organization established by the Housing Authority or through collaboration with an established non-profit developer. Projects will utilize a combination of mortgage revenue bonds, low-income housing tax credits, state and federal funding and gap financing from SHRA’s funding resources to ensure no net loss of extremely low-income (ELI) units. • Timeframe: Ongoing • Responsible Department or Agency: SHRA • Objective: Ensure the ongoing viability of the City’s public housing through strategic investment and rehabilitation, increasing the supply of affordable and mixed-income housing with no net loss of ELI units.	Continuous	In 2025 SHRA conducted financial feasibility, planning and physical needs assessments for the repositioning of the remaining City public housing assets.	

Attachment 4-2024 Housing Element Annual Progress Report (Table B and Table D)

Program Language	Status • Not Yet Started • In Progress • Continuous • Completed	Program Implementation Details	Supporting Documents (links or explanations)
Program H42. Single Room Occupancy Hotels SHRA shall continue to implement the Single Room Occupancy (SRO) ordinance, providing funding and other resources for the rehabilitation of existing SRO units and the construction of new SRO units in the City. • Timeframe: Implementation of SRO ordinance is ongoing. Update Planning and Development Code to be completed by 2024. • Responsible Department or Agency: SHRA • Objective: Preserve 712 SRO units.	Continuous	SHRA continues to implement the SRO ordinance and provide funding for the rehabilitation of existing SRO units in the City. In 2024, the Sequioa Hotel started rehabilitation construction. It is anticipated to be completed in Spring 2026.	
Program H43. Housing for Extremely Low-Income Households SHRA shall continue to use available housing resources, including both portable and projectbased rental subsidies, such as local Housing Choice Vouchers (HCVs), federal Housing Assistance Payment contracts, Veterans Affairs Supportive Housing (VASH) vouchers, Mainstream vouchers, Emergency Solutions Grant, and State Mental Health Services Act (MHSA) funding for the provision of housing for extremely low-income households. SHRA shall continue to apply to annual and irregular state and federal funding opportunities for rental operating subsidies and additional vouchers as they arise. • Timeframe: Seek annual funding opportunities and additional funding opportunities as they arise. • Responsible Department or Agency: SHRA • Objective: Ensure the availability and choice of housing for extremely low-income households.	Continuous	SHRA has continued to use resources for the development of housing for extremely low-income households. SHRA continues to apply for funding opportunities as they are available that include but are not limited to Homekey and Local Housing Trust Fund. In 2025, SHRA utilized the following funding sources for housing development and operational support: Project Based Vouchers, State Homekey, Home Investment Partnerships Program (HOME), Housing Opportunities for persons with AIDS (HOPWA), MHSA, Mixed Income Housing Ordinance Funds, and Housing Trust Funds. The Homekey funds were awarded by the State of CA department of Housing and Community Development (HCD) for the Rodeway Inn project through a competitive NOFA.	
Program H44. Construction Skills Educational Alignment The City shall work with local high school districts, higher educational institutions, related nonprofit agencies, and representatives of the building trades through the creation and regular convening of a taskforce to do outreach and educate youth on construction job options and benefits, develop training pathways and system coordination, and enhance programs to ensure sufficient, local skilled labor within our region. • Timeframe: Ongoing • Responsible Department or Agency: Office of Innovation and Economic Development	Continuous	In June 2022, City Council adopted a Workforce Development Framework and Spending Plan. The framework prioritizes developing pipeline access for our most economically impacted communities to in-demand, quality jobs. Due to grant funding deadlines, the focus in 2022 was developing an implementation plan for the CaliforniansForAll (State) grant funds. The purpose of those funds is to increase youth and young adult employment, develop interest in and experience towards a non-profit or public sector career and to strengthen city capacity to address key areas of climate, food insecurity and local COVID-19 recovery. In accordance with the City Council’s adopted a Workforce Development Framework	

Attachment 4-2024 Housing Element Annual Progress Report (Table B and Table D)

Program Language	Status • Not Yet Started • In Progress • Continuous • Completed	Program Implementation Details	Supporting Documents (links or explanations)
• Objective: Support efforts for continued coordination and alignment of construction workforce pathways, including outreach and training pipelines for the much-needed expansion and availability of a local construction workforce.		and Spending Plan, the City has funded Urban Strategies Inc to serve 24 youth ages 16-24 in work experience to support the ongoing efforts at Mirasol Village to increase affordable housing in Sacramento. The City continues to work with workforce development system partners to identify in-demand, quality jobs and seek opportunities to connect residents to educational and training programs that align with those positions.	
Program H45. Support Innovations in Construction Technology The City shall support and encourage innovations in construction technology to build more affordable housing in less time and with fewer resources by partnering with these projects through land or subsidies and supporting non-traditional construction methods (such as modular and other offsite construction methods). • Timeframe: Ongoing • Responsible Department or Agency: Community Development (primary); SHRA; Office of Innovation and Economic Development • Objective: Increase the development and construction of housing that is affordable by design.	Continuous	The City of Sacramento continues to be open to all innovative construction methods. The City is processing projects that utilize CLT (cross laminated timber) systems, modular construction projects, 3D printed concrete structures, and dozens of other alternate means and methods requests. The City’s planning and building divisions will continue to support and encourage the use of innovative construction technologies and materials.	
Program H46. Funding Complete Neighborhoods The City shall pursue funding to provide critical infrastructure, amenities, and services in areas targeted for inclusive economic and community development. • Timeframe: Ongoing • Responsible Department or Agency: Community Development; Youth, Parks, and Community Enrichment (YPCE); Utilities; Public Works; Office of Innovation and Economic Development • Objective: Obtain grant funding to assist with infill development including amenities and services in areas targeted for inclusive economic and community development.	Continuous	<u>Youth Parks and Community Enrichment Updates:</u> In 2025, the City applied for grant funding for the following projects: • Land and Water Conservation Grant - \$700,000 for Roberston Park splash pad conversion (Notice regarding grant award will be sent this Spring.) • Outdoor Recreation Legacy Program Grant - \$950,000 for Robertson Park splash pad conversion and community garden- This grant has been put on hold by the state (indefinitely). • California State Parks Division of Boating and Waterways – \$1.3M for Construction of Sutter's Landing Regional Park ADA Boat Launch Ramp and Trail- We were not selected for the current funding cycle but can apply for the next grant round (with the same application).	

Attachment 4-2024 Housing Element Annual Progress Report (Table B and Table D)

Program Language	Status • Not Yet Started • In Progress • Continuous • Completed	Program Implementation Details	Supporting Documents (links or explanations)
		• National Recreation & Park Association - Youth Sports Access Grant Program - \$20,000 (+\$50-\$100K in-kind for equipment) for a futsal court at Muir Park • CA Coastal Commission Whale Tail Grant - \$20,707 to fund Access Leisure program for field trips to learn about local waterways, wildlife, and water-based recreation activities. Notice regarding grant award will be sent at the end of April 2026. • Automated External Defibrillator (AED) Grant – Grant (subsidized pricing) funding for 12 AEDs for YPCE Ranger patrol trucks. – Grant was awarded and YPCE received approximately ~\$6,000 in grant pricing. CDBG funds for 2025 (note the dollar amounts only includes CDBG grants and no other grants or city-funding for the projects) include: • 24th Street Bypass Fitness Equipment: \$200K Scope of Work: Install fitness equipment to the existing park. • Ninos Park \$500K Scope of Work: Replace existing tot lot and adventure play structures and make ADA-compliant accessibility improvements. • Earl Warren Park Restroom Design: \$80K : Design Engineering and Construction Drawings for replacement of existing restroom with new prefabricated ADA-compliant restroom. • Robla Community Park Restroom Design: \$80K Scope of Work: Design engineering and construction documents for future prefabricated restroom building in public park. • Mangan Park Walkway Improvements: \$150K Scope of Work: The project consists of improvements across approximately 0.32 acres and includes grading, construction of concrete walkways, installation of ADA-accessible concrete ramps, irrigation work, and landscaping	

Attachment 4-2024 Housing Element Annual Progress Report (Table B and Table D)

Program Language	Status • Not Yet Started • In Progress • Continuous • Completed	Program Implementation Details	Supporting Documents (links or explanations)
		<u>Community Development Updates:</u> (Complete) The City is used Local Early Application Planning (LEAP) grant funding to analyze and model stormwater drainage in key housing areas. This will allow appropriate planning to solve these issues and/or price the future solutions correctly. This data was also added into the Housing Development Toolkit (H2) to provide this helpful data to vacant lot owners or developers. The Stockton Blvd Plan included a study of infrastructure deficiencies and costs to resolve them as well as the exploration of an enhanced infrastructure financing district to fund some of the necessary improvements. In the Fall of 2022, the Sacramento Area Council of Governments' (SACOG) launched the 2022 Green Means Go grant program to provide underground infrastructure funding for priority infill housing development areas (Green Zones). In October 2022, awarded \$2 million to a joint City/County request to improve infrastructure for the San Juan Motel affordable housing site located on Stockton Blvd. In October 2022, the City applied for an additional \$19 million worth of grant funding through the 2022 Green Mean Go grant program. On March 16, 2023, the SACOG Board awarded the City with over \$13 million in funding for the applied projects, including significant infrastructure projects in the River District, along Del Paso Blvd, and in Lavender Heights. Because of the 2024/25 California State Budget, the Green Means Go funding was reduced by 6 percent from the original awards. However, the City reallocated some funding in order to be able to proceed with the needed improvements. As of now, the City/County has finished the water improvements for the San Juan Motel site. The Lavender Heights Water Main Project completed construction and the new pipes are	

Attachment 4-2024 Housing Element Annual Progress Report (Table B and Table D)

Program Language	Status • Not Yet Started • In Progress • Continuous • Completed	Program Implementation Details	Supporting Documents (links or explanations)
		operational. Project closeout is expected to be completed in March 2026. In Summer 2025, the City hired a contractor to construct Del Paso Infrastructure Needs Project and construction is anticipated to be complete by Summer 2026. The project to improve City drainage pump station, Sump 111, in the River District was studied and found to be infeasible without first upsizing the drainage trunk line that leads to the site. The City is currently working with SACOG to modify the project, as described under “Utilities Updates”. The City released a request for proposals (RFP) for the River District Specific Plan update in March 2023 and approved a consultant contract for the River District Specific Plan in February 2024. As part of this work, the City will study how best to lower construction costs and catalyze development in this area. This scope of work will include an updated finance plan for the River District. <u>Utilities Updates:</u> The following 3 projects are projects awarded through the Green Means Go program. Each of these grants were reduced by 6% after award. The Green Means Go funding program aims to catalyze infill development that improves housing affordability through non-transportation infrastructure and planning activities in locally adopted Green Zones. The funds are being used to pay for infrastructure improvements and studies, such as drainage facilities, water line extensions, sewer basin capacity analyses, and drainage studies aimed at removing impediments to residential development. River District Sump 111 W14130621-6211 (\$7M) (In Progress) The City shall implement basin-wide stormwater infrastructure improvements within the Sump 111 (Basin 111) drainage area to reduce existing flooding constraints and support planned development. Program actions include targeted collection system conveyance	

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Program Language	Status • Not Yet Started • In Progress • Continuous • Completed	Program Implementation Details	Supporting Documents (links or explanations)
		upgrades, identification and design of detention basin improvements and implementation of a distributed trash capture strategy that maintains regulatory compliance while reducing long-term operational and hydraulic constraints. These improvements shift the project focus from pump station expansion to more cost effective, feasible and resilient basin-wide solutions that maintain the original grant intent of enabling housing and development in the River District. Lavender Heights Z14130404- 6205 (\$1M) (Completed) • 3,400 Linear Feet of new 8-inch watermain • 350 Linear Feet of new 10-inch sewer main This work was completed to expand and upgrade water infrastructure by replacing aging cast iron water mains and providing a more gridded/looped distribution system. The Project also ensured proper conveyance and capacity of the combined sewer main and improve system reliability. Del Paso Heights Inf X14160508-6206 \$3.9M (In Progress) This work is being completed to upsize the existing capacity of the sewer system in the Del Paso Heights area to allow for further growth and housing development. • 179 LF of 6-inch pipe replaced with new 6-inch pipe. • 330 LF of 6-inch pipe upsized to 15-inch. • 542 LF of 8-inch pipe upsized to 15-inch. • 354 LF of Additional 15-inch pipe placed. FMPRA Florin Creek W1415070-6211 -\$842K (In Progress) The Florin Creek area has historically been vulnerable to flooding during large storms and high-water events. This Project takes a two-step approach to eliminate impacts from the base 100-year flood event in the Florin Creek neighborhoods. The first step of this process would be to	

Attachment 4-2024 Housing Element Annual Progress Report (Table B and Table D)

Program Language	Status • Not Yet Started • In Progress • Continuous • Completed	Program Implementation Details	Supporting Documents (links or explanations)
		update the 1998 hydraulic and hydrologic model. An 881-acre drainage basin, known as Basin 67, will be modeled. The model will include additional flood control measures that have been added to the basin since 1995 and will be completed in compliance with Federal Emergency Management Agency requirements. The second step is a flood control project that consists of the construction of a 12 cubic feet per second (cfs) pump station at Center Parkway near Florin Creek and an approximately 24-inch pipe in Center Parkway from Pomegranate Avenue to the pump station. This pump station and pipe would reduce flooding in the Pomegranate Avenue area and remove the remaining structures from the 100-year floodplain. The project scope was required to pivot direction from the originally planned pump station, to a detention basin after the City was unable to acquire the required pump station property. Using an updated hydraulic model, the City evaluated alternatives and proposed a detention basin on 1.25-acre surplus parcel owned by St. Luke’s Lutheran Church as the most cost-effective solution to meet flood protection goals. Surveying, platting, and appraisals have been completed, and the Church board has approved the property sale. The projects design and contract documents will be finalized for bid once property transfer is recorded. Building Resilient Infrastructure and Communities Program Grant: BRIC (Beach Lake N. Levee Project) \$3.2M (In Progress) The project will mitigate flooding of 5 interchanges and 3.9 miles of Interstate 5 (I-5), a runway at Sacramento Executive Airport, surface streets, drainage pumps, water, and sewer facilities, and 27,000 housing units in South Sacramento. Flood protection will increase from events more frequent than the 100-year event to at least the 200-year event. This will be accomplished by raising approximately 4 miles of the north Morrison Creek and Beach Lake levee, including raising or installing sections of floodwall, improving levee sections, building a 750- linear-foot seepage berm, relocating a pump station, installing turf-	

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Program Language	Status • Not Yet Started • In Progress • Continuous • Completed	Program Implementation Details	Supporting Documents (links or explanations)
		reinforcement geotextile fabric along the waterside of the levee, and incorporating a riparian woodland barrier to protect against wave erosion and provide resiliency. Phase 1 will include engineering and design. Current design is at 35% and the SAFCA will increase design and specifications for the 95% and 100% design. SAFCA will coordinate with Central Valley Flood Protection Board and the United States Army Corps of Engineers (USACE) to acquire all necessary permits. In addition, the SAFCA will meet with FEMA to discuss NEPA compliance and coordination with USACE for the levee improvements. There will be no ground disturbing activities or alteration to structures during Phase 1 of the project; if the scope of work changes to include these actions, additional environmental review will be required. Project is funded through design only. Desired outcomes when complete are 100% design plans, bid package and environmental review. <u>Public Works Updates:</u> In 2025, the City: • Applied for and received \$9,166,000 from the SACOG State Transportation Improvement Program (STIP) and \$518,000 from the SB1 Local Partnership Formulaic Program for the Marysville Boulevard Vision Zero project. • Applied for and did not receive \$4,258,000 from the SACOG STIP for the I Street Bridge Replacement project. • Applied for and received \$1,168,000 for the Broadway Vision Zero project from the SB1 Local Partnership Formulaic Program. • Applied for and received \$25M for the I Street Bridge Replacement project from the SB1 Local Partnership Competitive Program	

Attachment 4-2024 Housing Element Annual Progress Report (Table B and Table D)

Program Language	Status • Not Yet Started • In Progress • Continuous • Completed	Program Implementation Details	Supporting Documents (links or explanations)
		• Applied for and received \$3,400,000 from the Affordable Housing Sustainable Communities (AHSC) program for the L & N Street Bikeways project. • Applied for and received \$3,029,098 from the Affordable Housing Sustainable Communities (AHSC) program for the Meadowview Neighborhood Connections project.	
Program H47. Preserve Existing Supply of Affordable Housing The Sacramento Housing and Redevelopment Agency (SHRA) shall track expiring subsidy contracts and regulatory agreements on regulated affordable housing. SHRA will prioritize multifamily lending such that preserving affordable housing at risk of converting to market rate comes first when funding is available. SHRA will ensure that owners have complied with Government Code Sections 65863.10, 65863.11, and 65863.13 before releasing regulatory agreements or approving ownership transfers for projects affiliated with SHRA. In addition, at least annually, SHRA will review the list of properties with expiring regulatory agreements and contact owners whose properties’ restrictions will expire within the following 36 months. SHRA will coordinate with qualified entities upon initial noticing and pursue and support applications for funding. To maximize tenant protections, SHRA will offer coordination assistance – developer outreach for owners planning to sell and tenant education for owners planning to allow their restrictions to expire. In addition, the City will ensure compliance with the “no net loss” provisions of the adopted Housing Authority Repositioning Strategy, ensuring that, during rehabilitation and revitalization of public housing properties, there is no net loss of units affordable to extremely low-income families. • Timeframe: SHRA will track expiring subsidy contracts on an ongoing basis and will conduct an annual review. • Responsible Department or Agency: SHRA • Objective: Preserve as many units as possible that are “at risk” of conversion and minimize loss of affordable housing inventory by	Continuous	SHRA continues to transition its public housing portfolio to the Rental Assistance Demonstration (RAD) Program. Construction on Big Trees, Pine Knoll and Riverview Plaza are now complete and SHRA has ensured that the no net loss compliance is maintained. SHRA monitors expiring subsidy contracts and regulatory agreements of affordable housing. In 2025, the owner of Woodbridge Apartments contacted SHRA regarding an expiring rental subsidy contract. SHRA proactively reached out to various affordable housing developers to see if they were interested in acquiring the property to maintain the affordability.	

Attachment 4-2024 Housing Element Annual Progress Report (Table B and Table D)

Program Language	Status • Not Yet Started • In Progress • Continuous • Completed	Program Implementation Details	Supporting Documents (links or explanations)
communicating with owners willing to preserve affordability through sale and/or recapitalization.			
Program H48. Rental Home Inspection Program The City shall continue to implement the citywide Rental Housing Inspection Program (RHIP) where building inspectors inspect rental properties for interior and exterior to ensure compliance with building codes and safe, sanitary and habitable conditions and issue corrective notices. The City shall track and report annually on the number of units inspected, the number of violations, and the actions taken on those violations in order to ensure the effectiveness of the program. The City shall work with community-based organizations to provide culturally competent education to both tenants and landlords to better understand the program. • Timeframe: Continue ongoing implementation of the program; expand annual reporting metrics starting in 2022 • Responsible Department or Agency: Community Development • Objective: Conduct inspections annually to ensure sanitary and habitable conditions throughout the City and improve education and outreach.	Continuous	The Rental Housing Inspection Program, entering its 17th year, continues to inspect newly registered rental properties and perform random audit inspections of existing, self-certified rental properties. 3,116 rental units were inspected in 2025. 1,861 units were found to have violations. Six cases were referred to Housing and Dangerous Buildings due to continuing violations. If violations are discovered, the inspector provides a list of the items that need to be corrected prior to a 30-day reinspection. Properties that are not brought up to code within the timeframes prescribed by the ordinance are transferred to our Housing and Dangerous Buildings division for enforcement. Of the six cases that were referred in 2025, three have been resolved. The remaining three are ongoing. Additional information on the program can be found on the City’s website at the following link: http://www.cityofsacramento.org/rhip	
Program H49. Emergency Repair Program The City shall provide grants for low- and very low- income homeowners for emergency repairs and/or accessibility modifications to their homes and shall work to identify funding to expand this program to include loans for larger repairs and all electric modifications. • Timeframe: Ongoing • Responsible Department or Agency: SHRA; Office of Innovation and Economic Development • Objective: Provide grants for at least 150 emergency repair projects and 80 accessibility modifications annually and establish a loan program for more substantial repairs.	Continuous	In February 2023, the City programmed Aggie Square funds to implement a Home Repair Program with Habitat for Humanity. Since program inception, Habitat has completed repairs on 34 homes, including the full electrification of 2 homes in the same area. In partnership with SMUD, Habitat also completed 24 heat pump installations. In 2021, SHRA’s Home Repair Grant program provided 38 home repairs and through Rebuilding Together, 41 Minor Home Repairs and 28 Safe at Home.	

Attachment 4-2024 Housing Element Annual Progress Report (Table B and Table D)

Program Language	Status • Not Yet Started • In Progress • Continuous • Completed	Program Implementation Details	Supporting Documents (links or explanations)
		In 2022, SHRA’s Home Repair Grant provided funding for 30 projects. SHRA also provided funding to Rebuilding Together to complete 48 Safe at Home projects and 36 Minor Home Repair projects. In 2023, SHRA completed home repairs for 55 families. In 2024, SHRA also completed home repairs for 25 families. 2025, SHRA completed home repairs for 30 families through its Emergency Repair Program which includes health and safety improvements for very low-income households.	

A dark blue silhouette of the Sacramento skyline is positioned behind the title text. It includes various building shapes and two prominent bridge towers on the right side.

2025 Housing Element Annual Progress Report

Planning and Design Commission | March 12, 2026

Housing Element Annual Progress Report Overview

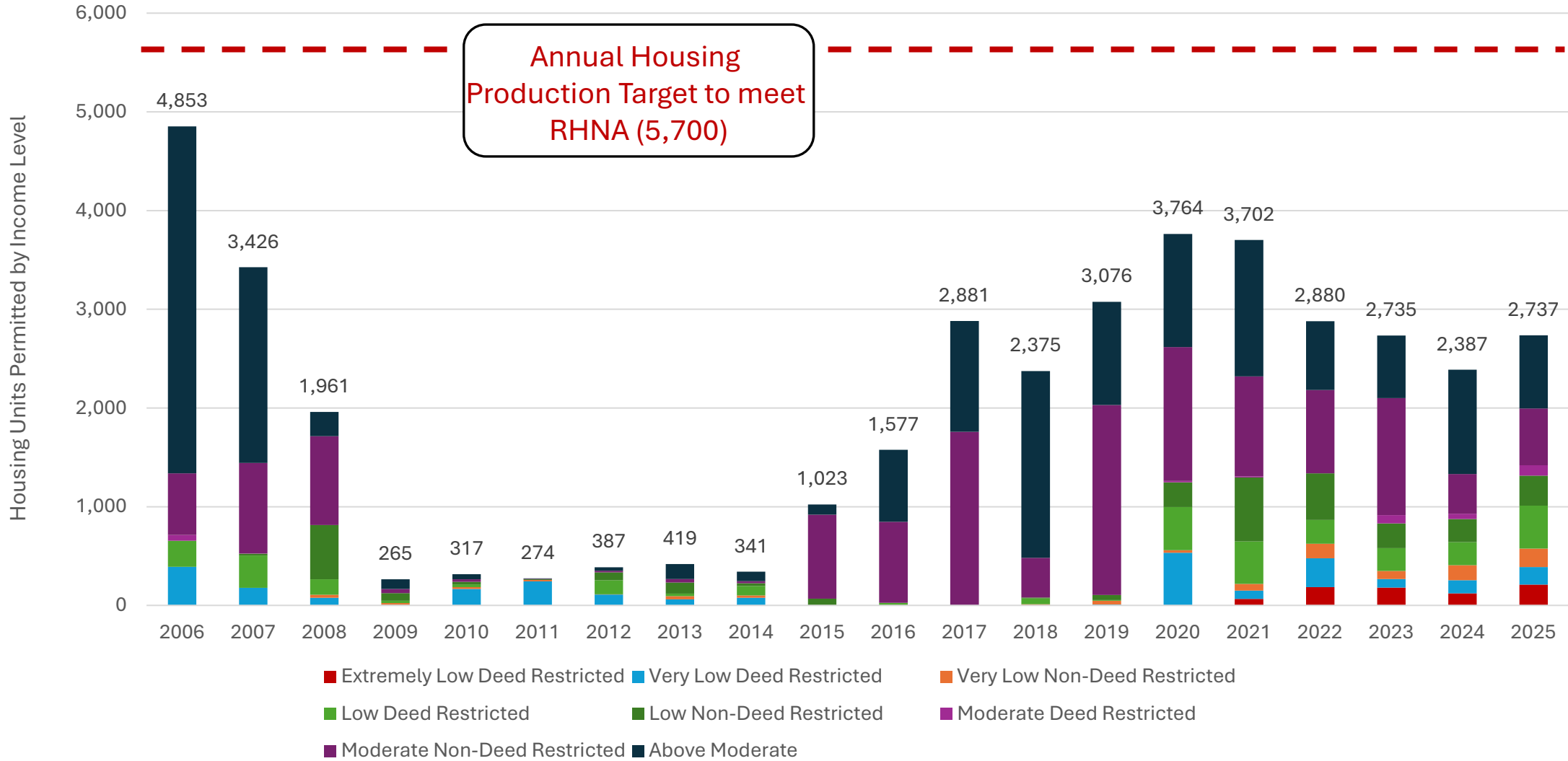
- Due to the State every April for the prior calendar year
- Includes:
 - Housing production numbers
 - Status update on implementation programs

Regional Housing Needs Allocation, City of Sacramento 2021-2029

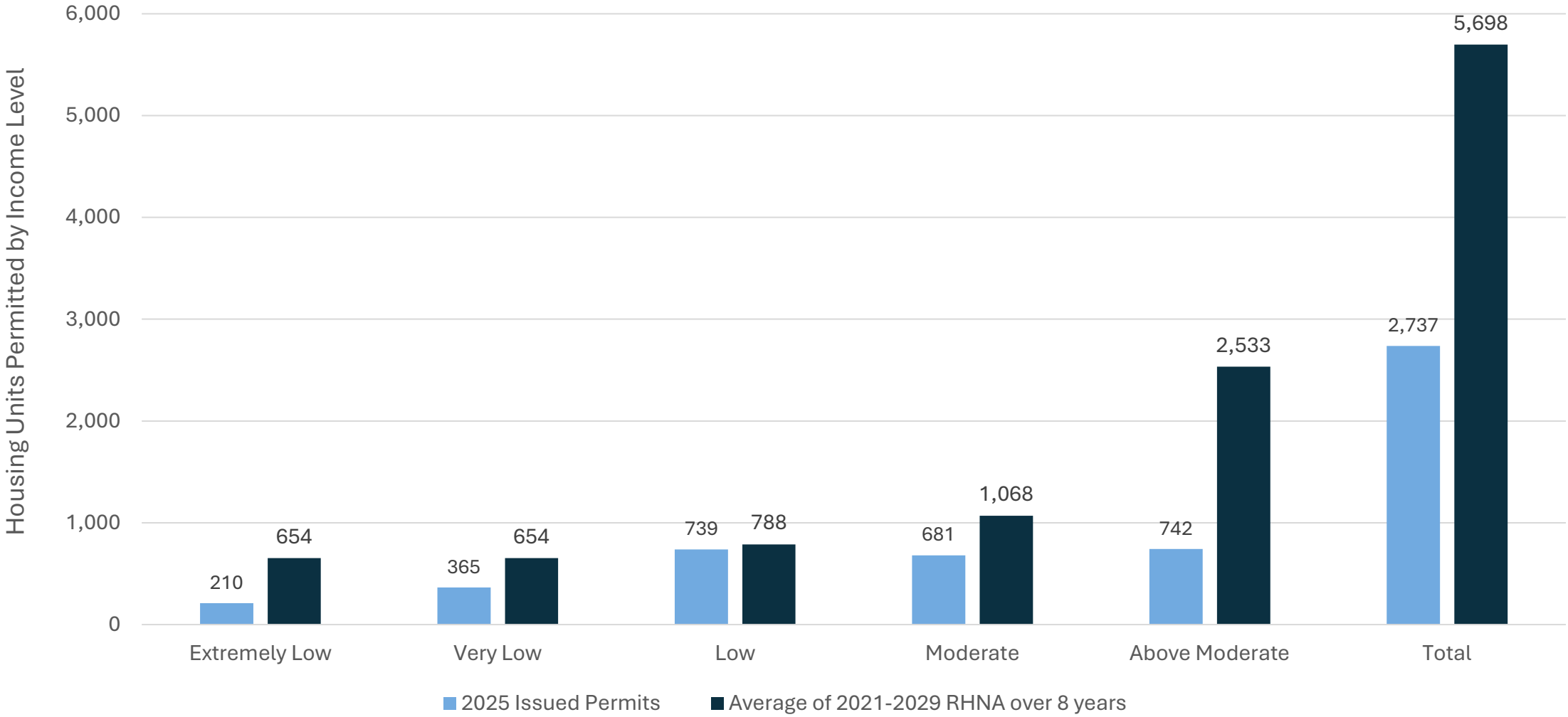
Income Category	Units	Percent of Total
Extremely Low- and Very Low-Income (<50% of Median Income)	10,463	23.0%
Low-Income (51-80% of Median Income)	6,306	13.8%
Moderate-Income (81-120% of Median Income)	8,545	18.7%
Above Moderate-Income (>120% of Median Income)	20,266	44.5%
TOTAL	45,580	100.0%

Regional Housing Needs Allocation (RHNA)

City of Sacramento Housing Production (2006-2025)



2025 Building Activity By Income Category Relative to 2021-2029 RHNA Goals



Income Level		2025
Extremely Low	Deed Restricted	210
Very Low	Deed Restricted	179
	Non-Deed Restricted	186
Low	Deed Restricted	436
	Non-Deed Restricted	303
Moderate	Deed Restricted	105
	Non-Deed Restricted	576
Above Moderate	Non-Deed Restricted	742
Total Units		2,737

Deed-Restricted Unit Production

Deed-Restricted Affordable Housing Projects:

- 69th Street Apartments (6711 Folsom Blvd)
- Central Sac Studios (815 11th St)
- Sakura (2000 16th St)
- The Monarch (805 R St)
- Donner Field (4501 9th Ave)
- Esperanza (424 12th St)
- The Grace (628 15th St)
- Gateway East (3401 Stockton Blvd)
- 13C 305 (13th St)
- The Joule (2130 J St)

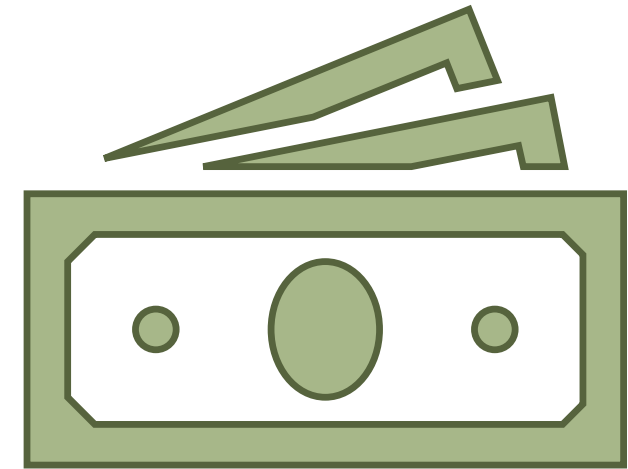
True Cost of Affordable Housing

Total Cost

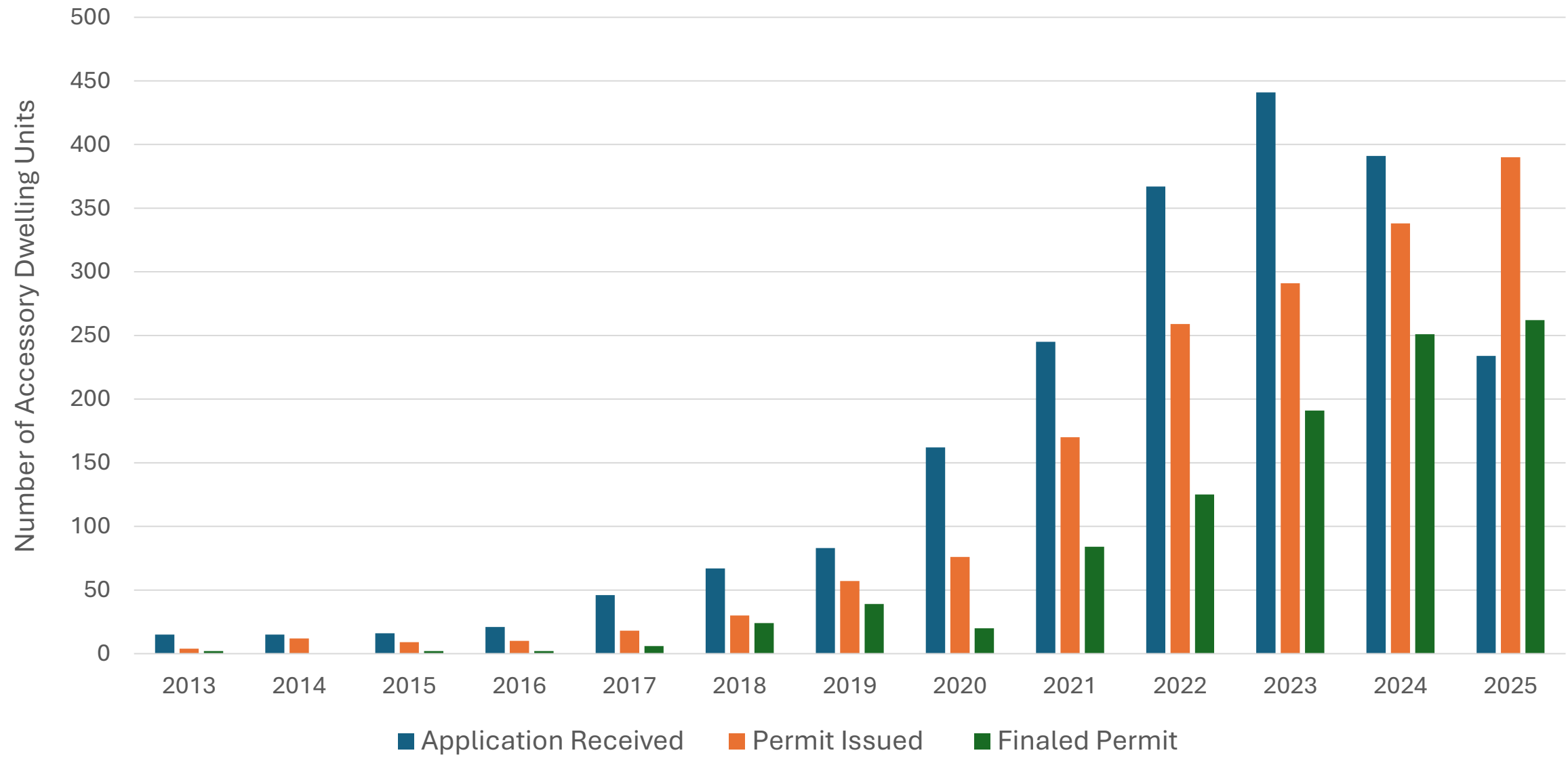
Average regulated affordable unit	\$600,000
Lower Income RHNA	16,769 units
	\$10 Billion

City Cost

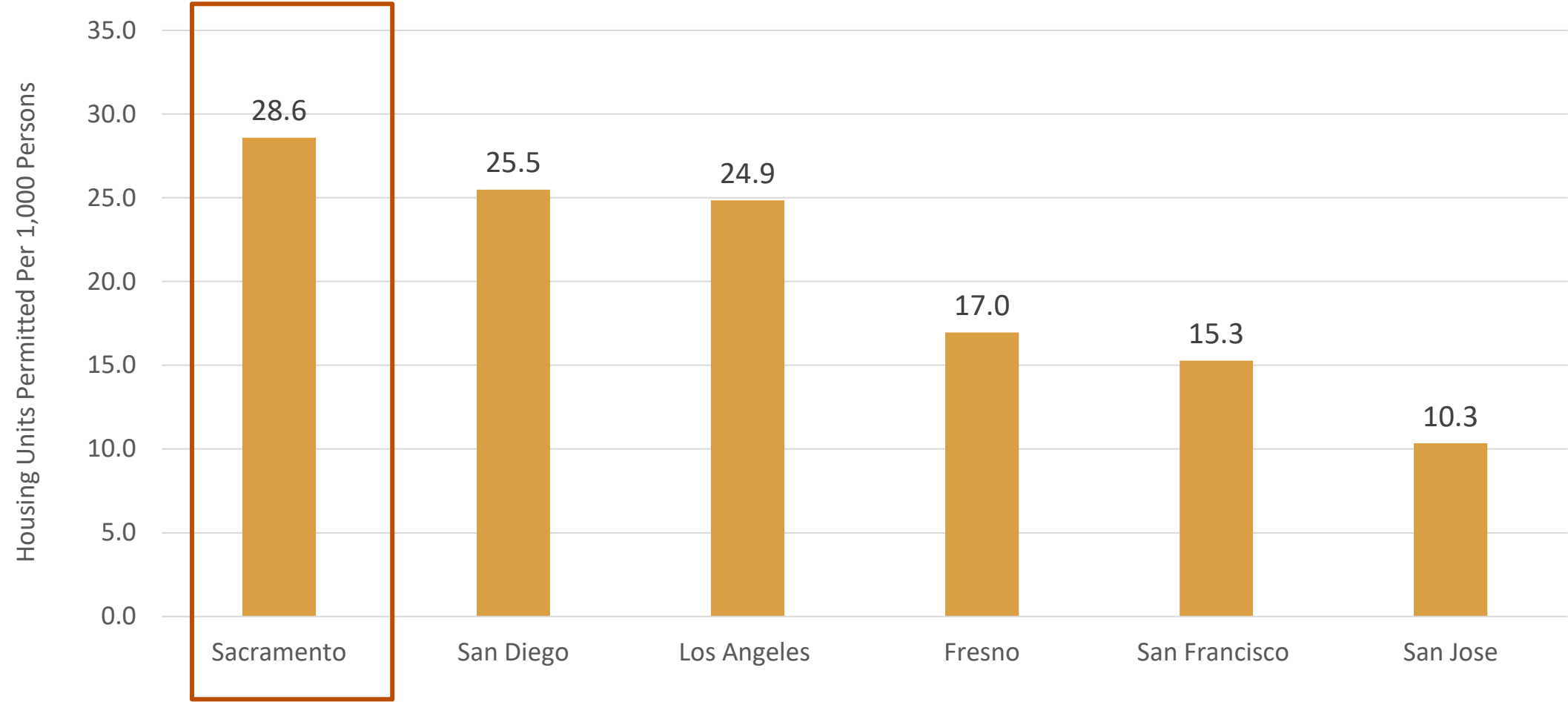
Average regulated affordable unit	\$100,000 local match
Lower Income RHNA	16,769 units
	\$1.7-2.5 Billion



City of Sacramento ADU Production 2013-2025



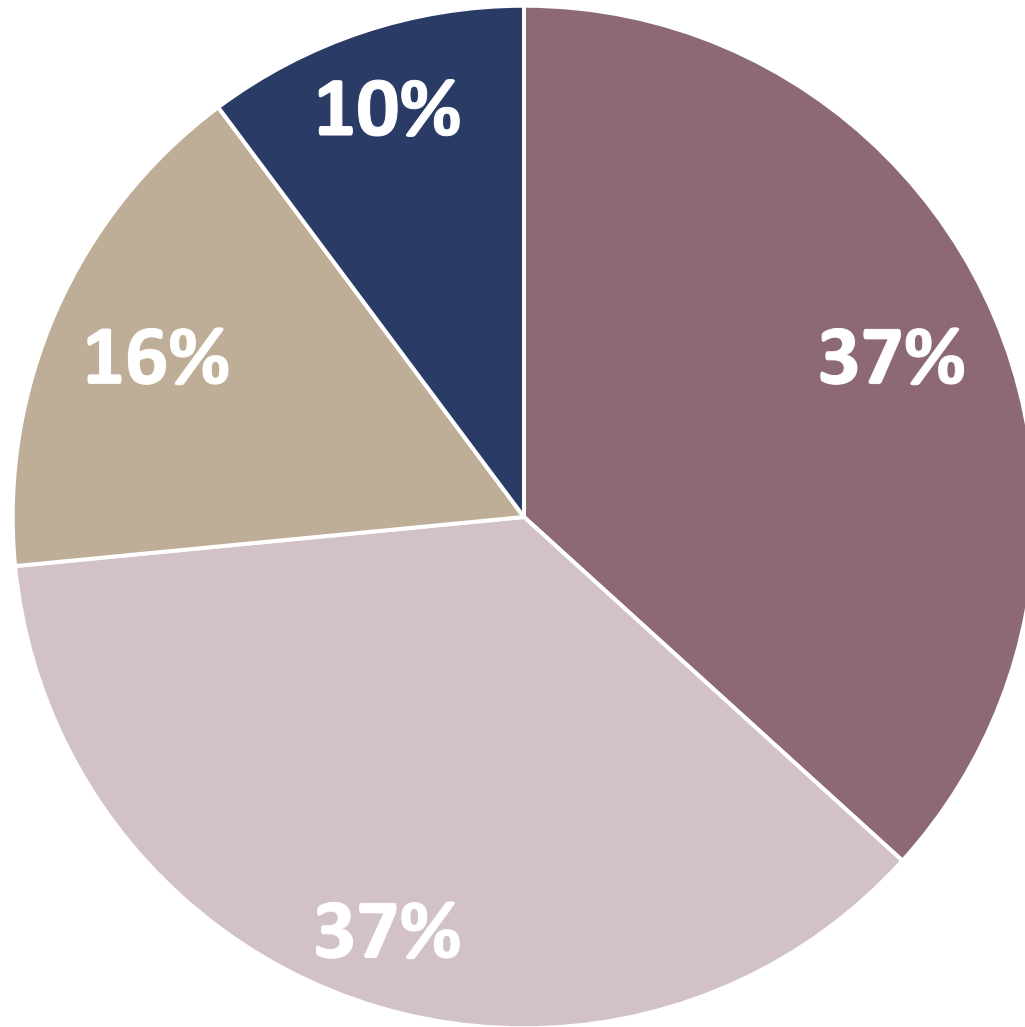
Housing Production Per 1000 Persons (2020-2024): Top Six Housing Producing Jurisdictions





Implementation Program Updates

2021-2029 Housing Element Implementation Programs Progress



■ Complete ■ Continuous ■ In Progress ■ Not yet started



2025 Housing Policy Initiatives

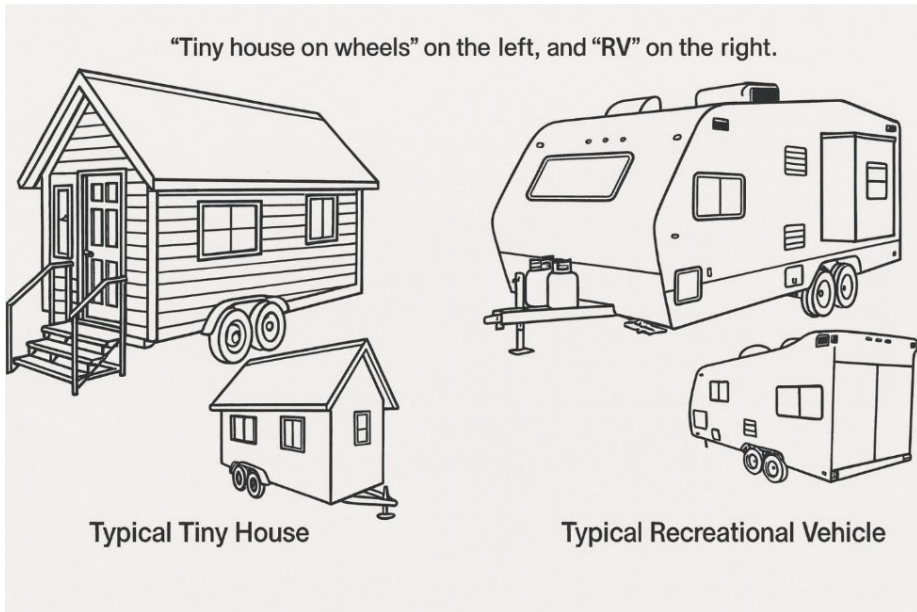
- Updated Universal Design Ordinance
- Launched Housing Development Toolkit Map
- Small Developer Incubator Pilot Program
- Prohousing Designation Renewal Application
- Adoption of ordinance for SB 684
- Completed Review of Mixed Income Housing Ordinance

Photos from 2025 Small Developer Incubator Events



Upcoming 2026 Initiatives

- Ordinance to allow Cottages on Wheels
- Universal Design Ordinance Outreach
- For-sale ADU's (AB 1033) Ordinance
- Condo Conversion Ordinance Review
- Continued Small Developer Programming
- City ADU Survey





Housing Projects Updates

Recently Completed Projects (2025-2026)



Joshua's House (District 3)

- Developer: Health Communication Research Institute/Yolo Cares
- City Funding: \$450,500 ARPA grant and long-term ground lease
- # units: 15 units for PEH receiving in-home hospice care



Rodeway Inn (District 6)

- Developer: Hope Cooperative
- City Funding: \$3.2M HHAP-4
- # units: 70 units of permanent supportive housing for PEH and behavioral health



Kind South (District 5)

- Developer: Fulcrum/Urban Elements
- City Funding: \$8,426,213 loan (ARPA and Measure U)
- # units: 108 units at 80% AMI

Projects Currently Under Construction



Bridge Housing (District 2)

- Developer: Bridge Housing
- City Funding: \$3.7M HHAP-2 and ARPA grant and City properties
- # units: 124 units between 30-60% AMI (34 units for PEH)
- State property, AHSC funded



San Juan Apartments (District 6)

- Developer: Mutual Housing
- City Funding: \$2.5M Prohousing Incentive Program grant
- # units: 113 units between 30-60% AMI (25 in City, 88 in County)
- Phase 2 in County with 70 units



13th and C Street (District 4)

- Developer: SKK (sold to UD+P)
- City Funding: \$3M loan (Innovation and Growth fund and Measure U)
- # units: 127 units at 80% AMI

Projects Currently Under Construction



Gateway East and West (Districts 5 & 6)

- Developer: CTI Housing
- City Funding: \$15 million Risk Management Fund loan
- # units: 131 units 80-120% AMI (west), 65 units 60-80% AMI (east)



Monarch (District 4)

- Developer: Mutual Housing/CADA
- City Funding: \$3.3M ARPA and HHAP-4 grant
- # units: 242 units between 30-70% AMI (20 for PEH)
- State property, commercial space



Donner Field (District 5)

- Developer: Eden Housing
- City Funding: \$1.25M Measure U and Redevelopment funds
- # units: 67 units between 30-60% AMI (17 for PEH)
- Senior housing aged 55+

Pending Projects



Russell & Truxel Apt. (District 3)

- Developer: Anton Development
- 4th amendment to Purchase and sale agreement approved in 2025
- 119 multi-family housing units, and approximately 100 single-family lots (to be sold to SF home builder)



Club Center Drive (District 1)

- Developer: EAH Housing
- City property declared exempt surplus in 2025
- Entered into Exclusive Right to Negotiate agreement in 2025
- Family and workforce housing



Step Up on Fruitridge (District 5)

- Developer: Step Up on Second
- City Funding: \$2.925M for land acquisition
- Proposed 100 units of permanent supportive housing

AHSC Funded Projects



On Broadway (District 4)

- Developer: EAH Housing
- # units: 140 units between 30-60% AMI
- City Project: 34th St/2nd Ave bike lanes, lighting, sidewalk, median
- Status: Construction complete



Sakura (District 4)

- Developer: Mutual Housing/CADA
- # units: 134 units between 30-60% AMI
- City Project: Bike lanes on S Street
- Status: Under construction



I Street Apartments (District 4)

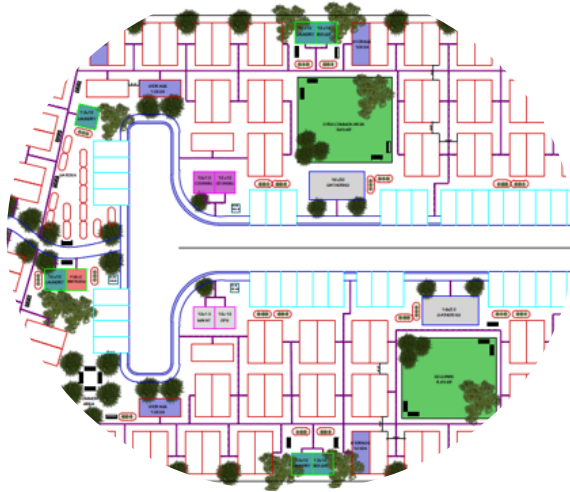
- Developer: CHW
- # units: 84 units between 30-80% AMI
- City Project: L and N Street bikeways and sidewalk repairs
- Status: Building permit

Clover Apartments (District 8)

- Developer: AMCAL
- # units: 348 units between 30-60% AMI
- City Project: Meadowview Neighborhoods Connections Project
- Status: Building permit



Potential Projects – Homekey+



Rio Linda Blvd. Senior Housing Project (District 2)

- Applied for State Homekey+ Grant in May 2025, working through application review process with HCD.
- 100 units of permanent supportive housing for seniors and senior veterans.

Mack Road Housing Project (District 8)

- Applied for State HomeKey+ grant in June 2025. Waiting on review and comments from HCD.
- 120 units of permanent supportive housing for families, adults, and adults with developmental disabilities and behavioral health.



Potential Projects – City Properties



Colfax Site (District 2)

- Exploring housing development with developer.
- Evaluating environmental determination.
- Potential for Exclusive Right to Negotiate agreement in 2026.

Patio and Northgate Site (District 3)

- Exploring housing development with developer.
 - Evaluating site and development standards.
- Potential for Exclusive Right to Negotiate agreement in 2026.



Opportunity Sites



For Sale
±3.92 Acres (170,755 SF) Vacant
Parcel of Land in Sacramento



For Sale
±1.42 Acres (61,855 SF) Vacant Parcel
Land in Sacramento

Thank you

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