
File ID: 2026-01055

6/9/2026

Annual Reports of the Housing Trust Fund Ordinance, Mixed-Income Housing Ordinance, HOME Investment Partnerships Program, Permanent Location Housing Allocation, State Local Housing Trust Fund, Residential Hotel Unit Withdrawal, Conversion, and Demolition Ordinance

File ID: 2026-01055

Location: Citywide

Recommendation: Review, comment, and provide direction.

Contact: Christine Weichert, Director, (916) 440-1353, cweichert@shra.org, Sacramento Housing and Redevelopment Agency

Presenter: Christine Weichert, Director, (916) 440-1353, cweichert@shra.org, Sacramento Housing and Redevelopment Agency

Attachments:

- 1-Description/Analysis
- 2-2025 City Staff Report Annual Housing Report-final
- 3-Housing Trust Fund Ordinance Annual Report
- 4-Mixed-Income Housing Ordinance Annual Report
- 5-HOME Investment Partnerships Program Annual Report
- 6-Permanent Local Housing Allocation Program Annual Report
- 7-State Local Housing Trust Fund Program Annual Report
- 8-Residential Hotel Unit Withdrawal, Conversion, and Demolition Ordinance Annual Report
- 9-PPT Annual Housing Reports - City 2026.1

Description/Analysis

Issue Detail: This report provides information to fulfill the annual reporting requirements of the City's Housing Trust Fund (HTF) Ordinance, Mixed-Income Housing Ordinance, HOME Investment Partnerships (HOME) Program, Permanent Local Housing Allocation (PLHA), State Local Housing Trust Fund (LHTF), and the Residential Hotel Unit Withdrawal, Conversion, and Demolition Ordinance for calendar year 2025. Sacramento Housing and Redevelopment Agency (SHRA) administers these on behalf of the City of Sacramento (City).

Below is an overview of some of the units under construction and complete in 2025 using these sources.

Name of Development	Address	Number of Units	Funding Source	2025 Expenditure	Status
Central Sacramento Studios 2	1100 H Street	51	HTF & State LHTF	\$1,977,831 \$1,977,830	Under construction
39 th and Broadway	3900 Broadway	43	MIHO	\$ 506,841	Complete
Capitol Park	1125 9 th Street	134	HOME	\$320,000	Complete
Northview Pointe	2314 Northview Drive	66	HOME	\$250,000	Complete
Donner Field	3311 45 th Street	67	HOME	\$1,025,550	Under Construction
Central Sacramento Studios 1	1100 H Street	92	PLHA	\$121,000	Complete
On Broadway	1901 Broadway	140	HOME	\$0	Under Construction
Mirasol D	1381 Swallowtail Avenue	116	HTF/MIHO	\$0	Under Construction

Housing Trust Fund - The City Housing Trust Fund Ordinance authorizes the collection of fees on non-residential construction to fund the development of low and very low-income housing. The HTF Ordinance was adopted in 1989 to raise local funds for affordable housing near employment centers. Fees imposed on non-residential developments generate revenue based on an economic nexus analysis, which determined that the construction of commercial projects such as offices, business parks, hotels, warehouses, and shopping centers played a major role in attracting new, very low- and low-income workers to Sacramento. See Attachment 3 for the Housing Trust Fund Annual Report for 2025.

Mixed-Income Housing Ordinance - On September 1, 2015, the City Council adopted a revised citywide Mixed-Income Housing Ordinance. The Mixed-Income Housing Ordinance requires an affordable housing impact fee for all new housing units and large subdivisions to assist with the provision of housing for a variety of incomes and household types. The fee-generated revenue is

placed in the citywide Housing Trust Fund. It is used to develop affordable housing units with the goal of increasing the supply available for lower-income workers. See Attachment 4 for the Mixed-Income Housing Ordinance Annual Report for 2025.

HOME Investment Partnerships Program - The federal HOME Investment Partnerships Program provides funds for a wide range of activities, including construction, acquisition, and/or rehabilitation of affordable housing. See Attachment 5 for the 2025 HOME Program Annual Report.

Permanent Local Housing Allocation Program - In 2017, the PLHA program was created which was the first permanent source of funding for affordable housing in the State of California. Revenue is generated through recording fees on real estate transactions and will, therefore, vary from year to year depending upon activity. In 2019, the City Council authorized the Sacramento Housing and Redevelopment Agency (SHRA) to apply to the State of California on behalf of the City and to receive and administer the City's PLHA entitlement. A minimum of 30 percent of the funds must be spent on affordable single family housing activities. See Attachment 6 for the 2025 Permanent Local Housing Allocation Report.

State Local Housing Trust Fund - The State of California Local Housing Trust Fund (LHTF) provides matching funds on a competitive basis to local and regional housing trust funds dedicated to the creation, rehabilitation, or preservation of affordable housing. Matching grants (dollar for dollar) are awarded to local governments with established sources of affordable housing funds. Local funding sources such as the Mixed Income Housing Ordinance fees and City Housing Trust Funds must be used as the match to be eligible for this program, as other funds restricted under federal or state law are not eligible. Loans for multifamily rental housing projects require resident income and rent restrictions imposed through a regulatory agreement for 55 years. SHRA has been successful in one recent funding round under this competitive program, which has brought an additional \$5 million in resources to the City. See Attachment 7 for the LHTF Annual Report.

SHRA follows the Multifamily Lending and Mortgage Revenue Bond Policies approved by the Council on December 3, 2019, to allocate HTF, Mixed-Income Housing Ordinance, HOME, PHLA, and LHTF funds to affordable housing projects. As approved by the Council on December 3, 2024, pre-applications for funding in 2025 were accepted on January 2 and July 1.

Residential Hotel Unit Withdrawal, Conversion, and Demolition Ordinance - On November 1, 2016, the Council adopted an amendment to the Residential Hotel Unit Withdrawal, Conversion, and Demolition Ordinance. Pursuant to the Ordinance, SHRA is required to provide an annual report on the number of residential hotel units withdrawn, the number of new units expected based on approved replacement housing plans, and the number of units constructed in anticipation of conversions or withdrawals. To comply with the Ordinance reporting requirements, SHRA sent correspondence in January 2025 to the owners of residential hotels subject to the Ordinance, including an annual certification on the status of the residential hotel. See Attachment 8 for the 2025

Residential Hotel Unit Withdrawal, Conversion, and Demolition Ordinance Annual Report.

Affordable Housing Plan - The City and the County of Sacramento entered into a partnership agreement in 2022 to improve coordination on permanent supportive housing (PSH) production and re-housing (RH) efforts for the homeless. The agreement required the preparation of an Affordable Housing Plan (AHP) to analyze the issue and set goals. The AHP was developed in 2023 with community input and approved by both the County Board of Supervisors and City Council on October 24, 2023. The annual report that is typically attached to this report is not included at this time and will instead be presented to a joint City-County meeting later this year.

Policy Considerations: Not applicable.

Economic Impacts: None.

Environmental Considerations: Annual reporting does not constitute a project pursuant to Cal. Code Regs., tit. 14, section 15378, and no federal action is being taken.

Sustainability: Not applicable.

Commission/Committee Action: At its June 3, 2026, meeting, the Sacramento Housing and Redevelopment Commission reviewed the information contained in this report.

Rationale for Recommendation: Not applicable.

Financial Considerations: The City Housing Trust Fund collected a total of \$6,485,663 in fees, interest, and loan repayments in 2025. After subtracting for funded projects, the 2025 funds available for new projects was \$2,001,539 as of December 31, 2025.

The City Mixed-Income Housing Ordinance collected a total of \$2,217,716 in fees, interest and loan repayments in 2025. After subtracting for funded projects, the 2025 funds available for new projects was \$904,494 as of December 31, 2025.

The City HOME Investment Partnerships Program received \$3,546,871 in entitlement income, interest, and loan repayments in 2025. After subtracting for funded projects, the 2025 funds available for new projects was \$1,801,308 as of December 31, 2025.

The City Permanent Local Housing Allocation Program Fund received \$8,598,654 in entitlement income and loan repayments in 2025. After subtracting for funded projects, the 2025 funds available for single-family down payment assistance was \$2,030,612 and the 2025 funds available for multifamily projects was \$5,870,000.

The City received a competitive allocation from the State Local Housing Trust Fund of \$5,000,000 in 2024. As of December 31, 2025, the remaining available balance for new projects was \$1,050,000.

LBE - M/WBE and Section 3 requirements: The items discussed in this report have no M/WBE or Section 3 impact; therefore, M/WBE and Section 3 considerations do not apply.



REPORT TO CITY COUNCIL
City of Sacramento
915 I Street, Sacramento, CA 95814
www.CityofSacramento.org

Meeting Type: Discussion
Meeting Date: June 9, 2026

Honorable Mayor and Members of the City Council

Title: Annual Reports of the Housing Trust Fund Ordinance, Mixed-Income Housing Ordinance, HOME Investment Partnerships Program, Permanent Location Housing Allocation, State Local Housing Trust Fund, Residential Hotel Unit Withdrawal, Conversion, and Demolition Ordinance

Location/Council District: Citywide.

Recommendation: Review, discuss, and provide direction.

Contact: Christine Weichert, Director, (916) 440-1353, cweichert@shra.org, Sacramento Housing and Redevelopment Agency

Presenter: Christine Weichert, Director, (916) 440-1353, cweichert@shra.org Sacramento Housing and Redevelopment Agency

Department: Sacramento Housing and Redevelopment Agency (SHRA)

Description/Analysis

Issue Detail: This report provides information to fulfill the annual reporting requirements of the City's Housing Trust Fund (HTF) Ordinance, Mixed-Income Housing Ordinance, HOME Investment Partnerships (HOME) Program, Permanent Local Housing Allocation (PLHA), State Local Housing Trust Fund (LHTF), and the Residential Hotel Unit Withdrawal, Conversion, and Demolition Ordinance for calendar year 2025. Sacramento Housing and Redevelopment Agency (SHRA) administers these on behalf of the City of Sacramento (City).

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Mixed-Income Housing Ordinance - On September 1, 2015, the City Council adopted a revised citywide Mixed-Income Housing Ordinance. The Mixed-Income Housing Ordinance requires an affordable housing impact fee for all new housing units and large subdivisions to assist with the provision of housing for a variety of incomes and household types. The fee-generated revenue is placed in the citywide Housing Trust Fund. It is used to develop affordable housing units with the goal of increasing the supply available for lower-income workers. See Attachment 3 for the Mixed-Income Housing Ordinance Annual Report for 2025.

HOME Investment Partnerships Program - The federal HOME Investment Partnerships Program provides funds for a wide range of activities, including construction, acquisition, and/or rehabilitation of affordable housing. See Attachment 4 for the 2025 HOME Program Annual Report.

Permanent Local Housing Allocation Program – In 2017, the PLHA program was created which was the first permanent source of funding for affordable housing in the State of California. Revenue is generated through recording fees on real estate transactions and will, therefore, vary from year to year depending upon activity. In 2019, the City Council authorized the Sacramento Housing and Redevelopment Agency (SHRA) to apply to the State of California on behalf of the City and to receive and administer the City's PLHA entitlement. A minimum of 30 percent of the funds must be spent on affordable single family housing activities. See Attachment 5 for the 2025 Permanent Local Housing Allocation Report.

State Local Housing Trust Fund - The State of California Local Housing Trust Fund (LHTF) provides matching funds on a competitive basis to local and regional housing trust funds dedicated to the creation, rehabilitation, or preservation of affordable housing. Matching grants (dollar for dollar) are awarded to local governments with established sources of affordable housing funds. Local funding sources such as the Mixed Income Housing Ordinance fees and City Housing Trust Funds must be used as the match to be eligible for this program, as other funds restricted under federal or state law are not eligible. Loans for multifamily rental housing projects require resident income and rent restrictions imposed through a regulatory agreement for 55 years. SHRA has been successful in one recent funding round under this competitive program, which has brought an additional \$5 million in resources to the City. See Attachment 6 for the LHTF Annual Report.

SHRA follows the Multifamily Lending and Mortgage Revenue Bond Policies approved by the Council on December 3, 2019, to allocate HTF, Mixed-Income Housing Ordinance, HOME, PHLA, and LHTF funds to affordable housing projects. As approved by the Council on December 3, 2024, pre-applications for funding in 2025 were accepted on January 2 and July 1.

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Affordable Housing Plan – The City and the County of Sacramento entered into a partnership agreement in 2022 to improve coordination on permanent supportive housing (PSH) production and re-housing (RH) efforts for the homeless. The agreement required the preparation of an Affordable Housing Plan (AHP) to analyze the issue and set goals. The AHP was developed in 2023 with community input and approved by both the County Board of Supervisors and City Council on October 24, 2023. The annual report that is typically attached to this report is not included at this time and will instead be presented to a joint City-County meeting later this year.

Policy Considerations: Not applicable

Economic Impacts: N/A

Environmental Considerations: Annual reporting does not constitute a project pursuant to Cal. Code Regs., tit. 14, section 15378, and no federal action is being taken.

Sustainability: N/A

Commission Action: At its June 3, 2026, meeting, the Sacramento Housing and Redevelopment Commission reviewed the information contained in this report.

Rationale for Recommendation: Not applicable

Financial Considerations: The City Housing Trust Fund collected a total of \$6,485,663 in fees, interest, and loan repayments in 2025. After subtracting for funded projects, the 2025 funds available for new projects was \$2,001,539 as of December 31, 2025.

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Attachments

- 1-Description/Analysis
- 2-Housing Trust Fund Ordinance Annual Report
- 3-Mixed-Income Housing Ordinance Annual Report
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- 7-Residential Hotel Unit Withdrawal, Conversion, and Demolition Ordinance Annual Report

**City of Sacramento
Housing Trust Fund Ordinance
Annual Report
for
January 1, 2025 to December 31, 2025**

Sacramento Housing and Redevelopment Agency

June 2026

HOUSING TRUST FUND ANNUAL REPORT FOR 2025

The Housing Trust Fund (HTF) ordinance was adopted in 1989 to provide local financing for affordable housing near employment centers (Chapter 17.708 of the Sacramento City Code). Fees on non-residential development generate revenue based on an economic nexus analysis which determined that the construction of commercial developments such as offices, business parks, hotels, warehouses, and shopping centers played a major role in attracting new very low and low-income workers to Sacramento. Due to the jobs/housing linkage, HTF funds are used to develop housing that is to be occupied by persons eligible to be in the labor force. The City’s Housing Trust Fund benefits both very low and low-income households earning up to 80 percent of the area median income.

On October 12, 2004, the Council approved Ordinance 2004-057 instituting an automatic annual increase for the Housing Trust Fund fee based on changes in the construction cost index. The automatic increase ensures that the fund keeps pace with housing construction costs.

To consolidate fees in one location, on February 14, 2017, the Council removed Chapter 17.708 of the Sacramento City Code and added Article IV to Chapter 18.56 to Title 18 of the Sacramento City Code, relating to the Development Impact Fee (DIF) program. The DIF program was developed to prioritize and restructure impact fees and includes the Housing Trust Fund fees.

Citywide Developments
As of July 1, 2025

Building Type/HTF Fee Level (Fee/Sq.Ft.)	
Office	\$3.33
Hotel	\$3.18
Commercial	\$2.68
Manufacturing	\$2.08
Warehouse	\$0.91

The following City Housing Trust Fund Financial Information tables provide the following figures for the fund in 2025, including:

- revenue, including the amount of fees collected, interest earned, and income from loan repayments
- amount of expenditures for developments and operations
- amount budgeted, but not expended, for developments
- balance available for new developments

2025 City Housing Trust Fund Financial Information

2025 Income	
Fees Collected	\$4,269,029
Interest	\$238,804
Loan Repayment	\$1,977,830
Total Income	\$6,485,663

2025 Expenditures	
Operations	\$444,125
Projects	\$1,977,830
Total Expense	\$2,421,955

2025 HTF Fund Balance	
Remaining Balance (committed to Projects)	\$2,062,169
Balance Available for Projects (uncommitted)	\$2,001,539
2025 Total Fund Balance	\$4,063,708

The table below identifies 2025 Housing Trust Fund developments, expenditures, and balance available. For each development, the chart also identifies the Housing Trust Fund restricted units, the total number of housing units, and the loan maturity date.

2025 City Housing Trust Fund Development Expenditures

Development	Address	HTF Units	Total Units	Total HTF Budgeted	HTF 2025 Expenditure	Remaining Balance	Loan Maturity Date
Central Sacramento Studios II	815 11 th Street	21	52	\$3,900,000	\$1,977,831	\$1,922,169	5/1/2065
Mirasol D	1381 Swallowtail Avenue	6	116	\$140,000	0	\$140,000	3/1/2080
TOTAL		27	168	\$3,900,000	\$1,977,831	\$2,062,169	

City HTF Fund January – May 2026 Commitments

Project	Address	Total Units	Amount Committed	Date Committed
River City Apartments (Scotty's Station)	1601 69 th Street	66	\$800,000	5/26/26
TOTAL			\$800,000	

1989-2025 City Housing Trust Fund Income Report

Year	City Fees Collected	Interest Income	Income/ Adjustment	Total Income
1989-1994	4,245,331	95,501		4,340,832
1995	416,276	88,020		504,296
1996	656,201	103,340		759,541
1997	667,167	105,717	821	773,705
1998	1,637,034	184,924	49,188	1,871,146
1999	1,209,832	230,422	5,000	1,445,254
2000	710,079	272,790	15,000	997,869
2001	484,138	184,757	31,313	700,208
2002	2,336,496	10,105	23,642	2,370,243
2003	1,313,586	138,628	123,081	1,575,295
2004	1,166,373	3,642	979,864	2,149,879
2005	1,566,784	156,350	58,905	1,782,039
2006	2,913,727	226,675	204,225	3,344,627
2007	2,700,187	351,634	198,592	3,250,413
2008	2,270,234	273,355	222,170	2,765,759
2009	454,668	123,427	185,748	763,843
2010	257,702	158,357	192,127	608,186
2011	255,282	118,144	242,628	616,054
2012	130,389	235,339	199,417	565,145
2013	382,413	188,291	1,466,191	2,036,895
2014	387,879	191,146	362,430	941,455
2015	916,249	33,472	1,232,395	2,182,116
2016	1,969,735	51,082	2,170,588	4,191,405
2017	1,070,962	91,614	1,865,479	3,028,055
2018	1,894,459	162,374	171,977	2,228,811
2019	1,937,766	197,476	1,104,372	3,239,614
2020	2,135,245	173,162	715,685	3,024,092
2021	1,925,897	81,761	669,611	2,667,269
2022	963,294	115,285	101,916	1,180,494

2023	371,764	238,712	2,640,635	3,251,111
2024	411,805	117,976	116,105	645,886
2025	4,269,029	238,804	1,977,830	6,485,663
Total	\$44,027,983	\$4,942,282	\$17,326,935	\$66,297,200

The City Housing Trust Fund Developments table below, and accompanying map, identifies all properties that received Housing Trust Funds and the total number of units produced.

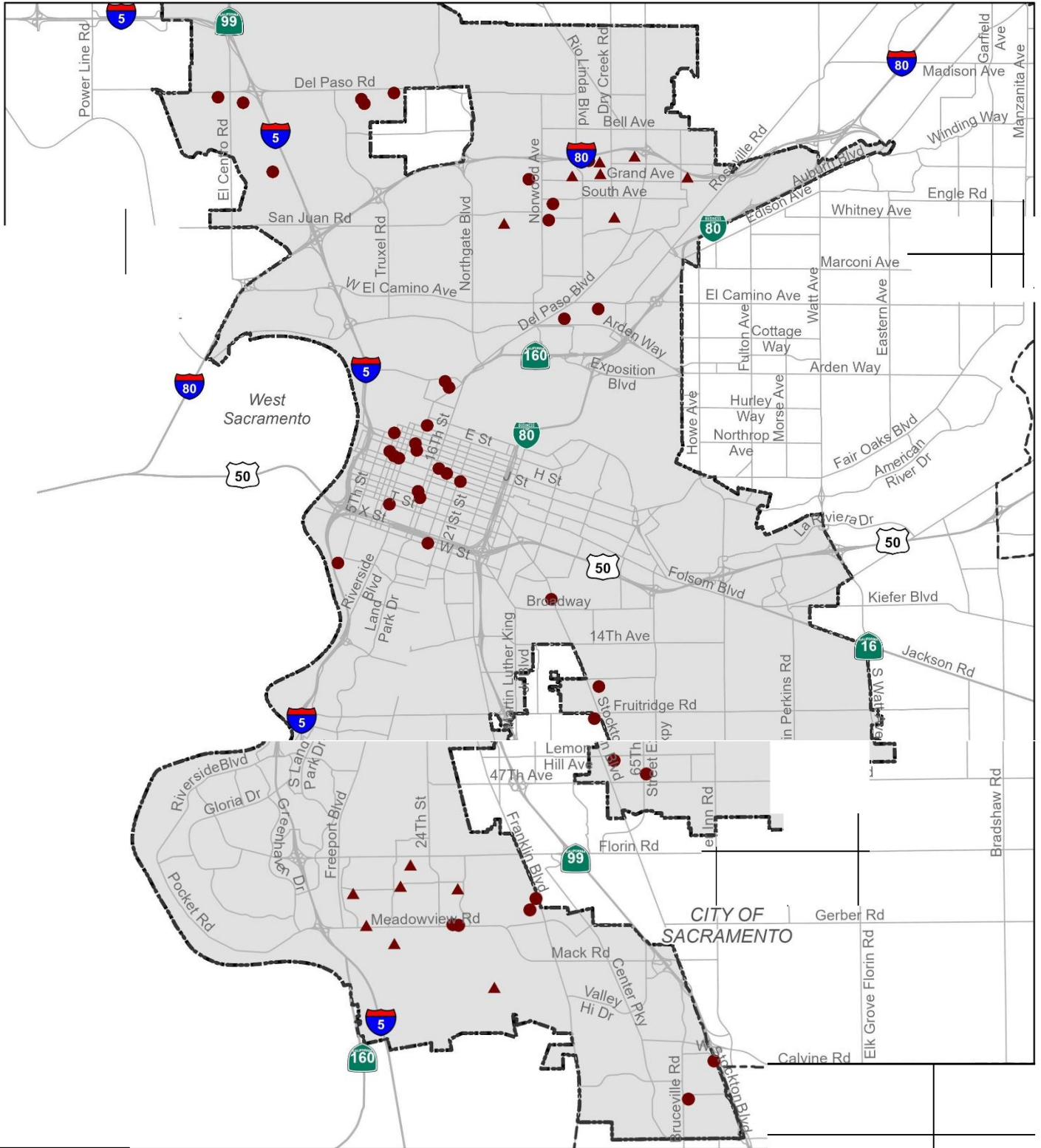
**City Housing Trust Fund Developments
1989-2025**

Project Status	Project Name	Total Units
Completed	1048 Jean Avenue	1
Completed	10 th and T	13
Completed	1100 Harris Avenue	1
Completed	1221 Rivera Drive	1
Completed	1440 Rene Avenue	1
Completed	1500 Q Street	6
Completed	18th & L Mixed-Use Development	176
Completed	2151 68th Avenue	1
Completed	2221 63rd Avenue	1
Completed	2761 Utah Street	1
Completed	3836 Dayton St.	1
Completed	63 Butterworth Ave.	1
Completed	700 Block of K	137
Completed	729 Morrison Avenue	1
Completed	7445 Carella Drive	1
Completed	7588 Red Willow Street	1
Completed	7672 Manorside Drive	1
Completed	7860 Deerhaven Way	1
Completed	7th & H	150
Completed	Atrium Court Apartments	224
Completed	Bel-Vue Apartments	22
Completed	Central Sacramento Studios 2	52
Completed	Copperstone Village	103
Completed	Coral Gables Apartments	4
Completed	Danbury Park	140
Completed	Del Paso Nuevo Phases I-III	77
Completed	Del Paso Nuevo Phase IV	37

Completed	Fremont Mews	119
Completed	Kelsey Village	20
Completed	Kennedy Estates Apartments	98
Completed	La Valentina	81
Completed	Land Park Woods	75
Completed	Lemon Hill Townhomes	74
Completed	Mirasol A	104
Completed	Mirasol D	116
Completed	Morrison Point Subdivision	22
Completed	North Avenue Apartments	80
Completed	On Broadway	140
Completed	Pensione K Apartments	137
Completed	Phoenix Park	360
Completed	Phoenix Park II	182
Completed	Ridgeway Studios	22
Completed	Silverado Creek Apartments	168
Completed	St Anton Building	64
Completed	Surreal Estates, Ink	11
Completed	Terracina Gold, Village 1 And 3	160
Completed	Terracina Gold, Village 2	120
Completed	Terracina Meadows Apartments	156
Completed	The Heights on Stockton	200
Completed	Valencia Point	168
Completed	Victory Townhomes/Evergreen Estates	76
Completed	Villa Jardin/Coral Gables	81
Completed	Willow Glen	135
TOTAL UNITS		3,956

Parties interested in receiving notices of meetings at which this report is presented may request to be placed on a notification list. Notice of the time and place of the meeting will be mailed 15 days prior to the meeting. Written requests should be made to SHRA and are valid one year from the date on which they are filed. Renewal requests for mailed notices should be made on or before April 1st of each year.

Housing Trust Fund Expenditures



- ▲ City - Single Family Housing Trust Fund Development
- City - Multifamily Housing Trust Fund Development
- City of Sacramento

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SHRAGIS
March 18, 2026

City of Sacramento
Mixed Income Housing Ordinance
Annual Report
for
January 1, 2025 to December 31, 2025

Sacramento Housing and Redevelopment Agency

June 2026

MIXED INCOME HOUSING ORDINANCE (MIHO) REPORT FOR 2025

On September 1, 2015, the City Council (Council) repealed Chapter 17.712 of the City Code, known as the Mixed Income Housing Ordinance (No. 2000-039), and adopted a revised citywide Mixed Income Housing Ordinance (No. 2015-0029) effective November 1, 2015 (Ordinance). As part of this revision, the City contracted with a consultant to perform a residential nexus analysis which demonstrates the relationship between the development of market-rate residential units and the need for additional workforce housing. The revised Ordinance requires an affordable housing impact fee for all new housing units and large subdivisions to provide housing for a variety of incomes and family types. The fee-generated revenue is placed in a citywide Housing Trust Fund and used to develop affordable housing units with the goal of increasing the supply available for low-income households earning up to 80 percent of the area median income.

Pursuant to subsection 17.712.070 of the revised Ordinance, this annual report provides information on revenue and production generated by the City Mixed Income Housing Ordinance’s housing impact fees.

**Housing Impact Fee
As of July 1, 2025**

Housing Type	Fee (per Square Foot)
Single-unit and duplex dwellings (less than 20 dwelling units per net acre)	\$3.56
High density single-unit and duplex dwellings (20 dwelling units per net acre or more*)	\$0.00
Multi-unit dwellings (less than 40 dwelling units per net acre)	\$3.56
High density multi-unit dwellings (40 dwelling units per net acre or more*)	\$0.00
Conversion of a nonresidential building to a residential use	\$0.00
Dwelling units in the Housing Incentive Zone (See Figure 1)	\$1.54

* “Net acre” for the purposes of this fee, means the total area of a site excluding portions that cannot be developed, such as public and private streets, and open space.

The following City Mixed Income Housing Financial Information tables provide the following figures for the fees generated in 2025, including:

- revenue, including the amount of fees collected and interest earned
- amount of expenditures for operations and developments
- amount budgeted, but not expended, for developments
- balance available for new developments

**2025 City Mixed Income Housing Fund
Financial Information**

2025 Income	
Fees Collected (single/duplex dwellings)	\$1,637,136
Interest	\$73,739
Loan Repayment	\$506,841
Total Income	\$2,217,716

2025 Expenditures	
Operations	\$391,381
Projects	\$706,841
Total Expenses	\$1,098,222

2025 MIHO Fund Balances	
Remaining Project Balances (committed)	\$215,000
Balance Available for Projects (uncommitted)	\$904,494
2025 Total Fund Balance	\$1,119,494

Production Accomplished

The City Mixed Income Housing Fund Expenditures table below identifies current funding commitments of a Mixed Income Housing development, expenditures, and remaining balance. For each development, the chart also identifies the Mixed Income Housing restricted units, the total number of housing units and the loan maturity date.

2025 City Mixed Income Housing Fund Expenditures

Development	Address	MIHO Units	Total Units	Total MIHF Budgeted	MIHF 2025 Expenditure	Remaining Balance	Loan Maturity Date
39 th & Broadway	3900 Broadway	5	43	\$581,841	\$ 506,841	\$75,000	3/1/2080
Oak Park Habitat SF units	2627/2629 36 th Street	2	2	\$200,000	\$200,000	0	2/1/2053
Mirasol D	1381 Swallowtail Ave	6	116	\$140,000	0	\$140,000	3/1/2080
TOTAL		13	161	\$921,841	\$706,841	\$215,000	

City Mixed Income Housing Fund January – May 2026 Commitments

Project	Address	Total Units	Amount Committed	Date Committed
River City Apartments (Scotty's Station)	1601 69 th Street	66	\$1,300,000	5/26/2026
TOTAL		66	\$1,300,000	

2016-2025 City Mixed Income Housing Fund Income Report

Year	Fees	Interest	Income/ Adjustment	Total Income
2016	\$ 565,192	\$ 0	\$ 0	\$ 565,192
2017	\$1,103,186	\$ 6,563	\$ 0	\$ 1,109,749
2018	\$ 626,768	\$ 30,399	\$ 0	\$ 657,167
2019	\$ 2,179,716	\$ 51,530	\$ 0	\$ 2,231,246
2020	\$ 1,059,719	\$ 56,907	\$ 0	\$ 1,116,626
2021	\$ 695,522	\$ 22,963	\$ 0	\$ 718,485
2022	\$ 464,283	\$ 15,731	\$ 0	\$ 480,014
2023	\$ 2,442,536	\$ 65,799	\$ 442,613	\$ 2,950,947
2024	\$ 1,718,961	\$ 53,308	\$ 53,308	\$ 1,772,269
2025	\$ 1,637,136	\$ 73,739	\$ 506,841	\$ 2,217,716
TOTAL	\$ 12,523,019	\$ 376,939	\$1,002,762	\$ 13,902,702

SHRA follows its Multifamily Lending and Mortgage Revenue Bond Policies approved by Council on December 3, 2019, for the allocation of the Mixed Income Housing Ordinance funds.

Recommended Changes to Chapter 17.712

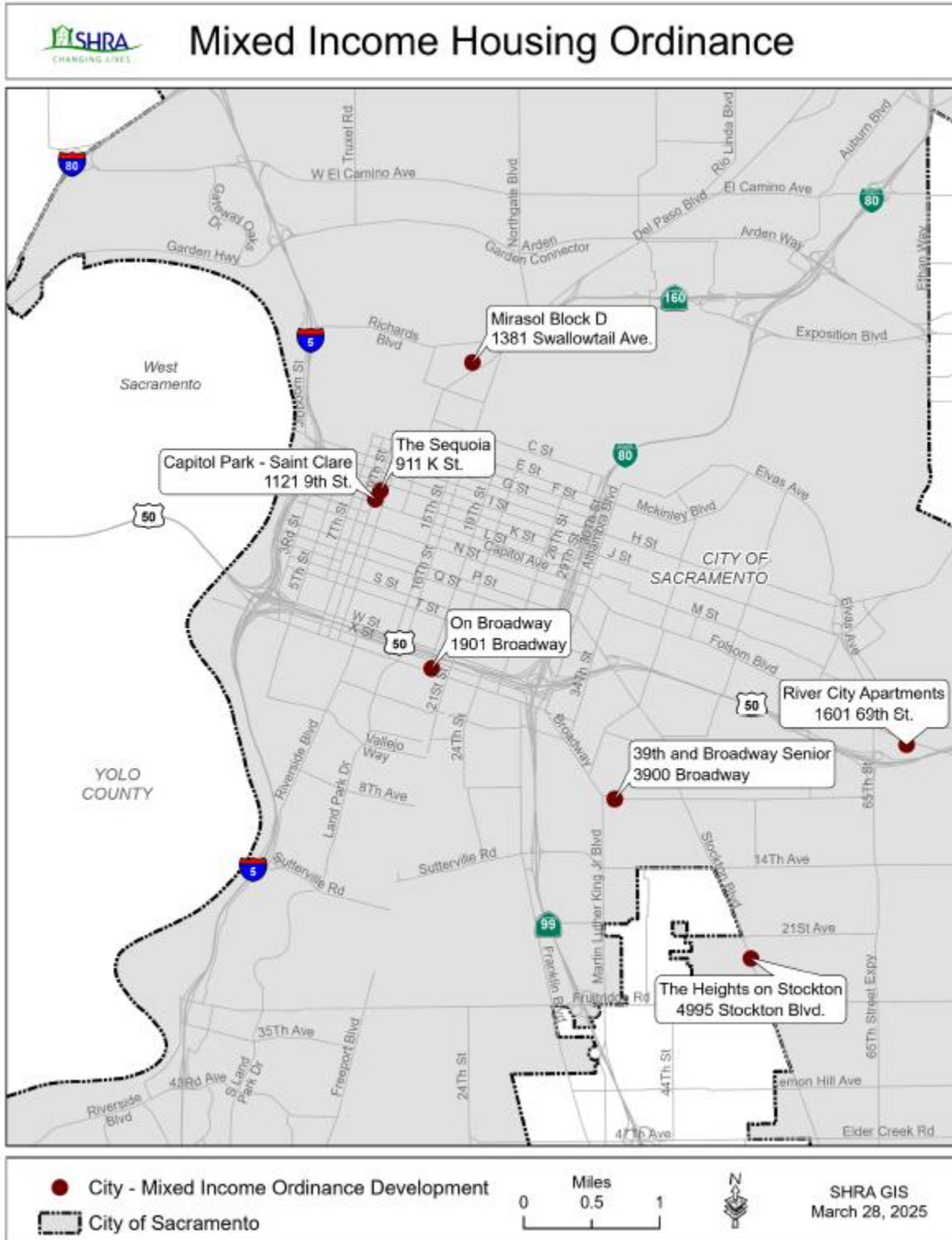
There are no recommended changes at this time.

Adjustments to the Fee

The fees established pursuant to this section shall be adjusted automatically to take into consideration inflation on July 1 of each year by a factor equal to the percentage increase, if any, in the construction cost index for San Francisco (based on 1913 U.S. average = 100) during the 12 months ending on the preceding March 1 as published by Engineer News Record/McGraw-Hill Construction Weekly, or any substitute index that the city council adopts by resolution.

City Mixed Income Housing Fund Developments

Project Status	Project Name	Total Units
Completed	Capitol Park	134
Completed	The Heights on Stockton	200
Completed	On Broadway	140
Completed	The Sequoia	89
TOTAL UNITS		563



**City of Sacramento
HOME Investment Partnerships Program**

Annual Report

for

January 1, 2025 to December 31, 2025

Sacramento Housing and Redevelopment Agency

June 2026

HOME INVESTMENT PARTNERSHIPS PROGRAM ANNUAL REPORT FOR 2025

The Federal HOME Investment Partnerships Program (HOME) provides grants to fund a wide range of activities including construction, acquisition, and/or rehabilitation of affordable housing. SHRA administers these funds on the City's behalf as an entitlement jurisdiction. At least 20 percent of HOME-assisted units in each project must be reserved for households with incomes below 50 percent of Area Median Income (AMI) and the remaining reserved for households with incomes below 60 percent of AMI.

**2025 CITY HOME PROGRAM
FINANCIAL INFORMATION**

2025 Income	
Entitlement	\$1,978,045
Interest	\$1,152,904
Loan Income	\$415,922
Total Income	\$3,546,871

2025 Expenditures	
Operations	\$149,782
Project Expenses	\$1,595,550
Total Expense	\$1,745,332

2025 HOME Fund Balance	
Remaining Project Balances (committed-includes prior years allocations)	\$8,721,515
Balance Available for Projects (uncommitted)	\$1,801,308
2025 Total Fund Balance	\$10,522,823

2025 City HOME Program Expenditures

Project	Address	HOME Units	Total Units	Total HOME Budgeted	2025 HOME Expenditure	Remaining Balance	Loan Maturity Date
39 th & Broadway	3021 39 th & Broadway	42	43	\$687,065	\$0	\$687,065	3/1/2080
Capitol Park	1125 9 th Street	21	134	\$320,000	\$320,000	\$0	12/1/2077
Northview Pointe	2314 Northview Drive	17	67	\$250,000	\$250,000	\$0	11/1/2078
On Broadway	1901 Broadway	13	140	\$ 1,080,089	\$ 0	\$ 730,000	5/1/2080
Mirasol Block D	1381 Swallowtail Avenue	15	116	\$330,000	\$0	\$ 330,000	3/1/2080
Donner Field Senior	4501 9 th Avenue	31	67	\$8,000,000	\$1,025,550	\$6,974,450	11/1/2045
TOTAL		139	567	\$10,667,154	\$1,595,550	\$8,721,515	

City HOME Fund January – May 2026 Commitments

Project	Address	Total Units	Amount Committed	Date Committed
River City Apartments/Scotty's Station	1601 69 th Street	66	\$1,150,000	5/1/2026
TOTAL		66	\$1,150,000	

The City HOME Developments table identifies all properties that received HOME funds and the total number of units produced and currently regulated, followed by a map with the location of each development.

City HOME Developments
1989-2025

Project Name	Total Units
7th & H Street	150
Arbors (Oak Park Senior), The	56
Atrium Court	224
Bel-Vue	22
Broadway Sr.	120
Cannery Place (Township 9)	180
Capitol Park	134
Casa de Angelo Sr.	100
Casa Natomas Sr.	59
Copperstone I Family	103
Coral Gables	3
Creekside Village Sr.	296
Curtis Park Court	91
Dixieanne Apts. (Evergreen Estates)	55
Florin Meadows	244
Forrest Palms Sr.	40
Fremont Building	69
Glen Ellen Circle	35
Globe Mills	143
Greenfair Sr.	386
Hurley Creek Sr.	207
Kelsey Village	20
La Valentina	81
Land Park Woods	75
Lavender Courtyard	53
Lemon Hill	73
Natomas Park	213
Northpointe Park	180
Norwood Annex	15
Pensione K	129
Phoenix Park I	178
Phoenix Park II	182
Quinn Cottages	60
Ridgeway Studios	22
River Garden Estates	124

Russell Manor Senior	66
Serna Village	83
Shenendoah	100
Sherwood	14
Shiloh Arms	106
Sierra Vista	78
Silverado Creek	85
Southcrest	30
St. Anton Building	65
St. Francis Terrace	48
Steven's Place Apts.	16
Victory Townhomes	21
Villa Jardin Apts.	44
Village Park	50
Vista Nueva	117
Washington Plaza	76
Washington Square	40
Westview Ranch	126
Whispering Pines Apts.	96
Willow Tree	108
Woodhaven Sr.	104
TOTAL UNITS	5,595

**City of Sacramento
Permanent Local Housing Allocation Program**

Annual Report

for

January 1, 2025 to December 31, 2025

Sacramento Housing and Redevelopment Agency

June 2026

STATE PERMANENT LOCAL HOUSING ALLOCATION PROGRAM ANNUAL REPORT FOR 2025

The State Permanent Local Housing Allocation (PLHA) provides funding to local governments for housing-related projects and programs that assist in addressing the unmet housing needs of the local communities. The funding will fund a wide range of activities to include increasing the housing supply for households at or below 60% of area median income, increase assistance to affordable owner-occupied workforce housing, assist persons experiencing or at risk of homelessness, facilitate housing affordability, promote projects and programs to meet the local government’s unmet share of regional housing needs allocation, and ensuring geographic equity in the distribution of funds. SHRA administers these funds on the City’s behalf as an entitlement jurisdiction. At least 25 percent of PLHA must be reserved for single family down payment assistance (DPA) households with incomes below 50 percent of Area Median Income (AMI) and the remaining is reserved for multifamily affordable housing projects.

**2025 CITY PLHA PROGRAM
FINANCIAL INFORMATION**

2025 Income	
Funds received in 2025 (2024 & 2025 allocations)	\$8,427,654
Loan Repayment	\$171,000
Total Income	\$8,598,654

2025 Expenditures	
Operations	\$103,697
Multifamily (MF) Projects	\$121,000
Single Family (SF) Projects	\$100,000
Total Expenses	\$324,697

2025 PLHA Fund Balance	
Balance Available for MF Projects (uncommitted)	\$5,870,000
Balance Available for SF Projects (uncommitted)	\$2,030,612
Balance Available for Operations	\$373,345
Ending Balance	\$8,273,957

2025 City PLHA Multifamily Program Expenditures

Project	Address	Total Units	Total PLHA Budgeted	2025 PLHA Expenditure	Remaining Balance	Loan Maturity Date
Central Sacramento Studios Phase 1	1100 H Street	92	\$121,000	\$121,000	\$0	10/1/2062
TOTAL		92	\$ 121,000	\$121,000	\$0	

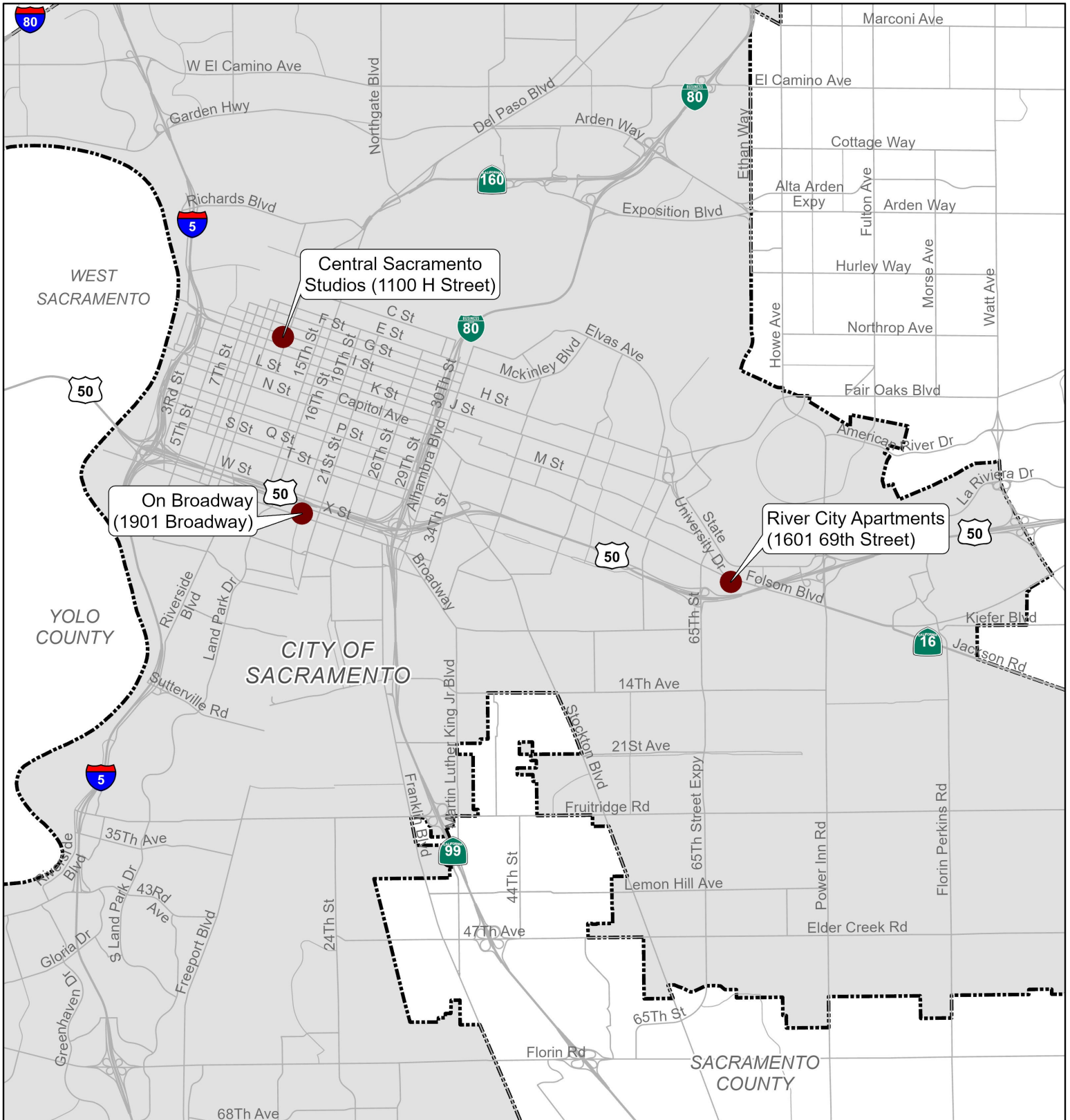
City PLHA Fund January – May 2026 Commitments

Project	Address	Total Units	Total PLHA Budgeted	Date Committed
I street apartments	1511-1517 I Street	84	\$2,000,000	January 27, 2026
River City Apts – Scotty’s Station	1601 69 th Street	66	\$850,000	May 1, 2026
Total		150	\$2,850,000	

2025 City PLHA - Single Family Down Payment Assistance Expenditures

Total Assisted Families	2025 PLHA Expenditure	Remaining Balance
2	\$100,000	\$2,030,612

Permanent Local Housing Allocation



- City - PLHA Development
- City of Sacramento



**City of Sacramento
State Local Housing Trust Fund Program**

Annual Report

for

January 1, 2025 to December 31, 2025

Sacramento Housing and Redevelopment Agency

May 2026

STATE LOCAL HOUSING TRUST FUND PROGRAM ANNUAL REPORT – CITY OF SACRAMENTO - 2025

The State Local Housing Trust Fund (LHTF) provides matching funds on a competitive basis to local and regional housing trust funds dedicated to the creation, rehabilitation, or preservation of affordable housing. Matching grants (dollar for dollar) are awarded to local governments with established sources of affordable housing. Local funding sources such as Mixed Income Housing Ordinance fees and City Housing Trust Funds must be used as the match to be eligible for this program as other funds restricted under federal, or state law are not eligible. Loans for multifamily rental housing projects require tenant income and rent restrictions imposed through a regulatory agreement for 55 years. SHRA was successful in the 2023 funding round for this program which has brought an additional \$5 million in resources to the City as outlined below.

**2025 CITY LHTF
FINANCIAL INFORMATION**

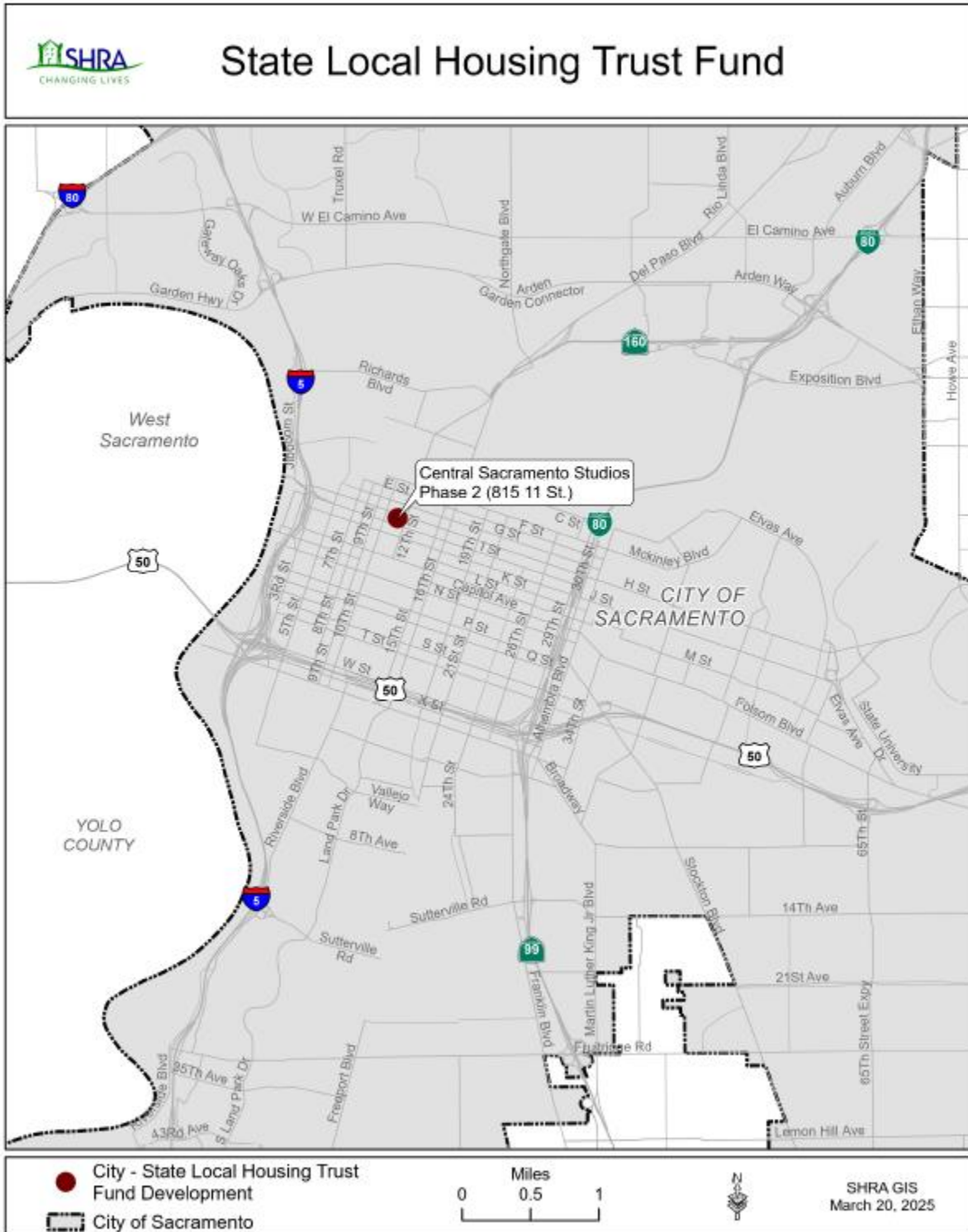
Beginning Balance (one time allocation received in 2024)	
\$5,000,000	

2025 Expenditures	
Projects	\$1,977,830
Total Expense	\$1,977,830

2025 LHTF Fund Balance	
Remaining Project Balances (committed)	\$1,722,170
Balance Available for Projects (uncommitted)	\$1,050,000
Balance available for Operations	\$250,000
Ending Balance	\$3,022,170

2025 Local Housing Trust Fund City Expenditures

Development	Address	LHTF Units	Total Units	Total LHTF Budgeted	2025 LHTF Expenditure	Remaining Balance	Loan Maturity Date
Central Sacramento Studios II	815 11 th Street	21	52	\$3,700,000	\$1,977,830	\$1,722,170	5/1/2065
Total		21	52	\$3,700,000	\$1,977,830	\$1,722,170	



**City of Sacramento
Residential Hotel Unit Withdrawal, Conversion,
and Demolition Ordinance**

Annual Report

for

January 1, 2025 to December 31, 2025

Sacramento Housing and Redevelopment Agency

June 2026

RESIDENTIAL HOTEL UNIT WITHDRAWAL, CONVERSION, AND DEMOLITION ORDINANCE ANNUAL REPORT

Beginning in the 1920s, residential hotels were a major source of affordable housing in the downtown Sacramento area. By 1986, sixteen residential hotels remained. To mitigate the effect of displacement of very low-income households (who were the hotels' primary residents) as the hotels were closed, the Sacramento City Council (Council) adopted an ordinance requiring that relocation benefits be paid to residents of Single Room Occupancy (SRO) residential hotels upon withdrawal or conversion to other uses.

Adoption of the 1986 relocation ordinance followed a moratorium on residential hotel conversion passed in 1983 in response to the loss of six hotels from the 1970s to 1983. In 2006, Council adopted an amendment to the relocation ordinance that specifically identified ten SRO hotels and required that relocation benefits be paid to residents in the event of a conversion or demolition of one of these properties. The amended relocation ordinance also imposed an obligation on the City to maintain an inventory of not less than 712 SRO units.

On November 1, 2016, Council adopted an amendment to the Residential Hotel Unit Withdrawal, Conversion, and Demolition Ordinance, No. 2016-0043 (Ordinance), City Code Chapter 18.20. Council approved the amendments to the Ordinance and other technical changes. The amendments included the removal of rehabilitated, regulated or replaced SROs, and required the remaining four un-rehabilitated and un-regulated SROs to remain subject to the Ordinance (Exhibit A - Residential Hotels Map).

Pursuant to the Ordinance, the Sacramento Housing and Redevelopment Agency (SHRA) is required to provide an annual report on the number of residential hotel units withdrawn, the number of new units expected based on approved replacement housing plans, and the number of units constructed in anticipation of conversions or withdrawals. In order to comply with Ordinance reporting requirements, SHRA sent correspondence in early 2026 to the owners of residential hotels subject to the Ordinance, including an annual certification on the status of the residential hotel (Exhibit B - Residential Hotel Certification Summary).

SRO Residential Hotels Subject to the Ordinance

The Ordinance currently pertains to the following residential hotels:

Subject to the Ordinance

- Congress (unregulated)
- Golden (unregulated)
- Sequoia (under rehabilitation)

Replacement/Withdrawn Units

A list of replacement and withdrawn units covered by the Ordinance is included in Exhibit B. Replacement units must be comparable units with rents that do not exceed 40% of the Sacramento area median income (AMI), are located in close proximity to transportation and services, and have recorded affordability covenants.

Exhibit A: Residential Hotels Map

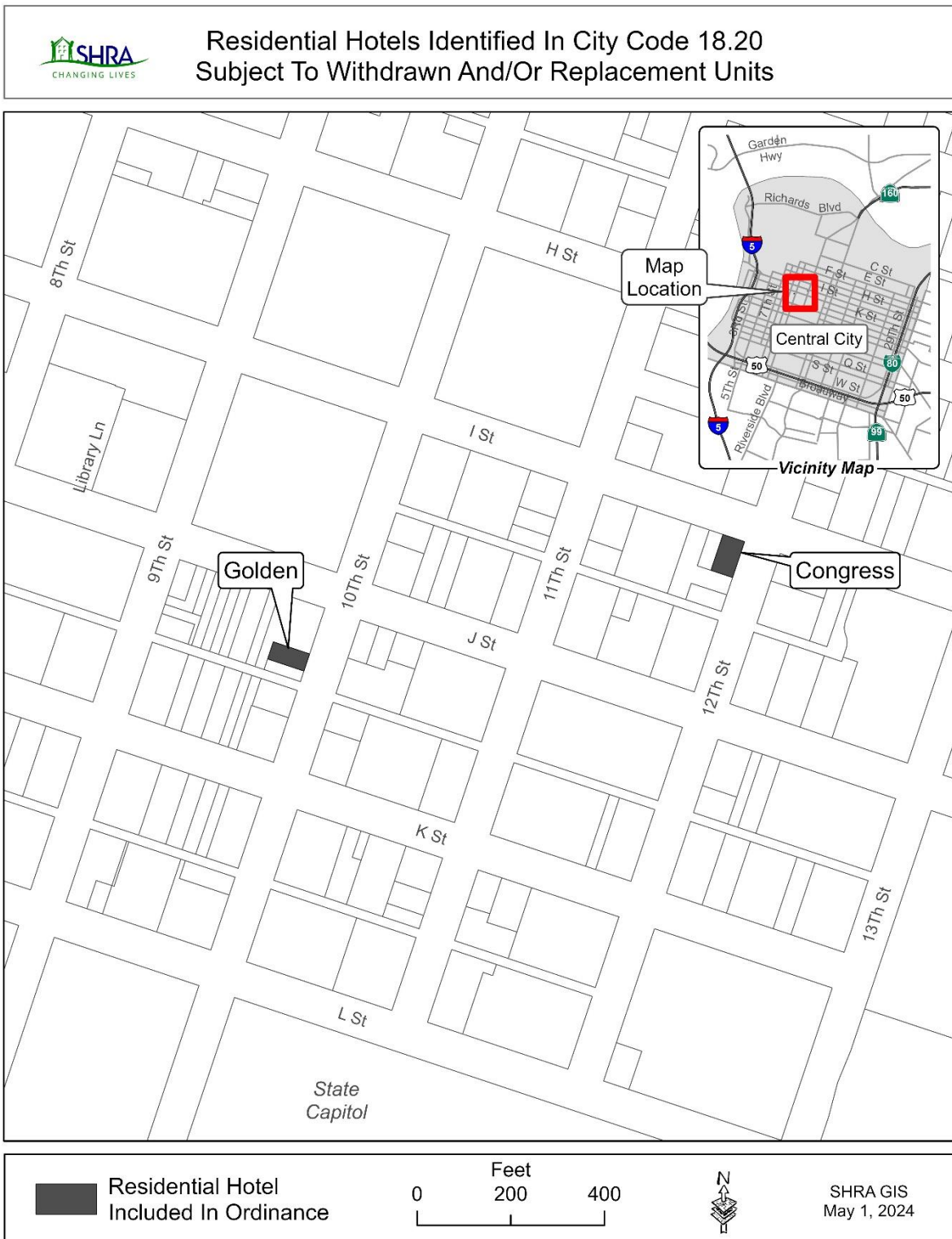


Exhibit B: Residential Hotels Certification Summary**NON-REGULATED UNITS SUBJECT TO THE ORDINANCE**

Property	Address	Total No. Vacant Units	Original & Current No. Units	Monthly Rent with Bathroom	Monthly Rent without Bathroom
Congress	906 12th St.	7	26	\$650	\$650
Golden	1010 10th St.	7	27	N/A	\$1095
Subtotal			53		

REGULATED/REPLACEMENT UNITS

Property	Address	Current No. Units
7 & H	625 H St.	150
Bel-Vue	1123 8 th St.	5
Cannery Place	601 Cannery Ave.	2
Capitol Park Hotel	1125 9th Street	134
Central Sacramento Studios	1100 H Street	92
Globe Mills	1131 C St.	12
La Valentina	429 12th St.	11
Lavender Courtyard	1616 F St.	48
Mirasol Village Block A	1200 Richards Blvd.	22
Mirasol Village Blocks B and E	321 Eliza St.	15
Mirasol Village C	320 Dos Rios Street	22
Mirasol Village D	1381 Swallowtail Avenue	28
Ridgeway Studios	914 12th St.	22
Sequoia	911 K Street	89
Shasta	1017 10th St.	79
Studios at Hotel Berry	729 L St.	105
The WAL	1108 R St.	21
YWCA	1122 17th St.	32
Subtotal		889

TOTAL UNITS

Total Subject to the Ordinance and Regulated/Replacement Units	941
Total Inventory Required per the Ordinance	712
Total Surplus/Banked Units	229



Annual Affordable Housing Report

City Council- June 9, 2026

Sacramento Housing & Redevelopment Agency (SHRA)

Annual Affordable Housing Report



Annual progress report on funding sources administered by SHRA



Report includes Local, State, and Federal Funds.



Projects are prioritized for funding based on Council approved Multi-Family and MRB Lending Guidelines



Includes annual Single Room Occupancy (SRO) Ordinance Report





Mirasol D Apartments

Local Source - Housing Trust Fund

- Established by City Ordinance in 1989
- Fees assessed on new commercial development are used to create new workforce/affordable housing
- 3956 units created since inception
- 2025 Fees Collected – \$4,269,029

2025 Projects

- Central Sacramento Studios 2- 52 units
- Mirasol D – 116 units



39th and Broadway Apartments

Local Source - Mixed Income Housing Fund

- Established by City Ordinance in 2000
- Fees are assessed on new residential development and used to create new workforce/affordable housing
- 563 units created since inception
- 2025 fees collected – \$1,637,136

2025 projects

- 39th and Broadway – 43 units
- Mirasol D - 116 units



Central Sacramento Studios Phase 1

State Funds - Permanent Local Housing Allocation (PLHA)

- Adopted by the State Legislature in 2017
- Fees Collected in 2025 \$8.5 million

2025 Project

- Central Sacramento Studios Ph. 1 -92 units

State Funds – Local Housing Trust Funds (LHTF)

- \$5 Million in LHTF Funds awarded through competitive application to State in 2024
- \$1.05 Million in LHTF available for new projects

2025 Project

- Central Sacramento Studios
Phase 2 - 52 units



Central Sacramento Studios 2

Federal Funds- Home Investment Partnerships (HOME) Program Funds

- 2025 Entitlement - \$1,978,045
- 5595 Units Created or Rehabilitated since 1989

2025 Projects

- Northview Pointe – 66 units
- 39th and Broadway – 43 units
- On Broadway - 140 units
- Capitol Park – 134 units
- Mirasol D – 116 units



Northview Pointe Apartments

Single Room Occupancy (SRO)/ Residential Hotel Ordinance

Originally adopted in 1986 and amended twice in 2006 & 2016. A total of 712 units are subject to the Ordinance.

Goal of Ordinance is to protect very low-income SRO residents from displacement when owners converted and/or closed residential hotels

Only two residential hotels remain that do not have an affordable regulatory agreement recorded.

The Congress Hotel and the Golden Hotel have a total of 52 units and do not have a planned change in use for 2026.

The Ordinance requires the tracking of withdrawn and newly constructed units. Currently there is a surplus of 229 units.



Questions?