APPENDIX 3: SELF-SCORING SHEET

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Appendix 3: Self-Scoring Sheet

Category Number	Category Description	Concise Written Description of Prohousing Policy	Enacted or Proposed	Document Type (e.g., resolution, zoning code)	Web Link or Attachments (Appendix 5)	Points	Enhancement Category Number	Enhancement Points	Total Points
1B	Permitting missing middle housing uses (e.g., duplexes, triplexes, and fourplexes) by-right in existing low-density, single family residential zones in a manner that exceeds the requirements of SB 9 (Chapter 162, Statutes of 2021, Gov. Code, §§ 65852.21, 66411.7)	Sacramento County Housing Element (HE) Program B8 directs Sacramento County (County) to consider amendments to the Sacramento County Zoning Code (Zoning Code) to allow for more missing middle housing types in a broader range of zoning districts, including single-family zoning districts, and amendments to development standards to accommodate these housing products. To implement Program B8, the County has adopted and is currently in progress on multiple policy updates. As part of this effort, duplexes and halfplexes are now permitted by-right within certain single-family zones (RD-3 through RD-10). Duplex and halfplex lots within mixed residential developments are also permitted by-right. The County has amended the Zoning Code to implement SB 1123 by establishing a ministerial process that expands opportunities for missing middle housing within existing single-family residential neighborhoods. Eligible parcels located within the County's single-family zones (RD-1 through RD-10) can be subdivided into a maximum of ten parcels by-right through ministerial review, consistent with SB 1123. Resultant parcels may be as small as 1,200 square feet, which creates additional opportunities for compact development and incremental neighborhood infill in the form of various missing middle typologies such as townhomes, row homes, or halfplexes. Implementation of these provisions supports residential densities ranging from 7 to 36 dwelling units per acre. This density range substantially increases the housing capacity	E	Zoning Code	Zoning Code 5.4.8 Projects Pursuant to SB 1123 Appendix 7, Attachment 1: Legislative Update To Zoning Code (SZC-2026-0006) Appendix 7, Attachment 2: Housing and Infill Zoning Code Amendments (SZC-2026-XXX) Appendix 7, Attachment 3: Tiny Homes Ordinance (SZC-2026-XXX) Housing and Infill Zoning Code Amendments Webpage Housing Element (HE) Program D10	3	1	2	5

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		allowed in most traditional single-family zones and exceeds the housing opportunities available under SB 9. Through the Sacramento County Infill Program and the Housing and Infill Zoning Code Amendment (Ordinance No. SZC-2026-XXXX, adopted November 17, 2026), the County is updating the Zoning Code to expand housing opportunities by accommodating infill development and a broader range of missing middle housing types. The approved amendments allow triplexes and fourplexes by-right within the RD-7 and RD-10 single-family residential zones, which further expands housing choice and increases opportunities for gentle density enhancements in established neighborhoods. The County is further advancing efficient land use and housing diversity through implementation of HE Program D10, Tiny Homes. The Board of Supervisors (Board) adopted the Tiny Homes Ordinance through Ordinance No. SZC-2026-XXXX on December 15, 2026, which enables the County to further exceed SB 9 and support SB 1123. The Tiny Homes Ordinance permits tiny homes, on or off wheels, as primary residences within the Agricultural (AG-20 through AG-160), Urban Reserve (UR), Interim Agriculture Reserve (IR), Agricultural Residential (AR-1 through AR-10), and RD-1 through RD-10 zones. Additionally, tiny homes, on or off wheels, are permitted as secondary residences on qualifying SB 9 properties and as agricultural accessory dwellings in the AG, UR, IR, and AR zones. Primary and secondary residences are permitted by-right through non-discretionary review. In							

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		addition, the Tiny Homes Ordinance removes the minimum width requirement for single-family residences. Greater flexibility in housing size eases the development of the minimum lots allowed through SB 1123. **Enhancement Category 1:** The County's efforts implement HE Policy 2.2.1, incentivizing density for residential projects. The County's policy aligns with State planning priorities to encourage infill development. The County's efforts have enabled greater opportunities for increased blended density in its communities. Additionally, the objective of HE Program B8 is to develop 400 missing middle housing units in moderate or high resource areas during the 6th planning period. By permitting additional typologies by-right Countywide, the County advances it's Affirmatively Furthering Fair Housing (AFFH) objectives. The combination of allowing tiny homes, triplexes, and fourplexes creates opportunities for more low-cost housing options in the County's high resource areas. Units at a smaller size and greater density are often lower cost, or "naturally occurring affordable housing". The County's high resources areas, such as Carmichael, Fair Oaks, and Orangevale, are predominantly zoned for single-family development. The County's amendments to the Zoning Code provide a significant increase in potential low-cost housing opportunities in County high resources areas. The integration of SB 1123 has created a significant potential density increase in the County's high resource communities. For example, the Orangevale community has an existing average residential density of							

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		approximately 4.5 dwelling units per acre. Under SB 1123, the modeled development capacity of qualifying parcels could reach an estimated average density of approximately 18.4 dwelling units per acre, thus creating new capacity for development. Additional capacity in Orangevale allows for the creation of housing typologies, such as townhomes and courtyard style bungalow courts, in high resource neighborhoods that would otherwise not be allowed. Thus, the County has created opportunity within these high resource neighborhoods for the inclusion of households that would otherwise be priced-out of these communities and is demonstrating the implementation of AFFH aligned with the County HE Program B8.							
1D	Density bonus programs that allow additional density for additional affordability beyond minimum statutory requirements.	In 2022, the County adopted the Affordable Housing Incentive Program (AHIP), establishing local incentives that exceed the minimum statutory requirements of CA GOV §65915 et seq. The AHIP program provides density bonuses and concessions to housing developments that meet any of the following eligibility criteria established under State Density Bonus Law, as implemented through Zoning Code Section 6.5.4: 1. Ten percent of units are for lower-income households; 2. Five percent of units are for very low-income households; 3. All units are age restricted to senior citizens; 4. Ten percent of a Common Interest Development are sold to moderate-income households;	E	Zoning Code	Zoning Code 6.5.4. Affordable Housing Incentive Program (AHIP) Zoning Code 6.4.6.D. Decision Authority and Approval Criteria Zoning Code 6.4.6.G. Density Bonuses and Intensity Increases	2	8	1	3

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		5. Ten percent of units are for transitional youth, disabled veterans, or homeless persons; 6. 20 percent of units are for full time low income college students at an accredited college The AHIP exceeds State law by providing density bonuses and concessions to additional project types. The following project types can receive reduced parking minimums, density bonuses, and incentives by complying with AHIP requirements: 1. The project donates at least one acre of land for the development of very low-income units; 2. Redevelopment of existing units in compliance with Zoning Code Section 6.5.4.I.; 3. Conversion to Condominiums pursuant to Section 6.5.4.J. in conjunction with the Conditional Use Permit; 4. Commercial Projects that have entered into an agreement for partnered housing to contribute affordable housing through a joint project or two separate projects pursuant to CA GOV §65915.7 and Section §5.4.4.K. By supporting the above additional projects, the AHIP provides additional development flexibility to encourage the production of affordable housing beyond the State density bonus law. In addition to AHIP, Zoning Code Section 6.4.6.G authorizes an additional 15 percent density increase through a Minor Special Development Permit (SPM) providing an additional local density bonus opportunity beyond those available under State law. The							

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		density bonus applies to multifamily developments that dedicate at least ten percent of the total units (but no fewer than one unit) to Special Needs households. To qualify, projects must also incorporate one of the following housing-enhancing criteria: • Includes large units with three or more bedrooms; • Includes universal access/design units; or, • A combination of large units and universal access/design units. Unlike the standard State Density Bonus Law eligibility criteria, this local provision expressly ties additional density to the inclusion of housing for special-needs groups with larger bedroom configurations or universal-access design features. This establishes a separate locally authorized density incentive for qualifying housing developments. SPMs are processed administratively at the staff level and do not require public hearings, providing a more efficient approval process for qualifying housing developments. In addition to the incentives available under State Density Bonus Law and AHIP, applicants can also request up to two deviations from Multifamily Residential development and design standards through the same SPM. Under Section 6.4.6.D.1.a, qualifying projects containing special-needs housing may also be considered for one additional deviation, subject to the applicable standards and findings. These locally authorized deviations may be combined with AHIP concessions and waivers, allowing qualifying affordable housing developments to benefit from multiple complementary incentive programs. This layered approach provides							

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		greater regulatory flexibility than required under State law and helps facilitate the production of affordable and special needs housing. **Enhancement Category 8:** HE Policy 4.1.3 directs the County to support activities that serve the housing needs of special needs groups with a continuum of housing options, from independent living to housing with supportive services, to institutionalized care. By providing additional density bonus beyond State density bonus law for projects offering large units and/or universal design units, the County is affirmatively furthering fair housing and reducing displacement by incentivizing units that will allow seniors, persons with disabilities, and growing families to remain in their homes as their physical abilities or family dynamics change over time. In addition to AFFH, the County's AHIP and additional density increases further State planning goals by encouraging increased densification and efficient land use. For example, a one-acre Residential 30 (RD-30) parcel has a base density of 30 units. A project proposed on this site with three large units (ten percent of total units) dedicated to low-income residents can receive six additional units (20 percent) per State Density Bonus Law. Separately, Zoning Code Section 6.4.6.G authorizes a local density increase of up to 15 percent for qualifying special-needs housing. Applied to a 30-unit base, this represents up to 4.5 additional units before application of the County's applicable rounding requirements.							

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1F	Eliminating minimum parking requirements for residential development as authorized by Government Code section 65852.2; adopting vehicular parking ratios that are less than the relevant ratio thresholds at subparagraphs (A), (B), and (C) of Gov. Code section 65915, subdivision (p)(1); or adopting maximum parking requirements at or less than ratios pursuant to Gov. Code section 65915, subdivision (p).	The County has implemented the residential parking provisions of California Government Code (CA GOV) §65863.2 (AB 2097), which generally prohibits local agencies from imposing minimum automobile parking requirements on qualifying development located within one-half mile of a major transit stop, subject to limited statutory exceptions. This requirement establishes the state-law baseline for transit-proximate development; the County's separately adopted parking-reduction provisions are described below. In addition, the AHIP implements the vehicular parking ratios of CA GOV §65915, subdivision (p)(1) for qualifying housing developments. Upon an eligible applicant's request, the County may not impose parking ratios exceeding the following state-established limits: • Zero to one bedroom: one onsite parking space. • Two to three bedrooms: one and one-half onsite parking spaces. • Four and more bedrooms: two and one-half parking spaces. • One bedspace in a student housing development: zero parking spaces. Additionally, under the Housing and Infill Zoning Code Amendment (Ordinance No. SZC-2026-XXXX), the County reduces minimum parking requirements for multifamily development countywide. For qualifying developments, these local standards would be lower than the state ratios in CA GOV §65915(p)(1) for two-bedroom units and units with four or more bedrooms. The ratios would also apply to multifamily developments that do not otherwise qualify for State Density Bonus Law parking reductions, subject to applicable state-law exemptions.	E	Zoning Code	Zoning Code 5.9.5. Parking Reductions Active Transportation Plan (ATP) (ATP) Climate Action Plan (CAP) (CAP) Appendix 7, Attachment 2: Housing and Infill Zoning Code Amendments (SZC-2026-XXX) Housing and Infill Zoning Code Amendments Webpage	2	1	2	4

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		Under the amendment the following minimum parking ratios will apply to all multifamily developments: • Zero to two bedrooms: one onsite parking space • Three or more bedrooms: two onsite parking spaces The Housing and Infill Zoning Code Amendment also establishes the Commercial Corridor (COR) Combining Zone for eight commercial corridors not currently regulated by Special Planning Areas (SPAs): • Auburn Blvd North • Fair Oaks Boulevard West • Fair Oaks Boulevard East • Florin Road West • Folsom Boulevard • Keifer Boulevard • Stockton Boulevard South • Watt Avenue Central These eight corridors comprise approximately 2,813 acres of land identified as having opportunities for infill development and adaptive reuse. The Housing and Infill Zoning Code Amendment eliminates minimum parking requirements for parcels within the COR Combining Zone to further incentivize denser, efficient development in the County's commercial and infill corridors including opportunities for additional housing near existing employment, services, and transit. Furthermore, the County has established administrative parking-reduction procedures under Zoning Code Section 5.9.5 that apply independently of the proposed COR Combining Zone. These provisions allow qualifying projects							

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		to reduce otherwise applicable parking requirements through specified parking-demand reduction measures. Zoning Code Section 5.9.5 authorizes ministerial reductions of up to 25 percent of required parking for all developments. These parking reductions are reviewed ministerially, therefore do not require additional discretionary entitlements or public hearings, which reduces procedural barriers and improves development certainty. For example, a 100-unit affordable housing development comprised of studio and one-bedroom apartments would require 100 parking spaces under CA GOV §65915(p)(1). Through the County's additional parking reduction allowances, the minimum parking requirement for this development could be reduced up to 25 spaces for a new minimum of 75 parking spaces. For further reductions, the County has a discretionary process that enables applicants to request a reduction of up to 100 percent of required parking minimums through a special development permit. The discretionary alternative creates a pathway to significant parking space reduction for projects that cannot qualify for reductions through State law. The special development permit is reviewed by the Zoning Administrator, which is one of the County's lowest level hearing authorities. **Enhancement Category 1:** The County's adopted parking-reduction provisions, together with its proposed COR Combining Zone, form part of a multifaceted planning effort to increase land use efficiency, support infill housing, encourage alternatives to							

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		automobile travel, and advance the County's climate and environmental justice (EJ) objectives. Reduced parking requirements can provide additional flexibility for housing development and allow site area otherwise devoted to parking to be used for housing, landscaping, tree canopy, or other amenities. Where paired with accessible transit and active transportation infrastructure, these policies may also contribute to reductions in vehicle miles traveled (VMT) and associated emissions. For example, the Florin Road West commercial corridor encompasses 522.52 acres of underutilized commercial land, including properties with infill and redevelopment potential, along Florin Road between Franklin Boulevard on the west and Stockton Blvd on the east. This commercial corridor is located centrally within the South Sacramento EJ community and the AB 617 South Sacramento-Florin community. Policy EJ-29 of the Sacramento County EJ Element states that the County will support the efforts of the Sacramento Metropolitan Air Quality Management District (SMAQMD) to improve air quality in EJ communities. The County actively supported the development of the South Sacramento-Florin Community Emissions Reduction Plan (CERP) which includes dozens of strategies to improve air quality, including Strategy UM-8 which aims to increase public transportation ridership. Additionally, Measure GHG-10 of the County Climate Action Plan (CAP) directs the County to revise its parking standards to reduce housing costs, promote transit use, decrease VMT, and thereby reduce on-road transportation emissions. HE Program A6 directs the County to implement an Infill							

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		Program to encourage infill development in the County and remove identified barriers for infill sites. Lastly, the Stockton Boulevard Complete Streets Project proposed Class IV bicycle lanes and sidewalk infill to improve multimodal accessibility in the community. Together, these policies establish complementary objectives for infill development, transportation choice, housing affordability, and improved environmental conditions in communities experiencing disproportionate pollution burdens. The County's parking-reduction policies support these objectives by allowing development proposals to respond to actual parking demand rather than requiring a uniform minimum supply of parking, while the proposed COR standards would extend this flexibility across designated commercial corridors. The elimination of minimum parking requirements within the COR Combining Zone in the Florin Road West commercial corridor would support these complementary policy objectives by facilitating the adaptive reuse of underutilized commercial properties with new, high-density residential development in an established urban corridor with access to employment, services, and transit (Stockton Boulevard to the east, City of Sacramento to the north, and Elk Grove to the south). The elimination of minimum parking requirements for new housing development will lower development cost as it allows for better utilization of the site for an increased number of units. Florin Road, Franklin Boulevard, and Stockton Boulevard provide existing transit connections and opportunities for planned multimodal improvements. Pairing parking reform with these transportation investments							

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		may support greater transit use, walking, and bicycling and contribute to the County's long-term VMT and Green House Gas (GHG) reduction objectives.							
1G	Zoning or incentives that are designed to increase affordable housing development in a range of types, including, but not limited to, large family units, Supportive Housing, housing for transition age foster youth and deep affordability targeted housing for Extremely Low-Income Households in all parts of the Jurisdiction, with at least some of the zoning, other land use designation methods, or	Zoning Code Section 6.5.4, AHIP, establishes a framework of incentives that encourage the production of affordable housing serving a broad range of household types and special needs populations. Eligible projects include housing developments for very low-, low-, and moderate-income households, senior households, transitional-age foster youth, disabled veterans, individuals experiencing homelessness, college students, and housing developments that include childcare facilities, consistent with CA GOV §65915 through §65917. Incentives provided include density bonuses of up to 80 percent of base density and concessions/waivers allowing deviations from Zoning Code standards and relief from applicable development standards, as authorized by state law and the County's implementing provisions. AHIP also addresses the design and integration of affordable units within qualifying developments. Under Zoning Code Section 6.5.4.E.3, affordable units are generally to be constructed on site and dispersed throughout a development where practicable. The provision also addresses bedroom mix, allowing affordable units to include a higher proportion of larger units. Together, these standards support the integration of affordable housing within market-rate developments and provide opportunities to accommodate households with varying housing needs.	E	Resolution & Zoning Code	Zoning Code 6.5.4. Affordable Housing Incentive Program Sacramento County Housing Element SB2 Zoning Code Update Hearing Appendix 7, Attachment 4: SB2 Ordinance (SZC-2022-0011) Countywide Rezone Hearing Appendix 7, Attachment 5: Countywide Rezones TCAC/HCD opportunity map	1	8	1	2

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	incentives being designed to increase affordable housing development in higher resource areas shown in the CTCAC/HCD Opportunity Map, and with the Jurisdiction having confirmed that it considered and addressed potential environmental justice issues in adopting and implementing this policy, especially in areas with existing industrial and polluting uses.	Per Zoning Code Section 3.2.5, Table 3.1 and Section 3.5.1.G, supportive housing is treated as a residential use subject to the same zoning restrictions as other residential dwellings of the same type. In addition, qualifying supportive housing developments are permitted by-right in zones where multifamily and mixed-use development is permitted by-right, including applicable nonresidential zones, consistent with CA GOV §65651. To qualify under this statutory pathway, developments must satisfy applicable requirements, including affordability restrictions for lower-income households, designated supportive housing units, and provision of supportive services. Supportive housing projects are also eligible for AHIP, allowing for further density bonus and incentive/concessions to further incentivize and facilitate development. Through HE Program A1, the County has adopted a comprehensive strategy to expand affordable housing opportunities throughout the jurisdiction including within higher-resource areas identified on the California Tax Credit Allocation Committee (CTCAC)/HCD opportunity zone maps. For example, more than 30 percent of sites included in the Countywide Rezone are in CTCAC/HCD moderate, high, and highest resource areas, which expand opportunities for affordable housing in neighborhoods with greater access to jobs, schools, transportation, parks, and other community amenities. Appendix E of the HE documents the County's evaluation of these sites and demonstrates how the Countywide Rezone program advances the County's AFFH objectives while expanding housing opportunities in higher-resource neighborhoods. The Countywide Rezone also updated the County's Vacant Land Inventory							

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		(VLI) to accommodate the Regional Housing Needs Assessment (RHNA) with sufficient buffer consistent with State law. Through the above efforts, the County has expanded opportunities for affordable housing, including very low-, low-, and moderate-income households, senior households, transitional-age foster youth, disabled veterans, individuals experiencing homeless, college students, housing developments that include childcare facilities, and supportive housing in the higher-resource areas as identified in the CTCAC/HCD opportunity zone maps. EJ and AFFH considerations were evaluated as part of the HE and Countywide Rezone process to inform the distribution of future housing opportunities and identify potential conflicts between residential development and existing environmental burdens. The County considered the distribution of rezone sites across CTCAC/HCD opportunity areas, including areas affected by segregation, poverty, and limited access to resources. This analysis supports the County's efforts to expand lower-income housing opportunities in higher-resource areas rather than relying exclusively on sites in historically disadvantaged communities. Attachment 3 illustrates the relationship between the Countywide Rezone sites and the CTCAC/HCD opportunity zone maps. **Enhancement Category 8**: The Countywide Rezone affirmatively furthers fair housing by placing 28 percent of newly created lower-income development capacity in moderate and high resource areas and expanding the geographic availability of sites capable of accommodating affordable							

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		multifamily housing. This distribution increases opportunities for lower-income households to access neighborhoods with greater community resources, while the County's broader housing strategy also supports investment and housing choice in lower-resource communities. Countywide Rezone Opportunity Area distribution for new lower income development capacity: • High Resource: 730 units (15.2 percent) • Moderate Resource: 643 units (13.4 percent) • Low Resource: 2,378 (49.5 percent) • High Segregation and Poverty: 1,052 units (21.9 percent) • Total: 4,803 Countywide Rezone Opportunity Area distribution for new moderate income development capacity: • High Resources: 21 units (8.9 percent) • Highest Resource: 23 units (9.7 percent) • Low Resource: 193 (81.4 percent) • Total: 237 The County's efforts have created capacity for an additional 774 units in high and highest resource areas and 643 units in moderate resource areas, representing 1,417 new potential opportunities in moderate and high resource areas at base density. The remaining lower- and moderate-income development capacity is distributed across other opportunity areas, supporting the County's broader objectives to reduce overcrowding, and support aging in place.							

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		The above numbers are developed with the realistic development capacity methodology discussed in HE Appendix E. As a result, the above described sites could potentially result in a much higher capacity if they were developed at maximum density. Countywide Rezone Opportunity Area distribution for new lower income development capacity at maximum density: • High Resources: 961 units (14.5 percent) • Moderate Resource: 1,137 units (17.1 percent) • Low Resource: 3,148 (47.5 percent) • High Segregation and Poverty: 1,387 units (20.9 percent) • Total: 6,633 Countywide Rezone Opportunity Area distribution for new moderate income development capacity at maximum density: • High Resource: 24 units (8.1 percent) • Highest Resource: 28 units (9.4 percent) • Low Resource: 246 (82.5 percent) • Total: 298 If the parcels were all developed at maximum density it could result in 2,098 units of lower-income development capacity in high and moderate resource areas, together with 52 units of moderate-income capacity in high and highest resource areas.							
1H	Zoning or other land use designation methods to	The County allows multifamily residential development in its commercial zoning districts, including by-right development in districts where multifamily housing is permitted without	E	Zoning Code Ordinance	Sacramento County Housing Element	1	1	2	3

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	allow for residential or mixed uses in one or more non-residential zones (e.g., commercial, light industrial). Qualifying nonresidential zones do not include open space or substantially similar zones.	a discretionary use permit, which expands opportunities to develop housing on non-residential land. In addition, the County reduced the hearing authority for multifamily development in the Business Professional Office (BP) zone to further streamline approval of multifamily housing. As part of the County's 2022 Senate Bill (SB) 2 grant-funded zoning implementation efforts and HE Program B7, the BP zoning district was amended to accelerate housing production. The Zoning Code was amended to establish a residential density range of 10 to 20 dwelling units per acre for multifamily development in the BP zone. The County also reduced the hearing authority for these projects from the Planning Commission to a lower-level hearing body. Under the revised procedures and new hearing authority, projects that were going previously heard by the Planning Commission have reduced entitlement processing times of eight-to-twelve months to four-to-six months. Furthermore, Zoning Code Section 6.5.4.D.2.b.xi provides an exemption from otherwise applicable use permit requirements for qualifying AHIP-eligible housing developments in the BP zoning district, subject to the conditions of that provision. This allows eligible affordable housing developments to proceed without the discretionary use permit otherwise required for multifamily housing in the BP zone. This change provides greater certainty and expedites the delivery of new housing. **Enhancement Category 1**: Allowing multifamily housing in commercial zoning			Zoning Code 3.5.1.C. Multifamily Use Standards SB2 Zoning Code Update Hearing Appendix 7, Attachment 4: SB2 Ordinance (SZC-2022-0011)				

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		districts, including through by-right approval pathways, expands housing opportunities while encouraging the adaptive reuse and redevelopment of underutilized commercial properties. This approach promotes efficient land use patterns, can increase housing opportunities near public transportation, employment centers, and community services, and reduces barriers to the production of market-rate housing and housing affordable to lower-income households. The County has commercial and business professional (office) zoning districts in various portions of the unincorporated County, including established commercial and infill corridors where existing infrastructure and public services may support additional residential development. By-right housing in these zoning districts ensures opportunities for high density housing near job centers and existing and planned transit facilities. The County is further advancing these objectives through the Infill Program consistent with HE Program A6 and CAP Measure GHG-13. The Infill Program proposes additional zoning amendments to expand housing opportunities and encourage redevelopment within established urbanized areas, including allowing for multifamily development by-right in BP zones. As an example of this policy in practice, Park Town Circle (PLNP2024-00162), an affordable multifamily housing project in the BP zone, was processed under the County's BP zoning and affordable housing incentive provisions. The density bonuses and applicable incentives of the County's AHIP program supported approval of a 27-unit multifamily project, with five units deed restricted for low-income households in the							

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		Arden Arcade community. The project demonstrates how the County's BP zoning provisions and affordable housing incentives can facilitate residential development in an established commercial area near Watt Avenue and El Camino Avenue. Its location offers opportunities for access to employment, retail, transit, and other community services, while the inclusion of deed-restricted units expands affordable housing opportunities within the Arden-Arcade community.							
1I	Modification of development standards and other applicable zoning provisions or land use designation methods to promote greater development intensity. Potential areas of focus include floor area ratio; height limits; minimum lot or unit sizes; setbacks; and allowable dwelling units per acre. These policies must be	County Zoning Code Section 3.5.1.C establishes minimum residential densities for multifamily development in the following zoning districts, helping ensure that sites designated for higher-density housing are not developed substantially below their intended residential intensity: • RD-30: Minimum 22.5 Dwelling Units per Acre (DU/A) • RD-40: Minimum 30 DU/A • BP: Minimum 10 DU/A • LC, GC, NMC, CMC, and CMZ: Minimum 20 DU/A. As part of the Countywide Rezone Program, the County also amended applicable SPAs and Neighborhood Preservation Areas (NPAs) that contain HE lower-income VLI sites to establish or incorporate minimum residential density requirements and, where applicable, increase permitted residential densities. These amendments align the development standards for identified HE sites with the County's higher-density zoning framework and support more efficient use of land planned to accommodate lower-income housing needs. Example NPA/SPA Rezones include:	E	Zoning Code	Zoning Code 3.5.1.C. Multifamily Use Standards Zoning Code 5.4.3.C. Project Development Standards – Multifamily Residential Countywide Rezone Hearing Stockton Boulevard Special Planning Area (SPA) Butterfield Light Rail Station Special Planning Area (SPA) Fair Oaks Boulevard Corridor	1	1	2	3

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	separate from any qualifying policies under Category (1)(B).	• Stockton Boulevard NPA RD-20 to RD-40
		  ○ 45 additional units of residential development capacity
		• Victory Boulevard NPA: RD-5 to RD-30
		  ○ 116 additional units of residential development capacity
		• Old Florin Town SPA: Mixed Use Residential (MUR) to RD-30 and RD-40
		  ○ 274 additional units of residential development capacity
		
		Together, these three SPA/NPA amendments account for approximately 435 additional units of potential residential development capacity on identified HE sites. In addition to increasing the permitted development intensity, the applicable minimum-density requirements help ensure that future residential development on these sites makes effective use of the capacity established through the Countywide Rezone.
		
		These minimum density requirements help ensure that sites identified for higher density residential are utilized efficiently and remain capable of accommodating the County's RHNA, particularly for lower income households.
		
		Enhancement Category 1:
		Sacramento County General Plan (General Plan) Land Use (LU) Element Policies LU-34, LU-35, and LU-36 establish and extend transit-oriented development principles, including compact, higher-intensity mixed-use development, pedestrian accessibility, and connections between housing, employment, and transit. LU-34 establishes these principles for designated transit-oriented development areas; LU-35 encourages their application where feasible in new urban development; and LU-36 directs
					Plan Special Planning Area (SPA)				

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		community and specific plans to incorporate them in identifying higher-intensity mixed-use locations and designing circulation networks. To further increase development intensity within its urban and infill areas, Sacramento County has adopted several SPAs that modify conventional development standards to facilitate compact, higher-density development. Some Examples include:
		• Stockton Boulevard SPA
		  ○ Allows 0-foot front and side yard setbacks
		  ○ No maximum lot coverage requirement in the Central and South Areas
		• Butterfield Light Rail Station SPA
		  ○ Maximum 10-foot front and side-street setbacks
		  ○ No rear or interior setbacks
		• Fair Oaks Boulevard Corridor SPA
		  ○ Minimum 10-foot setbacks on all sides (5- to 65-foot reduction in minimum setbacks compared to standard Zoning Code setbacks)
		
		By modifying development standards, including setbacks, lot coverage, and other site design requirements in targeted urban and infill areas, the County increases development flexibility, improves site utilization, and supports higher-density residential and mixed-use development. These standards promote efficient land use, support compact development patterns in established urban areas, and advance the land-use and transportation objectives of General Plan Policies LU-34 through LU-36. Where higher-intensity development is located near transit, employment, and services, these policies can support shorter trips and greater							

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		opportunities for walking, bicycling, and transit use. The approach also supports the County's broader objectives to accommodate housing growth within existing urbanized areas rather than increasing development pressure at the urban fringe.							
1K	Establishment of an inclusionary housing program requiring new developments to include housing affordable to and reserved for low- and very low-income households, consistent with the requirements of AB 1505 (Chapter 376, Statutes of 2017, Gov. Code, § 65850.01).	Pursuant to Chapter 22.35 of the Sacramento County Code (County Code), the County's Affordable Housing Ordinance (AHO) establishes a mandatory affordable housing contribution for applicable new residential development. The AHO generally requires payment of an affordability fee for newly constructed market-rate units, while allowing developers to satisfy their obligation through approved alternative compliance mechanisms. In lieu of the fee, applicants may also comply through one or more of the following alternatives: • Land dedication to the Sacramento Housing and Redevelopment Agency (SHRA), • Construction of affordable dwelling units, • Other mechanisms that lead to the provision of affordable housing. Assembly Bill (AB) 1505 (Chapter 376, Statutes of 2017) amended CA GOV §65850 to affirm local authority to require affordable rental housing units as a condition of residential development. CA GOV §65850(g) requires ordinances imposing inclusionary rental housing requirements to provide alternative means of compliance, which may include in-lieu fees, land dedication, off-site construction, or acquisition and rehabilitation of existing units. Sacramento County's AHO establishes a mandatory affordable housing contribution for applicable	E	Ordinance/ County Code	Chapter 22.35 (Affordable Housing Ordinance) Appendix 7, Attachment 6: 2025 SHRA Annual AHO Report	1	8	1	2

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		residential development and provides multiple compliance options, including payment of an affordability fee, land dedication, construction of affordable dwelling units, and other approved mechanisms that support affordable housing production. CA GOV §65850.01 separately establishes HCD's authority to review certain inclusionary housing ordinances adopted or amended after September 15, 2017, that require more than 15 percent of rental units to be affordable to households earning 80 percent or less of area median income, subject to additional statutory conditions. The County's AHO was adopted in February 2014 and does not impose a mandatory affordable unit requirement exceeding this threshold. Through its adopted AHO, the County requires applicable new residential development to contribute to the provision of affordable housing while providing flexibility in how that obligation is fulfilled. The ordinance establishes a local funding mechanism that supports the development and preservation of deed-restricted affordable housing, including housing for lower-income households. Since its adoption, the AHO has contributed to the production or preservation of 633 affordable housing units, including 520 net new affordable units, demonstrating its role in expanding affordable housing opportunities throughout the unincorporated County. The 633-unit total includes completed, in-progress, and rehabilitation projects as discussed in Attachment 4. A full analysis of new units produced under the AHO is provided							

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		with the Effectiveness of Current Ordinance Memo. The County is currently reviewing the AHO to evaluate opportunities to further strengthen its effectiveness. As part of this effort, a market feasibility study evaluating potential inclusionary housing requirements within the statutory framework established by AB 1505 has evaluated where inclusionary housing requirements and affordable housing fee adjustments can be supported throughout the unincorporated County. The update is intended to expand affordable housing opportunities while ensuring that the ordinance remains economically feasible and responsive to current market conditions. **Enhancement Category 8:** The AHO supports the County's AFFH objectives by providing a local funding source for affordable housing projects, including development in moderate, high, and highest resource areas identified on the CTCAC/HCD Opportunity Maps. The primary use of AHO funds is to provide gap financing to projects that receive Low-Income Housing Tax Credits (LIHTC). AHO funding can help close financing gaps for developments in higher-resource communities, where land and development costs may otherwise present barriers to affordable housing production. One example is Beech Hill Apartments located at the intersection of Beech Avenue and Greenback Lane in the Orangevale community. This 29-unit, 100 percent affordable multifamily housing project received $2.45 million in gap financing from the AHO. This project is located in a							

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		CTCAC/HCD high resource area and sites much needed high-density housing adjacent to a grocery store and several other amenities. By helping finance affordable housing in this location, the AHO supports access to housing opportunities in a community with established services and amenities, advancing the County's objective of expanding affordable housing choice across neighborhoods with different levels of resources.							
1L	Other zoning and land use actions not described in Categories (A)-(K) of this section that measurably support the Acceleration of Housing Production	Through HE Program D6, the County evaluated its zoning regulations for farmworker housing (Farmworker Housing Ordinance) and determined that while the County was compliant with State law, there were opportunities to provide greater clarity and certainty for the development of this important housing type. Following engagement with the Farm Bureau, Agricultural Commissioner, local growers, and the broader community, the County amended the Zoning Code to more clearly accommodate farmworker housing and other group living uses. The Board adopted these amendments through Ordinance No. SZC-2024-0004. The amendments clarify the permitting framework for farmworker housing and expand opportunities for qualifying employee housing in additional agricultural and agricultural-reserve zoning districts. These changes reduce regulatory uncertainty and provide agricultural operators with additional options for accommodating workers near their places of employment. The amendments facilitate farmworker housing production by: • Clarifying the allowance for qualifying farmworker housing in zoning districts	E	Zoning Code	Sacramento County Housing Element Supportive and Group Living Uses Zoning Ordinance Hearing Appendix 7, Attachment 7: Supportive and Group Living Uses Zoning Ordinance (SZC-2024-0004) Zoning Code 3.2.5. Table of Allowed Uses Zoning Code 3.5.2 Farmworker Housing Use Standards	1	1	2	3

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		where agricultural uses are permitted and where applicable General Plan designations support agricultural activities, consistent with California's Employee Housing Act and applicable provisions of Health and Safety Code (CA HSC) §17021.5 and §17021.6, and • Creating a more comprehensive farmworker housing ordinance that provides guidance to County staff and farmers looking to provide employee housing and establishes clearer standards for qualifying housing developments. Updates were completed through amendments to the use table (Zoning Code Section 3.2.5) and use definitions for farmworker housing (Zoning Code Section 3.5.2). Farmworker housing was previously permitted in the AG-160 to AG-20 zones. In addition to the AG zones, this ordinance expanded opportunities for qualifying farmworker housing by-right into the UR and IR zones. By extending the applicable farmworker housing provisions to UR and IR districts, the County increased the geographic area in which qualifying agricultural employee housing may be developed without a discretionary land-use entitlement, subject to applicable eligibility criteria and development standards. Properties within the UR and IR zones accommodate agricultural operations, while the underlying residential zoning provisions generally limit conventional residential development to one primary single-family dwelling per parc. The farmworker housing ordinance allows employee housing							

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		developments of up to 45-bed group quarters or 16 single-family household units or spaces. This results in a significant expansion of opportunities for farmworker housing by-right in all zones that support agricultural uses at far greater densities than previously allowed. **Enhancement Category 1:** The County furthers State climate goals by providing housing opportunities near employment. Farmworker housing can reduce commute distances for agricultural workers by providing opportunities to live closer to agricultural employment. These provisions also expand housing options for farmworkers, who are among the special-needs populations identified in the HE and may include lower-income households. County HE Policies 4.1.6. and 4.1.7 direct the County to ensure safe and enhanced housing opportunities for farm workers. The County's development pattern includes agricultural and agricultural-reserve lands adjacent to established suburban communities. In these urban-edge locations, qualifying farmworker housing may provide opportunities to live near agricultural employment while also accessing schools, parks, shopping, and other community services available in neighboring developed areas. This development pattern can be found in portions of the unincorporated County near Elk Grove, Vineyard, South Sacramento, and Rio Linda Communities, where agricultural and residential land uses occur in proximity to one another. As a result, Farmworker housing allowances provide opportunities for low income housing with direct access to services and amenities.							

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2A	Establishment of ministerial approval processes for multiple housing types, including, for example, single-family, multifamily and mixed-use housing.	The Zoning Code allows by-right development for single-family residential projects in all residential zones. Single-family residential projects do not require discretionary entitlement or design review but are subject to ministerial building permit review. Multifamily development is allowed by-right in the County's multifamily residential zones (RD-15 through RD-40) and the General and Light Commercial zones. Mixed-use development is also allowed by-right in the General and Light Commercial zones. Multifamily and mixed-use projects are subject to non-discretionary design review, a ministerial process that evaluates compliance with objective Zoning Code development standards and objective Multifamily Design Standards. For projects otherwise permitted by-right, this review does not require discretionary land-use approvals or subjective design findings. Applicants are required to submit a completed Multifamily Design Standards Checklist with their development application to ensure objective standards are communicated clearly and to facilitate streamlined review and processing. The proposed Housing and Infill Zoning Code amendment would allow for additional housing typologies by-right, including: • Multifamily development by-right in the BP zone. • Multifamily development by-right in the RD-10 zone. • Multifamily development (four units or less) by-right in the RD-7 zone. • Duplexes by-right without a minimum number-of-lots threshold.	E	Zoning Code	Zoning Code 3.2.5. Table of Allowed Uses SB2 Zoning Code Update Ordinance Hearing Appendix 7, Attachment 6: SB2 Ordinance (SZC-2022-0011) DR Program MFDS Checklist	3	1	2	5

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		Enhancement Category 1: The County has established ministerial approval processes for multiple housing types through its adopted zoning regulations and objective development standards. Recent efforts to encourage more diverse housing typologies countywide help to ensure that residents can find new housing opportunities in their current neighborhoods and in higher-resource neighborhoods, including areas with access to employment, transit, and community services. These efforts support HE Policy 1.2.1, which directs the County to promote and facilitate the build-out of vacant and underutilized urban land through infill and reuse activities, as appropriate, for housing. In addition, enabling higher-density housing opportunities by-right supports implementation of CAP Measure GHG-09, which addresses VMT associated with new developments. By allowing for more housing opportunities in established residential and commercial areas, the County reduces procedural barriers to infill development and creates opportunities for housing closer to employment, transit, and services. These development patterns can help reduce vehicle travel and support the County's climate objectives.							
2B	Acceleration of Housing Production through the establishment of streamlined, program-level CEQA analysis and	The General Plan Environmental Impact Report (EIR) provides program-level environmental analysis that may be used to streamline subsequent environmental review for qualifying development projects consistent with the General Plan. Under California Environmental Quality Act (CEQA) Guidelines Section 15183, projects consistent with the development density established by the General Plan,	E	General Plan & EIR	2030 General Plan and EIR County Specific Plans and Master Plans	2			2

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	certification of general plans, community plans, specific plans with accompanying Environmental Impact Reports (EIR), and related documents.	community plan, or zoning for which an EIR was certified may qualify for limited additional environmental review, subject to evaluation of project-specific impacts not adequately addressed in the prior EIR. The General Plan EIR may also support subsequent environmental review through the program EIR and tiering provisions of CEQA Guidelines Sections 15168 and 15152, as applicable. Through the Countywide Rezone Program Subsequent Environmental Impact Report (SEIR), the County conducted environmental analysis of the proposed increases in residential development capacity associated with the rezoning of sites identified to accommodate its RHNA. Impacts analyzed included, but not limited to: Air Quality, Climate Change, Noise and Vibration, Transportation, and Utilities. By completing environmental review of the Countywide Rezone Program, including creating site specific Mitigation Monitoring and Reporting Programs, future projects may rely on the SEIR's analysis and applicable mitigation measures, reducing the need to repeat environmental analysis of impacts already adequately addressed. Additionally, the following Specific Plans and Master Plans have been subject to program-level environmental analysis through certified EIRs. The environmental documentation for these plan areas facilitate streamlined environmental review for subsequent qualifying development that is consistent with the applicable plans and zoning regulations. Areas include: • Vineyard Springs Comprehensive Plan • North Vineyard Station Specific Plan							

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		• Florin-Vineyard Community Plan
		• Elverta Specific Plan
		• Aerojet (Easton Place)
		• Aerojet (Glenborough)
		• East Antelope Specific Plan
		• Cordova Hills
		• Mather South Community Master Plan
		• Jackson Township Specific Plan
		• NewBridge Specific Plan
		• West Jackson Highway Master Plan
		
		CEQA Exemption Project Examples:
		• PLNP2021-00169 - Cottonwood Tentative Subdivision Map
		  ○ 66-unit subdivision with 1 remainder lot and 2 landscape lots
		  ○ CEQA categorical exemption under Guidelines Section 15183(a) (General Plan Consistency)
		• PLNP2024-00081 - 6702 Filbert Avenue Subdivision Map
		  ○ 10-unit subdivision
		  ○ CEQA categorical exemption under Guidelines Section 15183(a) (General Plan Consistency)							

2C	Documented practice of streamlining housing development at the project level, such as by enabling a by-right approval	The County permits single-family housing in all designated residential zones by-right. Through HE Program A2, the County clarified the Zoning Code to allow affordable multifamily development by-right if: • 20 percent or more of the units are affordable to lower income households or; • The development is proposed on a vacant site identified in the fourth or subsequent HE planning cycle.	E	Zoning Code	Sacramento County Housing Element Zoning Code 3.2.5. Table of Allowed Uses 6.8.2.B Use By Right Definition	2	1	2	4

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	process or by utilizing statutory and categorical exemptions as authorized by applicable law, such as Pub. Resources Code, §§ 21155.1, 21155.4, 21159.24, 21159.25; Gov. Code, § 65457; Cal Code Regs., tit. 14, §§ 15303, 15332; Pub. Resources Code, §§ 21094.5, 21099, 21155.2, 21159.28.	In addition, the County utilizes applicable statutory and categorical CEQA exemptions for housing projects wherever possible. The County has utilized the statutory infill housing exemption provided by Public Resource Code (CA PRC) §21159.25 for recent qualifying infill projects. CA PRC §21159.25 provides a CEQA exemption for qualifying multifamily residential and mixed-use infill housing projects in unincorporated county areas, subject to specified project, location, and environmental criteria. The County's application of this provision provides a project-level streamlining mechanism for eligible housing development.
		
		CEQA Exemption Project Examples:
		• PLNP2024-00029 - 2391 Arden Way Apartment Conversion
		  ○ Office to apartment (9 Units)
		  ○ CEQA statutory infill housing exemption under CA PRV §21159.25
		• PLNP2024-00211 - 2209 El Camino Residential Conversion
		  ○ Office to single-family residential use
		  ○ CEQA categorical exemption under Guidelines Section 15301 (Existing Facilities)
		• PLNP2024-00059 - 4748 Engle Road Multifamily Conversion
		  ○ Office to apartment (16 Units)
		  ○ CEQA statutory infill housing exemption under CA PRC §21159.25
		• DRCP2025-00027 - Power Inn Apartments
		  ○ New deed-restricted affordable development (72 Units)							

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		○ Processed through the applicable ministerial housing approval provisions ○ CEQA ministerial exemption under CA PRC §21080(b)(1) and CEQA Guidelines Section 15268 **Enhancement Category 1:** Utilizing applicable CEQA exemptions for qualifying housing projects is part of the County's implementation of HE Policy 2.1.1. The policy directs the County to reduce uncertainty, risk, and delay in the planning, environmental, and permitting process. This approach contributes to the County's multifaceted effort to create a streamlined development process for infill projects. The County has infill development opportunities in many of its established communities and applies available CEQA exemptions to eligible projects to facilitate housing production and reduce unnecessary environmental review and associated delays. The 2391 Arden Way Apartment Conversion (PLNP2024-00029) and the 4748 Engle Road Multifamily Conversion (PLNP2024-00059) projects are two examples of the County's use of the statutory infill exemption (CA PRC §21159.25) to facilitate housing within established areas, including the Arden Arcade and Carmichael communities. Based on opportunity mapping, these projects are located in low and moderate resources areas, respectively. The County encourages housing in moderate, high, and highest resource communities consistent with HE Policy 7.1.3, while also aiming to facilitate the development of							

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		affordable housing in the County's EJ communities (EJ-32). These two projects support these two goals by providing housing choice to existing residents in established communities, including the EJ community in Arden-Arcade and a higher-resource community area in Carmichael. Furthermore, both of these projects are commercial-to-residential conversions that repurpose existing office buildings for residential use. The County's utilization of the CEQA infill exemption demonstrates how project-level environmental streamlining can support the adaptive reuse of existing buildings and facilitate additional housing opportunities within established communities.							
2D	Establishment of permitting processes that take less than four months to complete. Policies under this category must address all approvals necessary to issue building permits.	The average processing time for building permits issued between May 2024 and May 2026 was 49 days, or about one and a half months. When calculating the average, permits with processing times of 365 days or longer were excluded from the calculation, resulting in a sample of 1,455 permits processed. A staff review indicated that extended processing times for the excluded permits were generally associated with delays in applicant resubmittals following the County's initial review.	E	Spreadsheet	Appendix 7, Attachment 8: Residential Processing Timelines Spreadsheet	2			2
2E	Absence or elimination of public hearings for projects consistent with zoning and the general plan.	In August 2022, the County adopted Ordinance No. SZC-2022-0011 to implement HE Program A2 and applicable SB 2 requirements by expanding and clarifying by-right residential development opportunities in the Zoning Code. The ordinance amended the Zoning Code to establish that all single-family and multifamily	E & P	Ordinance	Sacramento County Housing Element SB2 Zoning Code Update Hearing	2			2

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		development (150 units or less), consistent with the Zoning Code and General Plan, are permitted by-right in respective low-density and high-density residential zones, without the need for discretionary entitlements or public hearings. Furthermore, this Ordinance also made residential projects proposing at least 20 percent of units affordable to lower income households by-right regardless of project size including all multifamily zoning designations (RD-15 through RD-40) and commercial zoning districts. These by-right provisions apply more broadly than the sites identified in the County's fourth- and fifth-cycle HE inventories or rezoned through HE Program A1 and extend to qualifying sites within applicable zoning districts throughout the unincorporated County. The County subsequently adopted Ordinance No. SZC-2026-0004 to further align the Zoning Code's by-right provisions with the State definition of "use by-right" in CA GOV §65583.2(i). This amendment clarifies that qualifying by-right residential development is not subject to a conditional use permit, planned development permit, or other discretionary local government review or approval that would constitute a "use by-right" restriction under State law.			Zoning Code 6.5.4. Affordable Housing Incentive Program Appendix 7, Attachment 4: SB2 Ordinance (SZC2022-0011) 6.8.2.B Use By Right Definition Appendix 7, Attachment 9: Rezone Housing Element Update (SZC-2026-0004) Housing and Infill Zoning Code Amendments Webpage				
2F	Priority permit processing or reduced plan check times for homes affordable to Lower Income Households	The County has a permit counter open to the public for in-person on-demand customer service. The public counter is staffed by planning and building department staff who assist applicants at various phases of a project. Applicants can obtain information regarding parcel data, pre-application review, entitlements, and building permits.	E	Housing Element		2	2	1	3

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		Multifamily design review applications involving more than four dwelling units are initially reviewed by the Project Review Committee (PRC), which helps identify project constraints and interagency requirements early in the development process. The PRC is an advisory body composed of representatives from County departments and other reviewing agencies including: • Department of Water Resources • Department of Transportation • Site Improvements and Permitting • Surveys • Sacramento Area Sewer District • Fire departments • Sacramento Municipal Utility District (SMUD) • Environmental Management Department • Park districts • Other agencies, as needed PRC review occurs concurrently with design review allowing potential issues to be identified and addressed early in the development review process. The early coordination with both planning and PRC helps projects coordinate compliance with Zoning Code and reviewing agency standards before the project proceeds to building permits. Staff prioritize review and coordination for affordable housing projects to help applicants meet funding application and award deadlines, including those associated with competitive affordable housing financing programs.							

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		In addition to the above standard practices, the County has implemented HE Program B3, eliminating pre-application meeting fees for affordable housing developments. By eliminating the pre-application meeting fee for affordable housing projects, the County encourages applicants to participate in early project review with County staff and other reviewing agencies. These meetings provide an opportunity to identify site constraints, applicable development requirements, and potential permitting issues before project designs are finalized. Projects that participate in pre-application review may experience fewer subsequent revisions and more efficient processing by addressing potential issues earlier in project design. Additionally, Planning and Environmental Review, SHRA, and the Department of Homeless Services and Housing meet monthly to review affordable housing project status, coordinate agency responsibilities, and identify permitting or development issues that could affect project schedules. **Enhancement Category 2:** The County's efforts align with HE Policy 2.1.2, which calls for expedited review for projects in which at least 20 percent of the units are affordable to very low- and low-income households, as certified by SHRA. This policy aligns the County with State planning priorities to reduce approval timelines for projects that advance affordability and infill development (CA GOV §65041.1). An example of projects that have benefited from the implementation of Program B3 are Southgate Crossing Phase 1 and 2 (PAMP2026-							

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		00046 and PAMP2026-00047). The proposed projects include 120 and 108 units, respectively, providing a mix of low- and very-low income units in the South Sacramento EJ Community. By participating in a free pre-application meeting, the developer was able to receive early feedback on project requirements, identify potential constraints, and refine the proposed development before submitting a complete application. This early coordination can reduce the need for subsequent project revisions and associated costs during formal application review. Due to the valuable information provided during the Southgate Crossing pre-application meeting, the applicant was able to incorporate the staff feedback and submit a complete application now under streamlined County review. The County's policies and procedures support AFFH objectives by prioritizing affordable housing projects, reducing pre-application costs, and facilitating early coordination to address potential barriers to development.							
2G	Establishment of consolidated or streamlined permit processes that minimize the levels of review and approval required for projects, and that are consistent with zoning	Most low-density housing developments are allowed by-right and generally require only ministerial building permit review if consistent with the Zoning Code and General Plan. Most multifamily projects are subject to non-discretionary design review, which is the County's process for reviewing by-right multifamily development against applicable objective design standards. This review does not require public hearings or additional discretionary approvals when projects comply with applicable objective standards. Other residential projects (e.g., subdivision maps and fully market-rate multifamily projects over 150	E	Zoning Code and Application forms	Zoning Code 3.2.5. Table of Allowed Uses Housing Crisis Act of 2019 - SB 330 Preliminary Application Form SB 35 Streamlining Eligibility Determination	1			1

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	regulations and the general plan.	units) are subject to discretionary review. The levels of review required for various discretionary entitlements are identified in Zoning Code Chapter 3, and the process for each permit type is outlined in the Zoning Code User Guide. When a discretionary permit is required, residential projects involve no more than five hearings. Minor Use Permit projects are subject to one staff-level hearing by the Planning Director or their designee. Other discretionary projects may be subject to: review by a Community Planning Advisory Council (CPAC), the Design Review Advisory Committee (DRAC), and the appropriate final hearing body. Final hearing bodies include: the Zoning Administrator, the Subdivision Review Committee, Planning Commission, and/or the Board of Supervisors. In compliance with State law, the County offers a streamlined approval process for affordable housing projects consistent with SB 35. This process does not allow discretionary public hearings and limits applicable design review to objective standards. The County also accepts preliminary applications from housing development applicants seeking to establish applicable vesting rights under SB 330. Finally, the County launched its Concurrent Plan Review Program, which streamlines the post-entitlement phase of development projects. This program allows eligible projects to undergo multiple County reviews—such as reviews for building permits, grading permits, civil			Application Form (PER-311) SB 35 Streamlining Information Sheet Concurrent Plan Review Program				

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		improvements, maps, and technical studies—concurrently. Concurrent Plan Review can reduce overall permitting timelines by processing plans and permits simultaneously rather than sequentially.							
2H	Absence, elimination, or replacement of subjective development and design standards with objective development and design standards that simplify zoning clearance and improve approval certainty and timing	The County adopted objective Multifamily Design Standards through its SB 2 Zoning Code Update. The County has subjective design criteria from the review of qualifying multifamily development in zoning districts where multifamily residential uses are permitted by-right. To facilitate the review process, the County provides a supplemental checklist for multifamily applications to demonstrate compliance with the Multifamily Design Standards. **Enhancement Category 1**: The objective standards and streamlined permitting process facilitate higher-density, transit-oriented development and infill housing by establishing predictable, transparent development requirements and reducing uncertainty during project review. This strategy supports multiple County and State housing goals, including increasing housing production, facilitating affordable and multifamily housing, encouraging infill development, and expanding housing choices within established communities. Terracina at Wildhawk (PLNP2023-00176) is a 145-unit affordable housing project that was reviewed through the Couty's objective design standards process, demonstrating the application of objective standards to a substantial affordable multifamily development. The application began processing on July 25, 2023, and was approved on April 5, 2024 with only 64 active processing days. County staff	E	Application Form	Design Review Program Multifamily Design Standards Checklist SB2 Zoning Code Update Ordinance Appendix 7, Attachment 4: SB2 Ordinance (SZC-2022-0011)	1	1	2	3

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		completed multiple rounds of review during this period, with applicant revisions occurring between review cycles. The project had the following review timeline: • Application received and fees paid: July 25, 2023 • First comment letter issued: August 24, 2023 (30 days) • First resubmittal received: November 21, 2023 • Second comment letter issued: December 7, 2023 (16 days) • Second resubmittal received: March 18, 2024 • Third comment letter issued: March 29, 2024 (11 days) • Final revisions coordinated with applicant; approval issued: April 5, 2024 (7 days) Terracina at Wildhawk demonstrates the County's application of objective design standards to a large affordable multifamily development. Based on the documented review intervals, staff processed the development application in under four months (120 days) of active processing. This project provides much-needed affordable housing options in the Vineyard EJ community. The Vineyard EJ community is primarily characterized by single-family residential homes, and Terracina at Wildhawk diversifies the housing mix by adding high-density, low-income housing opportunities. The development is located directly adjacent to proposed recreational amenities, 0.9 miles from Don and Brenda Nottoli Community Park, 0.7 miles from Arnold Adreani Elementary school, and 1.7 miles from Smedberg Middle School and Sheldon High School. The project's proximity to existing schools and recreational facilities,							

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		together with planned neighborhood amenities, supports access to community resources for residents of this affordable housing development. The development supports the County's AFFH objectives by expanding affordable multifamily housing choices within the Vineyard EJ community and increasing opportunities for lower-income households to access housing in an area with a predominantly single-family residential development pattern.							
2I	Establishment of one-stop-shop permitting processes or a single point of contact where entitlements are coordinated across city approval functions (e.g., planning, public works	The County's Community Development Department offers walk-ins and appointments at the public counter. The public counter provides access to planning, building, engineering, and surveying staff. The public counter facilitates a coordinated permitting process from entitlement application review to issuance of a certificate of occupancy. The County also has Development Process Managers (DPMs) who serve as a single point of contact for projects throughout the development process, from pre-entitlement review to issuance of a certificate of occupancy and beyond. The DPM program is currently in Phase 1, with eligible projects including: • Safe Stay Communities or similar housing developments intended to address homelessness, • Deed-restricted affordable housing developments in which the majority of the units are affordable to low-income households (80 percent AMI or lower); and • Other qualifying housing projects determined to be eligible by the Deputy County Executive for Community Services	E	County Public Counter	Public Counter Website Development Process Managers (DPM) Announcement	1	1	2	3

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		and/or the Community Development Director.
		
		DPMs have assisted the following affordable housing projects through various stages of development and permitting:
		• 1530 Howe Avenue
		  ○ Design Review, Civil Improvement Plans, Building Plan Review, Temporary Certificate of Occupancy (TCO), Certificate of Occupancy (CofO)
		• Terracina at Wildhawk
		  ○ Design Review, Civil Improvement Plans, Building Plan Review, TCO, CofO
		• San Juan Apartments (5700 Stockton Blvd)
		  ○ CEQA documentation, Design Review, Civil Improvement Plan, Building Plan Review, TCO, CofO
		• Grow Florin Transitional Housing Project
		  ○ CEQA documentation, Design Review, Civil Improvement Plans, Building Plan Review, CofO
		
		DPMs have assisted the following market rate housing projects through various stages of development and permitting:
		• Wildhawk North
		  ○ Civil Improvement Plans, Building Permits, Certificate of Occupancy
		• Glenborough at Easton							

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		○ Civil Improvement plans (current stage). • Carmichael Promenade ○ Design Review, Civil Improvement plans, Building Permit, Certificate of Occupancy. **Enhancement Category 1:** The County's public counter offers a one-stop-shop for permitting assistance, while the DPM program provides a single point of contact service for more complex projects. Together, these services improve coordination across reviewing agencies, reduce procedural barriers, and support multiple County planning objectives, including efficient land use, infill development, and affordable housing production. San Juan Apartments is an affordable housing infill development in the South Sacramento EJ community. The project is located along the boundary between the City of Sacramento and the County with portions of the development in both jurisdictions. Together, the project's two phases provide 195 units affordable to lower-income households. In addition to the complexity of affordable housing development, the San Juan Apartments required coordination of infrastructure and development review requirements across jurisdictional boundaries. The DPM program helped the applicant navigate these requirements by providing a dedicated point of contact and coordinating reviews involving multiple agencies. DPMs facilitated communication among County departments and other reviewing agencies, coordinated internal and external meetings, and worked internally to							

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		identify and resolve issues affecting development review and permitting. Phase 1 progressed from initial project concepts to project application submittal to residential leasing with DPM coordination supporting the project through its development review and permitting stages. The DPM program supports multiple planning objectives, including efficient land use and increasing affordable housing opportunities by prioritizing coordination for qualifying higher-density and affordable housing developments. The program is intended to remove barriers to affordable housing development by helping applicants navigate complex entitlement, infrastructure, and permitting requirements. The San Juan Apartments revitalized an underutilized parcel in the EJ community of South Sacramento adding affordable housing in an established urban area on a site plagued with blight and criminal issues. Had it not been for the DPM program and the County's significant investment into the project, it may not have overcome the significant barriers including infrastructure constraints and development review requirements involving both the City and County. The DPM program is particularly valuable for complex infill housing projects such as San Juan Apartments, where coordinated review can help address development barriers and facilitate housing affordable to lower-income households.							
2J	Priority permit processing or reduced plan check times for	ADU permits submitted between May 1, 2024 and May 1, 2026 had an average processing time of 117 Days from application submittal to permit issuance. Multifamily permits had an	E	Spreadsheet	Appendix 7, Attachment 8: Residential Processing	1			1

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	ADUs/JADUs or multifamily housing	average processing time of 138 days during the same review period. When calculating these averages, permits with processing times of 365 days or longer were excluded. Staff review indicated that extended processing times for the excluded permits were generally attributable to delays awaiting applicant resubmittals following the County's initial review.			Timelines Spreadsheet				
2K	Establishment of a standardized application form for all entitlement applications	The County uses a standardized application form for all discretionary entitlement applications and a separate standardized application form for nondiscretionary design review applications.	E	Application Form	Discretionary Entitlement Form Non-Discretionary Design Review Form	1			1
2L	Documented practice of publicly posting status updates on project permit approvals on the internet.	HE Program B4 directs the County to develop an online application system to support electronic application processing and access to permitting information. The County provides two online tools for accessing project status updates: the Planning Project Viewer and the Building Permit Online Portal. The Planning Project Viewer enables the public to search for discretionary planning projects and review available project information. The Building Permit Online Portal allows customers to submit and monitor their building permit applications online. The Building Permit Online Portal recently underwent a comprehensive overhaul to improve transparency and communication in the permit review process by providing applicants with more detailed information about application status, pending reviews, and actions needed to advance their permits. Some of these improvements include: - More descriptive and up-to-date permit statuses;	E	Webpage	Public Project Viewer Building Permit Online Portal	1	8	1	2

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		- Lists of pending reviews and the agencies responsible for those reviews; and - Automated communications notifying applicants when permit reviews are completed, including a applicable correction comments. **Enhancement Category 8:** By allowing for project lookup, submission, and application processing online, the County expands public access to development and permitting information. The County has also undertaken several efforts to improve the accessibility of its online resources, consistent with applicable web accessibility requirements. This includes moving the entire Zoning Code to an accessible web-based system. The County also provides online map tools that allow members of the public to search for parcels by address or Assessor's Parcel Number and access multiple geographic and land use data layers. These resources support AFFH objectives by improving public access to information about land use, housing development, and permitting processes. These online and accessible tools reduce the need for applicants and members of the public to make in-person trips to County offices. This supports State climate objectives by providing opportunities to reduce VMT and associated greenhouse gas emissions. Providing online tools also supports more efficient permit processing by reducing reliance on paper submissions, mailing, and in-person transactions.							
2N	Other policies not described in Categories	On August 20, 2024, the Board adopted the Infill Program and created the Infill Coordinator position. The Infill Program aims to remove	E & P	Program	Infill Program Webpage	1	1	2	3

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	(2)(A)-(M) of this section that quantifiably decrease production timeframes or promote the streamlining of approval processes	policy barriers that hinder development in the County's commercial and infill corridors. The following are current and upcoming initiatives of the Infill Program: • Commercial Corridor Opportunities/Constraints Analysis. This initiative aims to identify specific development constraints and opportunities within each of the County's commercial corridors. The findings will help establish priorities among the 14 commercial corridors. • North Watt Avenue Specific Plan. This initiative aims to boost development interest in the corridor by tackling two major barriers: the regulatory challenges in the current Corridor Plan and undefined gaps in utility capacity and infrastructure. • Housing and Infill Zoning Code Amendments. These amendments will implement the Board's directives from the Resolution of Intention adopted in June 2024 to streamline housing production and accelerate infill development. They included amendments to the Zoning Code include revisions to multifamily and non-residential development and design standards, considerations for "missing middle housing" in single-family residential zones, eliminating use permit requirements for multifamily development, and revisions to the Design Review Program. **Enhancement Category 1:** By dedicating County time and resources to improving the ability to develop in infill areas, the County is supporting reductions in greenhouse gas emissions and VMT, aligning			Appendix 7, Attachment 2: Housing and Infill zoning code Amendments (SZC-2026-XXX) Housing and Infill Zoning Code Amendments Webpage North Watt Avenue Specific Plan				

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		with State climate goals. Implementing CAP Measure GHG-13-a, through creation of the Infill Coordinator position demonstrates the County's long-term commitment to this program. The County has initiated steps to further incentivize infill development. The Housing and Infill Zoning Code Amendment (SZC-2026-XXXX) establishes the Commercial Corridor (COR) Combining Zoning District for eight commercial corridors not currently regulated by a SPA. 1. Florin Road West 2. Auburn Boulevard North 3. Stockton Boulevard South 4. Fair Oaks Boulevard West 5. Fair Oaks Boulevard East 6. Watt Avenue Central 7. Folsom Boulevard 8. Keifer Boulevard The COR Combining Zone provides greater flexibility for development including: • Removal of minimum lot standards (area, frontage/width, and depth) • Exempting adaptive reuse projects from setback and height standards • Standardized setbacks for all projects • Increased maximum heights to 75 feet and 7 stories • Removal of minimum parking requirements • Alternative density standards utilizing Floor Area Ratio The flexible standards and increased density enabled by the Housing and Infill Zoning Code Amendment and COR Combining Zone will unlock long-dormant infill sites, helping them							

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		overcome decades of site and regulatory constraints. APN 241-0151-006, located at the southwest corner of Fair Oaks Boulevard and Central Avenue in the TCAC/HCD high resource community of Fair Oaks, is an example of an infill site that will greatly benefit from the COR Combining Zone. The site is 1.25 acres in size, zoned RD-30, and is identified on the County's VLI as suitable for lower-income development with a realistic development capacity of 30 units. It is directly adjacent to Meraki High School, 0.2 miles from Village Park, and is 0.3 miles from a local retail center and grocery store. Site constraints include its narrow width (125-foot by 435-foot) and visible slope. Both constraints make it difficult to achieve a maximum density of 37 units using the base development standards of the Zoning Code. However, through reduced minimum development standards and alternative intensity standards, the COR Combining Zone facilitates higher-density development on this constrained site. The COR Combining Zone allows this site to utilize a maximum FAR of 3.0 rather than the maximum density of 30 DU/A of its base zone. With a maximum FAR of 3.0, the site could be developed with up to 163,350 square feet of floor area. Using an estimated 1,200 square feet per unit (accounting for some non-unit space), the site could be developed with up to 136 units. Using the COR Combining Zone's 20.5-foot front and side street setbacks and 0-foot rear yard setbacks, the site can accommodate an approximately 41,475 square-foot building							

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		footprint. With this building footprint, a multifamily development could approach the maximum FAR in four stories. Alternatively, a multifamily development could also increase to seven stories with a reduced 23,335-square foot building footprint. The COR Combining Zone also eliminates minimum parking requirements. With no minimum mandated parking requirement, the site could accommodate greater development flexibility without requiring land or building area to be dedicated to a prescribed number of parking spaces. By relaxing certain development standards identified by the County's development community as significant constraints (setbacks, height, and minimum parking), the County is facilitating higher density and more diverse development than what would have been allowed under the standard Zoning Code. By expanding development opportunities across infill parcels, the County is actively promoting compact, urban growth where it makes the most sense. Placing higher-density housing along established commercial corridors gives residents direct access to essential community infrastructure—such as schools, parks, and libraries—as well as robust employment centers. Furthermore, because these corridors stretch across a diverse range of TCAC/HCD Opportunity Areas, this strategy directly advances the County's AFFH objectives. Expanding housing potential countywide can help address patterns of segregation and foster inclusive, high-opportunity communities.							

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		Concurrently, locating homes near daily destinations reduces VMT, directly driving down GHG emissions and supporting the County's broader climate action goals.							
3A	Waiver or significant reduction of development impact fees for residential development with units affordable to Lower Income Households. This provision does not include fees associated with the provision of housing affordable to Lower-Income Households (e.g., inclusionary in lieu fees, affordable housing impact fees, and commercial linkage fees).	Through the Affordable Housing Fee Deferral and Waiver Program, the County provides development impact fee waivers and deferrals for qualifying residential developments where at least 10 percent of the total units are affordable to very low-income households or 49 percent are affordable to low-income households, and the affordability restrictions are secured through regulatory agreements with terms of at least 30 years as certified by SHRA. Excluding the administrative component, the following fees are eligible for deferral under the program: • Antelope Public Facilities Financing Plan Area Fees • North Vineyard Station Specific Plan Area Fees • Vineyard Public Facilities Plan Area Fees • Florin Vineyard Community Plan Area Fees • Library Facilities Fees • Sacramento County Transportation Development Fees Fee deferrals require an application, a certification letter from SHRA, a preliminary title report, payment of ten percent of the fees, and execution of an agreement, promissory note, and deed of trust, which may be subordinated to construction and acquisition financing. Fees are deferred until the close of escrow for each lot or 24 months from the execution of the deferral agreement, whichever occurs first. The following recent projects received deferrals:	E	County Code	SCC 16.100 Affordable Housing Fee Deferral and Waiver	3	1	2	5

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		• Terracina at Wildhawk: 145 residential units including 45 low-income units, 99 very low-income units, and 1 managers unit on 6.9-acres
		  ○ Received $3,418,900.35 in development impact fee deferrals
		• San Juan Apartments Phase 1: 113 residential units including 82 low-income units, 30 very low-income units, and 1 managers unit affordable units on 5.5 acres in the Stockton Boulevard Special Planning Area, a targeted infill area.
		  ○ Received $380,260.58 in development impact fee deferrals
		
		Enhancement Category 1:
		The Affordable Housing Fee Deferral and Waiver Program supports the efficient use of land and housing affordable to lower-income households. For example, the Terracina at Wildhawk project provides 145 units (144 lower-income units, one manager's unit) to the developing Vineyard community. This community is considered a "greenfield" area where residential development is predominantly comprised of single-family dwellings generally serving to moderate- and above-moderate income households. It is also an area where development may be subject to substantial infrastructure-related impact fees due to the need for new infrastructure and facilities to support development in a largely undeveloped area of the County. These factors can present financial challenges for high-density, affordable housing development in this community. These two programs helped address the financial barriers associated with developing							

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		affordable housing in the Vineyard community. These programs provide complementary financial assistance mechanisms that support affordable housing development in both greenfield and infill areas. By reducing upfront development costs, they help expand opportunities for affordable housing in communities with different infrastructure needs and development conditions.							
3B	Adoption of policies that result in less restrictive requirements than Government Code sections 65852.2 and 65852.22 to reduce barriers for property owners to create ADUs/JADUs. Examples of qualifying policies include, but are not limited to, development standards improvements, permit processing improvements, dedicated ADU/JADU	Through HE Program E8, the County completed the Shelf-Ready ADU Program, offering four variations of ADU designs that have been reviewed and pre-approved by County Building Permits and Inspections (BPI). BPI determined the shelf-ready ADU plans are in compliance with the applicable 2022 California Residential, Electrical, Mechanical, and Plumbing Code requirements, reducing the need for applicants to develop and submit entirely new building designs for review. Additionally, step-by-step instructions outlining the permitting process for these shelf-ready ADUs are available to the public on the BPI website. The plans include: • 460-square foot studio/one bedroom unit; • an 870-square foot two-bedroom unit; • a 1,000-square-foot two-bedroom unit; and • a 1,184-square-foot three-bedroom unit. **Enhancement Category 1**: The County's Shelf-Ready ADU Program promotes multiple planning objectives, including more efficient use of developed residential land and expanded housing opportunities that may be affordable to lower-income households.	E	Webpage	Shelf Ready ADU Program Appendix 7, Attachment 8: Residential Processing Timelines Spreadsheet	2	1	2	4

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	staff, technical assistance programs, and pre-approved ADU/JADU design packages.	The County permitted 86 ADUs in 2025. Based on affordability assumptions derived from Sacramento Area Council of Governments (SACOG) ADU rental data, these units are estimated to fall within the following affordability categories:
		• Acutely Low (0%)
		• Extremely Low (5%)
		  ○ 4 units in 2025
		• Very Low (11%)
		  ○ 9 units in 2025
		• Low (74%)
		  ○ 64 units in 2025
		• Moderate (10%)
		  ○ 9 units in 2025
		• Above Moderate (0%)
		
		The County reported an average ADU permit processing time of 117 days during the May 2024–May 2026 reporting period. The availability of pre-reviewed designs and clear permitting instructions can reduce uncertainty and simplify the application process for homeowners.
		
		Established and predominantly higher-resource communities in the County, including portions of eastern Arden-Arcade, Carmichael, Fair Oaks, and Orangevale, are characterized by substantial single-family zoning and development. These communities are largely developed and have limited vacant land suitable for high-density residential development. ADU development provides an opportunity to add housing within existing residential neighborhoods while making more efficient use of developed parcels.							

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		In 2025, approximately 77 of the 86 permitted ADUs (90 percent) were estimated to be affordable to lower-income households based on SACOG's affordability assumptions. The County's shelf-ready ADU plans complement existing ADU permitting procedures by providing pre-reviewed designs that can facilitate additional housing on developed single-family residential parcels. ADU streamlining supports the County's AFFH objectives by expanding opportunities for smaller housing units and incremental residential density in established neighborhoods, including higher-resource areas. In addition, ADU development in established neighborhoods can provide additional housing opportunities near existing services and amenities, supporting County and State climate objectives. For example, an ADU approved in 2025 located near the intersection of Sunset Avenue and Sunrise Boulevard, created an additional housing opportunity in a higher-resource area. This unit is approximately 0.1 miles from a veterinary clinic, 0.6 miles from two shopping centers, 1.1 miles from Skycrest Elementary School, and 1.3 miles from the American River Parkway recreation amenities. The example illustrates how ADUs can increase housing choices in existing neighborhoods with access to community services and recreational amenities, potentially reducing the need for longer vehicle trips.							
3C	Adoption of other fee reduction strategies separate from	SB 937, which amended the Mitigation Fee Act (MFA) and took effect on January 1, 2025, generally requires qualifying development impact fees for designated residential projects to be collected at a later stage of development,	E	Ordinance	SB 937 Ordinance Update Hearing	1	1	2	3

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	Category (3)(A), including fee deferrals and reduced fees for housing for persons with special needs. This provision does not include fees associated with the provision of housing affordable to Lower-Income Households (e.g., inclusionary in lieu fees, affordable impact fees and commercial linkage fees).	subject to statutory requirements and exceptions. The County's previous practice with respect to residential development projects not covered by the statutory deferral requirements was to collect development impact fees at the time of building permit issuance unless the County agreed to defer such collection pursuant to a fee deferral agreement executed between the County and the residential developer following the application process described in County Code Chapter 16.120. On February 25, 2025, the Board approved implementation of SB 937 for qualifying affordable housing projects and directed staff to return with a recommendation regarding the expansion of fee deferrals to other types of residential development projects. Implementation shifted collection of applicable development impact fees from building permit issuance to the certificate-of-occupancy stage for qualifying projects, subject to applicable requirements. **Enhancement Category 1:** On July 14, 2026, the Board adopted an ordinance to expand the fee deferral program to all residential projects, including mixed-use projects. This expansion extends fee-deferral opportunities beyond qualifying affordable housing developments to a broader range of residential projects, including housing types that may serve moderate-income households (aka the "missing middle"). Missing middle housing developments face substantial upfront development costs while having fewer opportunities to access certain affordable housing financing programs or regulatory incentives. By reducing upfront development			Appendix 7, Attachment 10: Residential Development Impact Fee Deferral Program Guidelines				

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		costs, the expanded fee-deferral program can support missing middle housing in the County and allow for greater densification of residentially zoned property including smaller-scale infill projects. This supports more efficient use of land in higher-resource areas and creates additional housing opportunities near existing jobs, transit, and community amenities. The expansion of fee deferrals to all residential projects reduces upfront financial burdens by allowing qualifying residential developers to defer payment of applicable development impact fees until a later stage of development. Providing this additional financial flexibility to missing middle housing, combined with the housing opportunities authorized under SB 1123 and SB 9, as well as the County's Housing and Infill Zoning Code Amendments, can support a broader range of housing types and more efficient use of land in established communities, including infill and higher-resource areas.							
3D	Accelerating innovative housing production through innovative housing types (e.g., manufactured homes, recreational vehicles, park models, community ownership, and other forms of social housing)	The County has developed the Tiny Homes Ordinance (Ordinance No. SZC-2026-XXX) to expand opportunities for smaller residential housing types. The Tiny Homes Ordinance implements HE Program D10, which directs the County to develop an ordinance that will allow for tiny homes, small homes, and/or other transitional living unit construction types not currently provided for in County codes. The Tiny Homes Ordinance provides for Tiny Homes on Wheels (THOWs), based on the definition of park trailers under CA HSC §18009.3, as permitted residential uses in residential and agricultural zones. THOWs are allowed as primary residential uses, SB 9 units, and farmworker housing units.	P	Housing Element Zoning Code Update	Housing Element (HE) Program D10 Appendix 7, Attachment 3: Tiny Homes Ordinance (SZC-2026-XXX)	1	1	2	3

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	that reduce development costs	**Enhancement Category 1**: The County's RD-10 residential zone accommodates duplex and small-lot single-family residential development. Much of the County's RD-10 zoning is located within established communities, including Arden-Arcade, Carmichael, and Fair Oaks, where many residential developments were constructed decades ago. Some of these developments contain relatively large building footprints on constrained parcels, limiting opportunities to accommodate additional housing under conventional site design approaches. In some established developments, existing building footprints and parcel configurations can constrain opportunities for additional housing. For example, the Canterbury Village development located at Windsor Lane and El Camino Avenue is located just west of the intersection at Fair Oaks Boulevard and El Camino Avenue. The single-family homes were built in the 1980s, and the 3.3-acre site was developed with 26 units, compared with an estimated 33 units at the RD-10 base density. Through the Tiny Homes Ordinance, the County enables the facilitation of more efficient use of land on these types of developments by allowing compact, smaller-footprint, independent living units to be sited on parcels where conventional housing designs may be difficult to accommodate. With a minimum floor area of 150 square feet, the current configuration could provide additional flexibility to accommodate accessory housing on constrained parcels (potentially doubling the density on site to 52 units). Under a similar scenario, a project of this size could explore opportunities to increase							

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		residential density, including primary residences and qualifying accessory units and a similar sized lot could have the potential for up to 99 units, made up of 33 primary dwellings, 33 ADUs, and 33 JADUs. This is more achievable with the Tiny Homes Ordinance as it removes minimum building-width requirements, allowing greater flexibility in designing smaller homes for constrained or irregularly shaped parcels. Another example is a duplex development located at Camino Park Court and El Camino Avenue. This development could benefit from the Tiny Homes Ordinance in conjunction with applicable SB 9 provisions. The Tiny Homes Ordinance allows tiny homes, on or off wheels, as SB 9 units. Under the County's Ordinance and SB 9 implementation, the duplexes could be subdivided into half-plexes with tiny homes sited on each of the resultant parcels. The greater flexibility allowed through the Tiny Homes Ordinance creates potential increased development capacity on single-family zoned sites. At this location, full use of these complementary policies could see the current 10-lot, 20-unit subdivision expand to 40 units. Without the Tiny Homes Ordinance, this development typology would not be feasible on small infill parcels. The Tiny Homes Ordinance complements existing State housing laws and County development standards by expanding opportunities for smaller residential units on constrained parcels. This supports more efficient land use and additional housing choices in established infill neighborhoods, including portions of Carmichael and Fair Oaks that are designated as higher-resource areas.							

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3E	Measures that reduce costs for transportation-related infrastructure or programs that encourage active modes of transportation or other alternatives to automobiles. Qualifying policies include, but are not limited to, publicly funded programs to expand sidewalks or protect bike/micro-mobility lanes, creation of on-street parking for bikes, transit-related improvements, or establishment of carshare programs.	In 2022, the County adopted the Active Transportation Plan (ATP), a guiding document to walking, bicycling, and other forms of active transportation. The County has committed to implementation of the ATP through CAP Measure GHG-12. In addition, the County's EJ Element supports the County's commitment to Sacramento Regional Transit's (SacRT) SmaRTride program in EJ communities. Recent implementation includes adopted long-range visioning efforts that identify conceptual improvements to provide a safer and more appealing walking, rolling, bicycling, and driving environment in west Arden Arcade and along Watt Avenue and Florin Road. Implementation is supported by funding sources that include the Local Partnership Program (LPP)-Competitive, SACOG regional funding programs, Measure A, Sacramento County Transportation Development Fee (SCTDF), and other available funds. Further improvements are planned throughout the County. **Enhancement Category 1:** The County has adopted the ATP. This plan focuses on walking, bicycling, and rolling (wheeled mobility devices used by people with disabilities, scooters, strollers, skateboards, rollerblading, shopping carts, etc.). The ATP aims to make walking, bicycling, and rolling easier, safer, and more comfortable by providing a framework for identifying and prioritizing areas in need of active transportation improvements. By implementing the ATP, the County supports reductions in VMT, improves access to alternatives to automobile travel, and addresses roadway safety concerns.	E	Project Webpages Plan Documents	Active Transportation Plan (ATP) Climate Action Plan (CAP) Environmental Justice Element Arden Way Complete Streets Program Watt Avenue Complete Street Improvements Florin Road Bicycle and Pedestrian Improvement Project	1	1	2	3

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3F	Adoption of universal design ordinances pursuant to Health and Safety Code section 17959.	Through HE Program D1, the County has committed to convening a working group consisting of advocates and service providers for people with disabilities and seniors, the Building Industry Association, and other stakeholders to advise the County on a Universal Design Program. The program will include an evaluation of the limited availability of accessible housing units, incentives to encourage universal design features, and targeted outreach to developers. The overall objective of this program is to increase the number of accessible units by 450 over the HE planning period. The County convened the working group in mid-2026 and anticipates completing development of the Universal Design Program in 2027. **Enhancement Category 8:** The County's Universal Design Program is intended to further the County's AFFH goals by increasing additional housing stock accessible to people with disabilities and seniors. Community feedback during the development of the County's 6th Cycle HE and feedback provided to the County's Adult and Aging Commission identified a lack of available housing stock accessible to persons with disabilities and limited mobility. This creates a housing barrier for those seeking new housing and can contribute to displacement for those whose physical abilities change over time. By incentivizing the creation of new housing stock accessible to people with a range of abilities, the County's Universal Design Program can help reduce barriers to fair housing, expand accessible housing choices, and support residents' ability to age in place. The working	P	Housing Element Zoning Code Update	Housing Element Program D1	1	8	1	2

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		group has begun evaluating potential universal design standards and incentives, including opportunities to increase accessible housing options in new residential development.							
3G	Establishment of preapproved or prototype plans for missing middle housing types (e.g., duplexes, triplexes, and fourplexes) in low-density, single- family residential areas.	The County is encouraging several missing-middle housing typologies through implementation of SB 1123 (Ordinance No. SZC-2026-0006), the Housing and Infill Zoning Code Amendment (Ordinance No. SZC-2026-XXX) and the Tiny Homes Ordinance (Ordinance No. SZC-2026-XXX). These regulatory efforts are intended to facilitate smaller-scale residential development, including qualifying small-lot subdivisions and a broader range of missing-middle housing types, subject to applicable eligibility criteria and development standards. Because these housing types may be unfamiliar to applicants, the County has identified an opportunity to provide practical design examples. Therefore, the County will develop a portfolio of missing-middle housing prototype designs and supporting development guidance to demonstrate the feasibility of various missing-middle housing typologies and support SB 1123 implementation in the County. The portfolio will draw from previously approved projects within the County and other jurisdictions, with each example evaluated for applicability under current County development standards. Prototype materials will consist of independently developed conceptual designs and guidance informed by these projects. Where existing architectural drawings or other protected materials are proposed for reproduction or adaptation, the County will obtain appropriate permissions or otherwise confirm that their use	P	Public Information Portfolio	In Progress Appendix 7, Attachment 2: Housing and Infill Zoning Code Amendments (SZC-2026-XXX) Appendix 7, Attachment 3: Tiny Homes Ordinance (SZC-2026-XXX) Housing and Infill Zoning Code Amendments Webpage Housing Element (HE) Program D10	1	1	2	3

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		is legally authorized. Potential typologies include duplexes, triplexes, fourplexes, cottage courts, and townhomes, with priority given to housing types appropriate for low-density residential and infill neighborhoods. Each prototype package is intended to identify a representative site configuration, conceptual building and lot layout, applicable zoning standards, and any site-specific review requirements. The County will distinguish these prototype designs from formally preapproved building plans. The portfolio will be available through the County's public counter service and on a dedicated webpage to provide applicants, property owners, and developers with accessible examples of missing-middle housing designs and applicable development standards. Development of the portfolio and webpage will begin in early 2027 with the initial posting of the portfolio by end of 2027. The portfolio will complement the County's efforts to facilitate missing-middle housing under SB 1123, the Tiny Homes Ordinance, and the Housing and Infill Zoning Code Amendments by illustrating how missing-middle housing types can be designed to comply with applicable development standards. **Enhancement Category 1:** The creation of a portfolio of missing-middle housing prototype designs supports multiple planning objectives, including efficient land use, infill development, and climate objectives identified in CAP Measures GHG-09 (reducing vehicle miles traveled from new development) and GHG-13 (advancing infill development). Encouraging gentle density through missing-							

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		middle housing typologies can support incremental increases in residential density and more efficient use of land within the County's urban and infill communities, such as Arden-Arcade, Carmichael, and Fair Oaks. Where located near existing services, employment, and transit, these housing types can also support transportation-efficient development patterns. Providing a portfolio of prototype designs can help applicants understand feasible development configurations and applicable approval pathways in these urban and infill areas of the County. <u>Monroe 24 – Case Study</u> The Monroe 24 subdivision is an example of a small-lot infill housing development in the County. The project, approved in 2014, included 24 single-family units with floor areas ranging from 1,452 to 2,013 square feet, on lots ranging from 2,100 to 2,800 square feet. The 1.75-acre project site is zoned RD-20 and is located within an established infill neighborhood near Sacramento State University, the American River Bike Trail, schools, shopping, and transit services. The project did not comply with certain zoning development standards in effect at the time and required discretionary approvals for deviations from minimum lot widths, minimum street frontage, minimum lot depth, and minimum setbacks. The project provides a useful case study for illustrating how current and proposed development standards may offer more flexible pathways for similar small-lot housing configurations.							

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		The Monroe 24 project could serve as a prototype illustrating how similar small-lot housing configurations may be adapted to current County development standards. The package would identify applicable standards, potential design modifications, and the circumstances under which a qualifying project may be eligible for ministerial review. Qualifying SB 1123 projects may draw from the Monroe 24 design approach, subject to applicable subdivision, development, and site eligibility requirements. Furthermore, the Housing and Infill Zoning Code Amendment removed lot depth, frontage, and lot area requirements for all developments in the COR Combining Zone. The County's Tiny Homes Ordinance also eliminated minimum building-width requirements, providing additional design flexibility for smaller residential units. County setbacks have also been reduced; however, a project using the Monroe 24 layout as approved may still require a special development permit for setback deviations outside the COR Combining Zone. As developed, the smallest lots are 75-foot by 28-foot, and the smallest building footprints are 50- foot by 22-foot. Project minimum setbacks are listed below with current requirements for comparison: • 15-foot front yard setbacks (20-foot minimum required by Zoning Code, 19.5-foot minimum required by the COR) • 3-foot side yard setbacks (5-foot minimum required by Zoning Code, 4-foot minimum required by SB 1123, 0-foot minimum required by the COR) • 9.5-foot rear yard setbacks (20 percent of lot depth with 15-foot minimum							

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		required by Zoning Code, 4-foot minimum required by SB 1123, 0-foot minimum required by the COR) A preliminary comparison suggests that modifications to the building footprint may improve consistency with current development standards. For example, a smaller building envelope could potentially accommodate required setbacks on certain lots. For qualifying projects, applicable State law may provide additional flexibility in subdivision design and development standards. The prototype package would illustrate these opportunities while identifying applicable eligibility criteria and site-specific requirements. <u>Applying the Monroe 24 Design Approach to a Nearby Vacant Site</u> The value of this approach can be illustrated by two vacant parcels located approximately 190 feet south of Monroe 24. Together, the parcels comprise approximately 1.63 acres, are zoned RD-20, and are identified in the County's vacant land inventory. The combined site is approximately 0.12 acres smaller than Monroe 24 but has a stated base-density capacity of approximately 32 residential units, subject to applicable density calculations and development standards. The site is also located within the Fair Oaks West Commercial Corridor and COR Combining Zone. Using Monroe 24 as a reference, the County's preliminary analysis identifies two possible scenarios for adapting its compact subdivision design to the vacant parcels.							

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		A base density scenario, utilizing the Zoning Code and the COR Combining Zone, could potentially accommodate 32 parcels. The 50-foot by 22-foot building footprint from Monroe 24 could be developed on a 70-foot by 22-foot parcel, or 0.035 acres. This configuration leaves 0.51 acres for parcel flexibility, access drives, or other development needs. Another scenario could evaluate whether separate qualifying subdivision configurations could be pursued under SB 1123, potentially resulting in approximately 10 lots on each parcel, subject to statutory eligibility and site-specific requirements. Importantly, the number of resulting lots would not necessarily determine the total number of housing units. Depending on the applicable zoning, subdivision configuration, and development standards, the site could potentially accommodate a range of residential building types, including small-lot single-family homes, townhomes, or qualifying duplex and other missing-middle configurations. For illustration, a 20-lot configuration with one primary residence per lot would accommodate 20 units, while a configuration allowing two primary residences on each lot could theoretically accommodate 40 units. Additional accessory housing opportunities would depend on applicable State and County requirements. <u>Benefits to Applicants</u> These scenarios are conceptual and do not establish an approved lot yield, an entitlement, or a determination that any particular development configuration qualifies for ministerial approval. They do, however,							

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		demonstrate why a prototype portfolio could be useful: the same underlying compact-lot design principles can be evaluated against different parcels, development standards, and housing types to identify opportunities for additional housing. This would provide applicants with a practical starting point for evaluating how a previously approved development approach could be adapted to a new site, including configurations that may accommodate more housing units than the original reference project. By assembling successful local development examples into a prototype portfolio, the County could reduce uncertainty associated with small-scale infill development and improve understanding of available housing options. The program would complement the County's housing policy initiatives by helping applicants evaluate opportunities for additional units on parcels that may otherwise be difficult to develop efficiently. This approach supports more efficient use of land, expands opportunities for diverse housing types, and can facilitate additional residential development in established neighborhoods with access to existing services and infrastructure. It also provides a practical connection between the County's housing production, infill development, and climate objectives.							
3I	Other policies not described in Categories (3)(A)-(H) of	The County participates in the Statewide Community Infrastructure Program (SCIP) to finance eligible development impact fees and public infrastructure associated with residential	E	Public Financing Programs	Statewide Community Infrastructure Program (SCIP)	1			1

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	this section that quantifiably reduce construction or development costs.	development projects. By providing access to public financing, SCIP can reduce the amount of capital developers must provide upfront for eligible infrastructure and fees. Residential projects can typically receive SCIP with as little as $500,000 in impact fees and/or public infrastructure. Additionally, the County participates in Bond Opportunities for Land Development (BOLD), a public financing tool administered by the California Municipal Finance Authority (CMFA). It supports infrastructure development for both residential and non-residential projects by enabling developers and property owners to finance public improvements and development impact fees through tax-exempt bonds issued under the Mello-Roos Community Facilities Act of 1982. These financing mechanisms can reduce upfront development expenditures and improve project cash flow by spreading eligible infrastructure costs over time, although financed obligations remain payable under the applicable financing terms. The following are example projects that have received funding in 2025 and 2026: • North Vineyard Greens (SCIP 2025C-2): North Vineyard Greens is a 92-unit single-family project by Meritage Homes located in the Vineyard community of the County, near Chiffonade Way and Florin Road. The project received $5.38 million in SCIP financing to construct backbone infrastructure supporting new residential development. The financing provides a mechanism to fund eligible infrastructure costs without requiring the developer to			Bond Opportunities for Land Development (BOLD)				

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		provide the entire financed amount upfront. • Lakes at Antelope – Unit 2 (SCIP 2026A-2): Lakes at Antelope Unit 2 is a 69-unit single-family subdivision by KB Home located in the Antelope community, south of Elverta Road and west of Watt Avenue. The project received $3.235 million in SCIP financing for key public improvements, reducing the amount of capital required upfront to fund the eligible improvements. • Blossom Ridge (BOLD 2026-3): Blossom Ridge is a 32-unit single-family residential project by Fieldstone Communities located in the Orangevale community, near Greenback Lane and Wickstrom Drive. The project received $2.575 million in BOLD financing through the 2026-3 Special Tax Bonds (as part of an $11.285 million pooled issuance), supporting backbone infrastructure and providing a financing mechanism for eligible infrastructure expenditures that would otherwise require upfront capital. • Collectively, these three residential developments represent approximately $11.19 million in SCIP and BOLD financing associated with 193 housing units. The financing provides developers with an alternative to funding eligible infrastructure costs entirely through upfront project capital, helping address a significant financial barrier to residential development.							
4A	Establishment of a housing fund or	In 1988, County voters approved Measure A to establish a half-cent sales tax for transportation improvements. The transportation sales tax	E	Transportation Bond	Measure A Webpage	2	1	2	4

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	contribution of funds towards affordable housing through proceeds from approved ballot measures.	program, subsequently renewed by voters, is authorized through 2039. Between May 2023 and May 2026, the County received approximately $81.62 million in Measure A transportation funding and reported the following expenditure categories: • $9,650,367 for safety, streetscape, pedestrian and bicycle facilities • $6,542,727 for traffic control and safety • $65,427,277 for street and road maintenance Measure A revenues support transportation infrastructure and services that can improve access to housing, employment, and community destinations. In areas where these investments serve existing or planned residential development, they may also support infill and transit-oriented development objectives. **Enhancement Category 1:** Measure A also provides funding to regional public transportation agencies, such as SacRT. These investments support transit access and can complement housing development in areas served by existing or expanded transit services. This approach is consistent with the County Climate Action Plan GHG-11, which addresses increased public transit ridership. Measure A support has enabled SacRT to launch SacRT Flex, an on demand microtransit service providing neighborhood shuttle service for riders, including seniors, low-income individuals, and persons with disabilities. The shuttle service includes multiple geographic zones including Citrus Heights-Antelope-Orangevale, Arden-Carmichael, Franklin-South Sacramento, and		Information Page	Measure A Expenditure Dashboard				

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		Florin-Gerber, which include areas of the unincorporated County. The shuttles are shared between users with shuttles picking up multiple patrons along public routes. By improving first- and last-mile transportation options, microtransit can support reduced dependence on personal automobiles and the County's greenhouse gas reduction objectives. Improved transportation access can also complement infill housing opportunities in neighborhoods where fixed-route transit service is limited. In addition, the shuttle service is intended to improve transportation access in the County's EJ communities, including portions of South Sacramento and North Highlands, and several areas identified as lower-resources areas on the TCAC/HCD opportunity maps. As such, SacRT Flex can support the County's AFFH objectives by improving transportation choices for seniors, low-income individuals, and persons with disabilities. Improved mobility can help residents access employment, services, and community resources, complementing the County's broader efforts to expand housing opportunity.							
4B	Establishment of local housing trust funds or collaboration on a regional housing trust fund, which include the Jurisdiction's	The County established the Housing Trust Fund (HTF) in 1990 to support the development of affordable housing pursuant to County Code Chapter 16.89. The County's HTF Program, administered by SHRA, is supported by a locally imposed fee assessed on qualifying commercial development based on building square footage. Fees are collected by County staff and transferred to SHRA for administration and allocation to eligible affordable housing	E	County Code	Sacramento County Code - 16.89 Appendix 7, Attachment 11: SHRA HTF Yearly Reports (2023-2025)	2	8	1	3

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	own funding contributions. The Jurisdiction must contribute to the local or regional housing trust fund regularly and significantly. For the purposes of this Category, "regularly" shall be defined as at least annually, and "significant" contributions shall be determined based on the impact the contributions have in accelerating the production of affordable housing.	developments. The County contributed $987,004 in 2022, $1,386,637 in 2023, $1,605,084 in 2024, and $ $ 488,309 in 2025, for a total of $4,467,034 over four years. The County's HTF supports affordable housing opportunities for very low-income households who earn up to 50 percent of the County median income. The jobs/housing linkage requires that housing projects funded with HTF be occupied by persons in the labor force, which is intended to address the relationship between commercial development, employment growth, and the need for affordable housing. Since the HTF's establishment in 1990, HTF resources have supported the construction of 3,037 lower-income units. From 2023-2025, SHRA committed approximately $10,666,000 in County HTF funding to three projects totaling 317 units, demonstrating the fund's continued role in supporting affordable housing production. • Cornerstone South: ○ 60 units ○ $816,000 in funding • San Juan: ○ 113 units (112 deed restricted and 1 managers unit) ○ $5,250,000 in funding • Terracina at Wildhawk: ○ 145 units (144 deed restricted and 1 managers unit) ○ $4,600,000 in funding **Enhancement Category 8:** The County's HTF integrates AFFH objectives into its funding priorities. County Code							

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		16.89.320 directs the Housing Administrator, to the extent possible, to use the HTF resources to affirmatively further fair housing. The ordinance identifies priorities that include affordable housing in areas experiencing housing overpayment, overcrowding, and displacement risk, as well as areas designated as moderate , high , and highest resource communities. ○ The Cornerstone South and San Juan projects, which received HTF funding, are located in the South Sacramento community. South Sacramento is identified as an EJ community by the County's EJ Element of the General Plan. The County's HE fair housing analysis also identifies housing challenges affecting portions of this area, including overcrowding, housing cost burdens, and displacement vulnerability. HTF commitments to these developments support affordable housing opportunities in a community experiencing disproportionate housing needs, consistent with the fair housing objectives identified in the County Code and HE.							
4C	Demonstration of regular use or planned regular use of funding (e.g., federal, state,	The Board adopted Multifamily Lending and Mortgage Revenue Bond Policies for SHRA on September 24, 2019. The established funding guidelines direct SHRA to prioritize funding for the preservation of existing units first.	E	Funding Policy Funding Resolution	SHRA Multifamily Lending and Mortgage Revenue Bond Policies	2	1	2	4

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	or local) for preserving assisted units at-risk of conversion to market rate uses and conversion of market rate uses to units with affordability restrictions (e.g., acquisition/rehabilitation). For the purposes of this category, "regular use" can be demonstrated through the number of units preserved annually by utilizing this funding source.	Recent commitments to the directive occurred when the Board approved a funding agreement for three affordable housing rehabilitation projects on January 28, 2025: Shiloh Arms Apartments, Auburn Oaks, and Auburn Falls Scattered Sites Project. The Shiloh Arms Apartments project was authorized for $2,120,000 in HOME Investment Partnerships Program (HOME) investment partnerships program funds. Shiloh Arms is an existing affordable development with 106 units. The regulatory agreement placed on the units restricts them to affordable housing for 55 years. Shiloh Arms proposes rehabilitation of the existing units and has the following composition: • Extremely Low Income (30 percent AMI): 11 units • Very-Low Income (50 percent AMI): 10 units • Low-Income (60 percent AMI): 84 units • Manager Unit (2 Bedroom): 1 unit The Auburn Falls project was authorized for a conditional loan commitment of $2,500,000 in housing authority funds. The project is a scattered-site project consisting of five sites totaling 104 units. The scope of work includes rehabilitation of the sites and converting them to the United States Department of Housing and Urban Development (HUD) Rental Assistance Demonstration (RAD) program. Auburn Falls is a joint effort with the City of Citrus Heights. The regulatory agreements placed on these projects restrict them to affordable housing for 55 years and has the following unit composition: • Very-Low Income (40 percent AMI): 12 units			January 28, 2025 Board of Supervisors Hearing				

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		• Very-Low Income (50 percent AMI): 75 units • Low Income (60 percent AMI): 17 units The Auburn Oaks Project was allocated $2.5 million of Mental Health Services Act funds. Auburn Oaks was a former 81-room assisted living facility that was falling into disrepair. The funding will be used to convert the project into 88 permanent supportive housing units. The regulatory agreement placed on this project restricts it to affordable housing for 55 years with the following unit composition: • Extremely Low Income (30 percent AMI): 30 units • Very-Low Income (50 percent AMI): 58 units **Enhancement Category 1:** Enhancement is achieved by facilitating efficient infill development that preserves, rehabilitates and adds units to existing developments. The proposed projects also align with County AFFH objectives by preserving housing in areas accessible to existing supportive infrastructure. Shiloh Arms Apartments is adjacent to Oak Ridge Elementary School, Auburn Falls is near Sunrise Adult Education, and the Auburn Oaks project provides housing opportunities throughout the County and in Citrus Heights.							
4G	Prioritization of local general funds to accelerate the production of housing affordable to	To implement HE Program B3, the County has established the Affordable Housing Early Review Incentive (AHERI). This program waives fees for pre-application meetings for affordable housing projects. AHERI is being implemented in phases and has currently waived all Planning and Environmental Review (PER) division fees under Phase 1. Staff time for AHERI applications is	E	Housing Element Program	Sacramento County Housing Element	2	1	2	4

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	Lower-Income Households.	funded through County general funds instead of application fees. Future phases will evaluate waiving internal (County Engineering and Department of Transportation) and external (Sacramento Metropolitan Fire District) fees collected for administering pre-application meetings. Pre-application meetings provide an optional early review of proposed projects and involve feedback from PER, County Department of Transportation, County Engineering, County Department of Water Resources, and Sacramento Metropolitan Fire District. Furthermore, the County has recently implemented the Impact Fee Offset Program, a pilot program that uses County General Fund resources to offset impact fee obligations for affordable housing projects that have at least 20 percent affordable units and prioritizes projects in infill areas. Starting with an initial fund of $5,000,000, it has provided $ 2,196,874.04 in fee offsets to eligible affordable housing projects, including: • Terracina at Wildhawk ○ Received $1,475,000 of offsets ○ Awarded December 27, 2024 • San Juan Apartments Phase 1 ○ Received $422,511.76 of offsets ○ Awarded June 14, 2024 • 1530 Howe Ave ○ Received $144,246 of offsets ○ Awarded June 14, 2024 • Beech Hill Apartments ○ Received $ 155,116.28 of offsets							

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		○ Awarded December 20, 2024 **Enhancement Category 1:** Beach Hill Apartments is a 29-unit (16 very low-income and 13 low-income units) affordable housing development in the Orangevale community, within a high resource area on the TCAC/HCD Opportunity Map. The project is an infill development on a parcel in the County's vacant land inventory. The project is 4.5 miles from Folsom Lake Recreation Area, 4 miles from Vibra Hospital, 2.7 miles from a light rail stop, 0.47 miles to Andrew Carnegie Middle School, 0.97 miles from Pershing Middle School, and directly adjacent to several retail opportunities and a transit stop. This project aligns with State and County climate and development goals by providing affordable infill housing with access to many nearby amenities and services. The project also aligns with County AFFH objectives by creating affordable housing opportunities for lower-income households in a high resource area. The Impact Fee Offset program provided financial assistance supporting this development.							
4I	Development and regular (at least biennial) use of a housing subsidy pool, local or regional trust fund, or other	SHRA manages financing and issuance of mortgage revenue bonds for the development and rehabilitation of multifamily rental housing in the County. The gap financing program is structured to be layered with other state or federal financing, such as the Permanent Local Housing Allocation (PLHA) and the HOME. SHRA's Multifamily Lending and Mortgage Revenue Bond Policies provide transparency and	E	Approved Policy Guidelines	County of Sacramento Multifamily Lending and Mortgage Revenue Bond Policies	1	1	2	3

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	similar funding source sufficient to facilitate and support the development of housing and affordable to Lower-Income Households.	direction to potential applicants in preparing their gap financing applications to SHRA. The goals of SHRA's gap financing program are to: • Increase and preserve the supply of affordable rental housing for all income groups, including those requiring supportive services; • Facilitate community and neighborhood revitalization through strategic investments in deteriorated properties and new construction. • Encourage economic integration within neighborhoods and within affordable developments, to the greatest extent possible; maintain quality and sustainable living environments for residents of assisted affordable developments and surrounding properties; and increase the efficiency of SHRA funding by obtaining the fullest leverage of non SHRA funds. Pre-applications for SHRA financing are accepted two or three times annually, as approved by the Board of Supervisors. **Enhancement Category 1:** The County demonstrates its commitment to State climate goals and AFFH objectives through its lending policies. By prioritizing investment in the preservation and repair of low-income housing, the County enables residents to age in place and continue to live in their neighborhoods, reducing displacement pressures while supporting the County's HE objectives. Additionally, investing in economic integration and existing communities supports infill development, contributing to more VMT-							

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		efficient communities. Together, these efforts advance the County's fair housing, housing preservation, and climate objectives.							
4K	Providing operating subsidies for permanent Supportive Housing	Through HE Program D14, the County will explore methods to reduce barriers to accessing affordable rental housing for people experiencing homelessness, including requiring County-financed affordable housing projects to reserve a certain percentage of units for people experiencing homelessness or otherwise incentivizing access in County-financed affordable housing for people experiencing homelessness. The County was awarded state funding from the Providing Access and Transforming Health (PATH) Capacity and Infrastructure Transition, Expansion and Development (CITED) program. Funding will be utilized to create a Flexible Housing Pool (FHP) to support households with CalAIM Transitional Rent benefits, starting in 2026. Eligible households will be those connected to Managed Care Plan (MCP) providers in the County and have engaged in behavioral health services. Initial capacity in the first year will be to support 250 households. Program enrollees will receive support services to be placed into interim and permanent housing through the FHP program.	E	Housing Funding pool	Flexible Housing pool	1			1
4L	Providing subsidies for housing affordable to Extremely Low-Income Households.	Providing housing for extremely low-income households is a top priority in funding allocations as described in the County-approved Multifamily Lending and Mortgage Revenue Policies. SHRA will continue to implement the use of project-based rental subsidies such as the Housing Choice Voucher program. During the	E	Lending Policies Funding Announcement	SHRA Multifamily Lending and Mortgage Revenue Bond Policies	1			1

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		"Request for Proposals" process, preference will be given to projects in moderate-, high-, and highest-resource areas, while maintaining opportunities to provide subsidies in lower-resource areas of the County consistent with adopted policies. Through HE Program D14, the County will explore methods to reduce barriers to accessing affordable rental housing for people experiencing homelessness, including requiring County-financed affordable housing projects to reserve a certain percentage of units for people experiencing homelessness or otherwise incentivizing access in County-financed affordable housing for people experiencing homelessness. In 2025, the County approved utilization of $8,000,000 in one-time American River Parkway funding to support the acquisition of a 176-unit supportive and workforce housing community. Additionally, the County capitalized $5,900,000 of this funding to provide a 10-year rental subsidy account to support the affordability of 32 rental units for eligible tenants. This project has opened and is under operation as Howe Gardens.			American River Parkway Funding Details				
4M	Other policies not described in Categories (4)(A)-(L) of this section that quantifiably promote, develop, or leverage financial	The County will continue to implement its Community Reinvestment Act Program to incentivize local financial institutions to meet the credit needs of low income households. In 2025, the Sacramento County Department of Finance placed $20 million total in Community Reinvestment Act (CRA) program deposits with East West Bank and Five Star Bank. Bringing the running total to $60,000,000 based on their	E	Housing Element Sacramento County Treasury Oversight Committee Agenda	Sacramento County Treasury Oversight Committee Agenda	1			1

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	resources for housing affordable to Lower-Income Households	lending activity in low- and moderate-income areas in the County.							
TOTAL									**102**

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