

APPENDIX F:

**AFFIRMATIVELY FURTHERING FAIR HOUSING
SURVEY RESULTS**

Affirmatively Furthering Fair Housing Survey Summary

Jurisdiction	Does your General Plan have an environmental justice/social equity chapter or integrate environmental justice/social equity, per SB 1000?	What steps has your jurisdiction undertaken to overcome historical patterns of segregation or remove barriers to equal housing opportunity?	What steps has your jurisdiction undertaken to avoid, minimize, or mitigate the displacement of low income households?	To what extent could the following factors be barriers to the production of more affordable housing types (i.e., subsidized affordable, missing middle, multifamily) in high opportunity areas?					
				Zoning restrictions (density/intensity/height limits, parking requirements, minimum lot size)	Community Opposition	Construction Costs	Lack of market demand	Infrastructure needs	Other
Auburn	No	In Progress with proposed ordinance/General Plan changes.	Including policies/objectives in the Housing Element. Current Housing Element to undertake additional measures.	Zoning restrictions, parking requirements, historical structures		Conversion of historical structures, upgrading infrastructure			
Citrus Heights	No	The City's General Plan and Zoning Code are supportive of a wide variety of housing types. Recently the City adopted Code changes to allow small lot housing developments to offer a new housing type. We also just updated our affordable housing requirements.	Our General Plan has policies related to displacement as well as our Zoning Code has provisions/restrictions related to condo conversions that are applicable and related to displacement.			Yes	Yes		
Colfax	No	not aware of any such problems in Colfax	None that I am aware of	Zoning districts could be considered a barrier – the minimum lot size is for res. is 5k sq. ft.	Probably	Same as other jurisdictions			
Davis	No, but it will as a part of our general plan update which should start next year.	I do not believe we have historical patterns of segregation, and the City's current efforts to transition to district-based City Council elections reflect this. The City is also participating in the regional Affirmatively Furthering Fair Housing (AFFH) effort to identify any issues around fair housing. Finally, the City maintains a Fair Housing hotline to work with individuals who have fair housing concerns and has implemented a renters resources program to educate and assist the community's many renters. This program, which is two years old, will be implementing its inspection component soon.	Davis has renters, many of whom are lower income households. We have implemented a renters resources program to assist renters and make the City aware of landlords who are trying to take advantage of a low vacancy rate. We have worked with UC Davis to have them build additional student housing to accommodate their growth (and relieve some of the demand pressure in housing located in the City). We actively use our federal HUD funding to assist with new affordable projects or rehabilitate existing projects. We continue to look at ways our City policies can provide for realistic options for affordable inclusionary housing units and funding to build units. In one project approved recently, the applicants agreed to provide an ongoing revenue stream to the City in lieu of on-site units. This stream will used exclusively for the provision of affordable housing.		Community opposition in the form of legal challenges against approved projects and sometimes opposition to affordable projects. Concern about rapid growth and encroachment into prime agricultural lands. "Measure R" requires a popular vote prior to any land outside city limits being rezoned from agricultural to urban uses.	Several of our applicants have indicated that while their project may be approved, with the current cost of construction the project cannot be built.			
El Dorado County	There have been no disadvantaged communities, as defined in SB 1000, identified in El Dorado County.	Equal housing opportunity is achieved through a variety of housing choice options for all income levels throughout the unincorporated areas of the county as demonstrated in the mixed residential zoning of lands in community regions and rural centers. Multifamily zoning is primarily focused in community regions which also place that development in high opportunity areas. In addition, housing programs and policies have been implemented to prevent displacement (housing rehabilitation loans and fee deferrals) and to enable lower income households to purchase a first home (housing acquisition loans). The County also offers incentives in the form of fee offsets for homeowners and developers building accessory dwelling units or providing other forms of housing affordable to lower income households.	The County has implemented housing programs and policies (housing rehabilitation loans and fee deferrals, etc.) to prevent displacement of lower income households. The county's housing acquisition loan programs are specifically prohibited from displacing any current resident(s), regardless of income level. In the event that an affordable housing developer has limited options to avoid displacement, relocation assistance is required. Further, the County's Housing Element Policy HO-2013-39; requires that the County strive to preserve the current stock of affordable housing by encouraging property owners to maintain subsidized units rather than converting such units to market-rate rentals. As part of the 2021-2029 Housing Element Update, the County will take inventory and analyze subsidized units that may be a risk of conversion to market rate and plan intervention and assistance as necessary.	All of the listed examples could apply depending on the housing product.	The community supports housing in theory, but not next door. Depends on the product.	Land costs as a factor of construction costs may be a barrier.		Infrastructure as in utilities is not a factor in high opportunity areas. Although sometimes negative roads/traffic impacts are a factor.	Developer financing is limited.

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Elk Grove	Yes, environmental justice and social equity are covered in Chapter 8 of the General Plan adopted in February 2019.	<p>As a City with a substantial amount of newer construction, Elk Grove is not contending with significant historical segregation patterns. In support of equal housing opportunity, since 2002 the City has invested more than \$70 million in local funds to support the development of nearly 1,700 affordable rental units. Additionally, the City has offered affordable homeownership programs, including down payment assistance and price-restricted homes.</p> <p>The City conducted an Analysis of Impediments to Fair Housing Choice in 2008, and has for the last 2-3 years participated in a regional effort to prepare an Assessment of Fair Housing/Analysis of Impediments to Fair Housing Choice. Both documents identify barriers to housing opportunity and steps the City can take to address them.</p>	<p>As noted, the City has made substantial investments in affordable housing. This provides new opportunities for low-income households to remain in Elk Grove or move to Elk Grove from other areas. The City has regulatory agreements on all of these properties that require units to be made affordable for 30-55 years. In addition to subsidizing large apartment complexes, the City has also created two transitional houses for people exiting homelessness (with a third pending), and created one permanent shared housing project for extremely low-income households (with a second pending).</p> <p>The City also annually funds a number of nonprofits that provide services aimed at assisting low-income households with finding or retaining housing:</p> <ul style="list-style-type: none"> • Sacramento Self-Help Housing provides housing counseling and social services for homeless and low-income households. Their services include drop-in housing counseling and search assistance, as well as intensive case management for residents of transitional housing. • The Elk Grove Food Bank offered the Support Works program, which has group and individual counseling, case management, parenting and job skills training, and other resources focused on helping low-income households achieve financial stability. • Uplift People of Elk Grove offers the Champions for Change program for low-income and near poverty households, with the goal of providing mentoring and education that allows the household to transcend generational poverty. The program offers a combination of services and education, including relationship building, community outreach, mutual accountability, and goal setting. • Chicks in Crisis provides Project LIFT (Living Independently for Tomorrow) which provides a supportive learning environment where pregnant and parenting teens (male and female) move toward self-sufficiency and employment by providing workshops on finding a job, finance, legal issues, healthy living, and child development. 	Moderate. The City plans to review some of its requirements using SB2 funding, and will be using the Housing Element process to identify new opportunities to address some of these issues.	Moderate. The City has attempted to address this through zoning by-right, which provides fewer opportunities for community opposition when specific projects are proposed, but often attempts to rezone property at higher densities still face public opposition.	Significant. Rising construction costs for materials and labor (as well as a shortage of labor at any price) have increased costs to the point where high levels of public subsidy are required for new more affordable housing types.	Minimal. We believe substantial market demand exists for market-rate and affordable multifamily and middle density housing. The last affordable housing project to open in the City had over 1,200 people register for a lottery for 98 units.	Moderate. The City has substantial land zoned in areas where connection to utilities is accessible, but infrastructure cost is a factor that contributes to the high cost of construction.	<p>Lack of Funding</p> <p>Significant. The key reason more affordable housing is not being built is that it does not pencil without public subsidy. More funding is needed at the federal and state levels. Existing funding sources are incredibly competitive, and some new funding sources are needlessly complex.</p>

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Folsom	No	<p>The City makes information available on its website regarding State and Federal fair housing requirements. The City also includes information about the Renter's Helpline so that the City's residents can receive telephone counseling and mediation services to help resolve a housing crisis or dispute (website: https://rentershelpline.org/en/).</p> <p>The City is participating in the Sac Valley Fair Housing Collaborative, which is a regional approach to identifying fair housing challenges in the City and the region (website: https://rentershelpline.org/en/).</p>	<p>The City has a Seniors Helping Seniors Home Repair Program (Funded by Community Development Block Grant monies) to assist Folsom's low income senior citizens with home repairs. The City receives 250-300 calls for service per year and assists approximately 90 senior citizen households per year. Over 95% of the homeowners live in mobile homes and thus this program is instrumental in preserving affordable dwelling units in Folsom.</p> <p>The City has a Mobilehome Repair and Replacement (MRRP) Loan Forgiveness Program. This program provides loan forgiveness to low income mobile home owners based on hardship. To date the City has forgiven 10 MRRP loans.</p> <p>There are no deed restricted affordable units in Folsom that are at risk of conversion to market-rate uses until 2039.</p>	Possibly a factor but not for majority of sites	Possibly a factor	Likely a factor		Possibly a factor for some areas of City	
Galt	No	None	None, the City lacks the resources to undertake the activity		Little	Large		Large	
Isleton									
Lincoln	No	The City's General Plan provides for numerous opportunities to provide housing for all wanting to reside in the City. We have implemented all Fed/State requirements when providing equal housing opportunities.	We have followed the required Fed/State requirements to avoid displacement of households, including the extension of deed restrictions on affordable multifamily households within the City.	Development standards, impact fees	Yes	Yes			
Live Oak	No. Planned as part of the next update.	None to date. The City is planning on addressing these concerns in the next General Plan Update.	The City currently has several low income housing developments and is supportive of low income household rehabilitation.		Yes	Yes			
Loomis	No, in Progress. To be included in the Town of Loomis General Plan Update 2020.	Zoning Chapter 13.32 – Affordable housing incentives.	Existing codes provide for low income households and continued availability. The Loomis General Plan Update 2020 (launched in September 2019) will also include mandated updates to our Housing Element.	Site specific	Some	Yes		Yes	Outside agency fees (water, sewer, etc)
Marysville	No	The City is exploring grant opportunities to promote economic development. The City is also preparing a request for proposals to update its General Plan and Housing Element. In addition, the City is hoping to use SB 2 Grant funds to comprehensively update its Development Code to promote housing opportunities, which would remove barriers (update ADUs, streamline development etc.).	Updated emergency shelter ordinance in 2018.	Outdated Development Code that will be updated.		No redevelopment funds available	Developers need to be willing to invest in redevelopment	There are not a lot of resources for investment in infrastructure.	Constrained land use- i.e., surrounded by levees so all development will be infill

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Placer County	At this time Placer does not have an environmental justice/social equity chapter in the General Plan. This will be considered as part of the 2021-2029 Housing Element Update.	Placer county has typical land use patters found in historically agriculture areas that have over the past 50 years converted to more suburban developments including limiting opportunities for mixed use, and allowing for only single family developments in more than 90% of the developed and planned develop lands. In the past few year Placer has begun to amend policies and ordinances to incentives more mixed used development through the addition of Town Center overlay districts, updates of area plans such as the Tahoe Basin Area plan that includes Mixed Use zone districts and revised ADU regulations to allow by right and without owner occupancy requirements for second units in single family zones. Placer County has in progress policy and zone changes that propose allowing up to 4-plexes in single family zone districts under certain circumstances, as well as the addition of a new mixed use zone district and overlay to incentives housing in what typically would have been single family or commercial only areas.	Relocation/replacement when required or needed and employee/affordable housing requirements for new developments.	Yes	Yes	Yes		Yes	Gap funding/ financing for construction Prevailing wage requirements on small projects
Placerville	No	None. The City of Placerville has no current identified areas of a segregated population, or identified barriers to equal housing opportunities. (Historically, however, there was segregation beginning with the gold rush of certain minority and immigrant populations. Old property deeds may have restrictions of sale to certain minority populations, but are unenforceable.)	The City has been proactive in enforcement of building code violations to improve substandard housing and abatement of abandoned homes typically under out-of-town absentee ownership. The City is taking enforcement action against the illegal proliferation of vacation home rentals that are reducing available housing stock.	Parking requirements poses a barrier - consumption of land, topographical constraints, and ADA requirements.	Opposition to high density residential development is typically high.	Current rents in Placerville have not been of sufficient rates to provide a adequate return on the cost of construction and financing. Topographic constraints drive up construction costs.	Although Placerville has a lack of available rental units and housing for sale to meet current demand, demand has been lacking for development of higher density apartments, but more likely due to the high cost of development.	High cost of frontage improvements (curb, gutter sidewalk, and road widening).	Cost of impact fees (water & sewer connection fees, traffic impact fees, park fees, school fees, fire district fees). Use of CEQA to lengthen time to construct.
Rancho Cordova	No – will be in progress in 2020 or 2021	The City funds the Renter's Helpline through its CDBG program, which provides tenant landlord mediation, housing counseling, and free legal aid for fair housing issues. The City also augments its robust code enforcement and rental housing inspection program through its CDBG program to ensure fair housing laws are upheld by landlords.	In addition to our CDBG funded Renter's Helpline and Housing Counseling, we also fund an annual low income homeowner critical system rehabilitation program through CDBG that will repair roofs, HVACs, heating, plumbing, etc. to help low income households retain ownership of their homes. Recipients of this program are most often seniors with disabilities.	Moderate to High Barrier	Moderate to High Barrier	High Barrier		High Barrier	Lack of available vacant sites

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Rocklin	<p>The Rocklin General Plan was updated comprehensively in 2012 prior to the current SB 1000 legislation. There are no designated disadvantaged communities within the City of Rocklin.</p> <p>However, Chapter 1 "Introduction and Purpose" in the 2012 General Plan document discusses Citizen Participation and Environmental Justice in detail and also describes how various policies in the plan support Environmental Justice principles.</p>	<p>The City has completed a number of General Plan Amendments and Rezones in the last 8 years which have converted several non-residential properties to land use categories that would provide for either high density or small lot single family residential development. These efforts have greatly diversified housing options within the community and improved affordability in terms of both rental and for sale housing products.</p>	<p>The City contracts with the Roseville Housing Authority (RHA) to administer its Section 8/Housing Choice Voucher program. RHA also conducts outreach with apartment landowners and managers, educating and encouraging their acceptance of Section 8/Housing Choice Vouchers.</p> <p>Through Community Development Block Grant (CDBG) entitlement funds Rocklin also provides funding to the Salvation Army designed to provide emergency rental subsidies when unexpected items, such as job loss, unexpected car repairs, medical emergencies, etc. arise and affect lower income households.</p> <p>The Rocklin Housing Division also administers existing First Time Home Buyer (FTHB), Down Payment Assistance Loans and enforces affordability restrictions for condominium units within the Vicara project in Whitney Ranch and various single family residential properties within the community.</p>	Some development standards, primarily parking requirements.	Similar to other communities. Opposition is primarily concerned with the density and mass of typical affordable development projects.	<p>City fees and most impact fees are considered reasonable within the region. The City does not control sewer and water hookups or fees.</p> <p>Those are provided by independent districts. Some developers have expressed concerns regarding utility connection costs, as well as generally high labor and material costs that they are experiencing.</p>			<p>Lack of local construction labor. Many in the construction industry are being recruited to the Bay Area for higher wages or are going to work in areas undergoing significant rebuilding from recent catastrophic fires. This has severely impacted the labor pool that is available in the Sacramento Region.</p>

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Roseville	In Progress. We are currently updating our General Plan.	The City has provided gap funding to three different affordable housing projects in the last year alone, for a total disbursement of approximately \$10 million. We also provided land valued at nearly \$1 million to one of those projects. As discussed in question 3, we also have a 10% affordability requirement, which ensures that all new planning areas (and any areas being rezoned to residential) contain affordable housing at various income levels. We also have General Plan policy which directs us to ensure the units are spread through the planning area, not concentrated in only one spot.	<p>The City of Roseville strives to provide fair and reasonable access to a variety of housing types with an assurance of providing affordable housing choices for our residents. The City of Roseville has a General Plan goal that 10% of all new housing be developed as affordable housing units to serve households at very low, low and middle/median income levels. This range of affordability is provided in both rental and ownership units within new housing developments. The breakdown of the affordable units will be, at a minimum 40% for rental to very low and 40% for rental to low-income households. The remaining 20% may be reserved for middle income purchase or distributed among the rental obligations. Since 1989, the City's affordable housing policies have produced 2,935 affordable housing units. Success of this program has been based on the City's commitment to its goal and its collaborative process with development proposals in the production of this housing. In the last 5 years, approximately 300 very low and low-income rental units have been funded by partnering with developers and reinvesting City Affordable Housing Funds, Housing Taxable Bonds, Housing Trust Funds and Community Development Block Grant (CDBG) funds in an effort to provide additional affordable housing in the City of Roseville.</p> <p>The City also supports the Roseville Housing Authority in the provision of local Housing Choice Vouchers that provide rental assistance to low-income households in Roseville and Rocklin. The rental assistance program can assist up to 672 low income households, including families, veterans, seniors, and persons with disabilities. The voucher program continues to expand annually with new applications for vouchers earmarked for veterans and persons with disabilities who are homeless or are at risk of becoming homeless.</p> <p>Home Investment Partnerships (HOME) Program funds are used to assist low-income first-time homebuyers in purchasing a home in the City of Roseville at a price that is affordable. The City provides zero-interest CDBG and HOME loans for the Owner Occupied Rehab Program (OOR) to assist low-income homeowners in completing necessary rehabilitation for household health and safety including roof and HVAC replacement and lead-based paint remediation. The Housing Division has partnered with the Code Enforcement Division of the Development Services Department to refer those who may qualify for the OOR program. The program helps mitigate displacement by installing necessary accessible features for households with a senior or person with disabilities.</p> <p>The City estimates that its combined affordable housing programs serve over 9,100 residents. Although, Roseville's comprehensive approach has a long-standing history of producing affordable housing we continue to pursue new and innovative opportunities to further our housing goals.</p>	These are not significant factors here because we rely on an individual design review process for small-lot and multi-family projects, not a long set of prescriptive standards.	While we have seen a lot of this for infill housing, it has not proven to be a barrier to approval in Roseville.	This is a big factor right now, for many reasons	There is absolutely demand, but there is a low ROI, so developers are focuses on market-rate product, which is also in demand	This is a factor in our infill areas	Due to costs to build combined with low ROI, the ability to get financing and subsidies so that it will pencil can be a huge barrier.

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Sacramento	In Progress. The City of Sacramento's 2040 General Plan (including the Environmental Justice Element) is anticipated to be adopted in 2021.	<ul style="list-style-type: none"> The City has anti-displacement policies in its Central City Specific Plan (April 2018). The City of Sacramento is currently updating its General Plan and it is anticipated to be adopted by City Council in 2021. The Draft Vision and Guiding Principles for the 2040 General Plan Update includes seven guiding principle aimed at ensuring Sacramento is a "Safe, Equitable, Inclusive and Just City." Following Council adoption of the Vision and Guiding Principles, policies will be developed that implement the guiding principles. In 2016, SHRA on behalf of the City of Sacramento and Unincorporated County of Sacramento entered into partnership with the surrounding jurisdictions to complete a regional Assessment of Fair Housing (AFH). In 2017, both governing bodies authorized the extension of the current Analysis of Impediments to Fair Housing Choice (AI) to December 31, 2019 to allow time to develop the regional AFH. Federal law changed during 2018 requiring HUD grantees to return to the AI rather than submit an AFH. SHRA has continued to work to complete the multi-jurisdictional AI that included substantial community outreach and hundreds of completed housing-related surveys. <p>The result will be a far more robust AI that will meet the requirements of the AFH if federal regulations change again. This new AI will be completed by early 2020. SHRA on behalf of the City entered into a Fair Housing contract with Legal Services of Northern California (LSNC) and Sacramento Self-Help Housing (SSHH) with a subcontract relationship with Project Sentinel and the California Apartment Association (CAA) to provide a comprehensive Fair Housing program. The program includes a centralized Renter's Help Line with direct referrals to legal counsel that can pursue a full spectrum of remedies to prevent or rectify any fair housing concerns.</p>	The City has anti-displacement policies in its Central City Specific Plan (April 2018). Starting in 2020, the City will be initiating two neighborhood plans per year and these plans will also include anti-displacement strategies. It is anticipated that the City's 2040 General Plan Update (2021 adoption) will citywide anti-displacement policies.		Medium	High	Medium	High	Lack of funding/gap financing

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Sacramento County	Yes	<p>Sacramento County is partnering with SHRA and the cities of Sacramento, Woodland, Davis, Rocklin, Roseville, West Sacramento, Citrus Heights, Rancho Cordova, Elk Grove and the Housing Authorities of Sacramento, Roseville/Rocklin and Yolo County to conduct a regional Analysis of Impediments to Fair Housing Choice (AI). As a part of the AI, the County is committing to several goals, strategies, and action items to address barriers to fair housing choice. The AI is estimated to be completed by fall 2019. In 2014, Sacramento County took the lead in creating a resource for fair housing services by contracting with Sacramento Self-Help Housing, Inc. to provide the Renters Helpline, a number that residents can call for fair housing education, landlord-tenant dispute mediation, and legal guidance.</p> <p>Shortly after the County entered into its first contract with Sacramento Self-Help Housing, Inc., several cities joined the County and contracted with Sacramento Self-Help Housing, Inc. to expand the provision of the Renters Helpline and create a regional resource. Today, the funders group includes Sacramento County, the cities of Citrus Heights, Elk Grove and Rancho Cordova, and SHRA on behalf of the cities of Sacramento, Folsom, Isleton, and Galt. Pursuant to the County's Zoning Code, for applications involving a nonconforming dwelling unit, the Planning Director has the authority to consider reasonable accommodations for persons with disabilities.</p>	<p>In general, the County tends to have more areas of low income concentration than it does areas of low income displacement. See the Low Income Displacement and Concentration web map prepared by the University of Minnesota Law School for reference:</p> <p>https://myottetm.github.io/USMapBoxIMO/USLwDispConc.html. A more thorough analysis of displacement will be done as part of the 2021-2029 Housing Element to determine if additional steps are needed.</p> <p>The County continues to implement its condominium conversion ordinance as contained in the Zoning Code. An analysis of the potential impact of the conversion on the displacement of low-income tenants with appropriate mitigation measures is required. The ordinance ensures tenant relocation assistance.</p> <p>In addition, Code Enforcement requires the property owner to relocate lower income tenants when they are displaced due to condemnation, demolition or vacation of units due to Building, Health and Safety Code violations. If the owner refuses, Code Enforcement partners with Sacramento County Department of Human Assistance to relocate the tenants. The Renters Helpline provides education to tenants facing eviction to ensure that tenants know their rights.</p>	<p>A thorough analysis of the governmental constraints to housing will be performed as a part of the Housing Element update. In general, the County's parking and setback standards have already been identified as potential issue areas. Sacramento County successfully applied for SB 2 Planning Grants Program funding in order to facilitate amendments to several County documents including the Sacramento County General Plan, Sacramento County Zoning Code, and Countywide Design Guidelines. The intent of these amendments is to make County design and development standards more objective, consistent with SB 35 (2017), and to expedite processing and approvals for housing projects.</p>	<p>Housing projects can get delayed at the public hearing stage, especially at Community Planning Advisory Councils (CPACs), due to community concerns. This is particularly true in affluent communities (which can coincide with Opportunity Areas) and can increase the cost, time, and risk associated with the project. The County is in the process of amending its CPAC process to reduce these issues. One thing the County is considering is the role of community input and opposition in the process and how opposition tends to carry more weight than helpful feedback on projects and tends to shut down ideas that are not the status quo.</p>	<p>During the fall workshops, developers identified construction costs and related factors such as labor shortage, costs of wages and materials, interest rates, engineering costs for net zero projects as major barriers to development. Prevailing wage requirements are often identified as barriers to an affordable housing project penciling.</p>	<p>Yes, there is a lack of market demand for all levels of housing in the unincorporated areas. Most of the developers we work with do not want to build anything other than RD-4/RD-5 (no multifamily, no duplexes, triplexes, etc.)</p>	<p>In general, PER staff has concerns with the use of the TCAC Opportunity Map to identify opportunity areas because it shows portions of the Cosumnes, Southeast, and Delta communities as "highest resource" areas when in fact these areas are rural communities with very little infrastructure or access to amenities like employment centers. Most of the County's major planned growth areas (Elverta, Vineyard, Jackson Highway Corridor, north Natomas, etc.) are outside of High Resource Opportunity Areas, and only a handful of our targeted infill areas are located in High Resource Opportunity Areas. Two of our major growth areas, Vineyard and Elverta, have had trouble getting appropriate infrastructure, which has stalled housing development. In addition to infrastructure issues in new planned communities, many areas identified for potential infill growth are missing critical pieces of infrastructure.</p>	<p>uncertainty/risk of discretionary approval, coordination with multiple departments, CEQA litigation risk, and hearing timeframes</p>

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Sutter County	No	As a small, rural county with limited staffing, we have continued to work in conjunction with the local Regional Housing Authority who has the staff and expertise to better address equal housing opportunity issues.	Work with the local Regional Housing Authority to address this issue.		Yes	Yes – due to majority of County being located in a flood zone		Yes – due to lack of urban services (sewer & water), required levee improvements	
West Sacramento	No	The City's Housing Element contains several programs designed to overcome segregation/ barriers to equal housing opportunity, including working with non-profit developers to create additional affordable housing to the City's existing affordable housing stock, maintaining existing affordable housing stock and providing fair housing counseling to local residents, among others.	Staff continuously works with existing affordable housing owners/developers to identify potential "at risk" properties. In 2008 the City passed a Mobile Home Park Change of Use Ordinance and a Mobile Home Park Rent Increase Notification Ordinance to avoid, minimize or mitigate the displacement of low income households residing in the many mobile home parks in West Sacramento.	Little	Some	Significant	Little	Some	
Wheatland	No, planned as part of next update	None to date. The City is planning on addressing these concerns in the next General Plan Update.	The City is supportive of low income household rehabilitation.			Significant		Wastewater capacity is significant barrier	Lack of suitable land
Winters	No Environmental Justice Element. The City of Winters is not a disadvantaged community and is not required to have this element.	We have a court stipulation for 15% inclusionary housing and the stipulation and annual reporting is with Legal Services of Northern California. We have an "affordable housing steering committee" which monitors our housing activities, projects and implementation.		Height restrictions to 30" and 40" maximum, City-wide are significant.	High, NIMBY and no growth sentiment	Same as everywhere	High demand, Zero vacancy city-wide with escalating rents.		
Woodland	In Progress. (Our GP Healthy Community Element includes Section 6.2: Physical Health and Environmental Justice. While we are close to being able to answer "Yes", I do not think we quite meet the requirements of SB 1000.)	The City has ensured that its new growth area, Spring Lake Specific Plan Area, includes a mix of housing types (single-family, duplexes, and multi-family) to accommodate a diverse group of households. Three affordable multi-family developments have been constructed in Spring Lake including one for farmworker households. A site has been dedicated in Spring Lake for a fourth affordable housing multi-family development to serve senior citizen households. It should be noted that Woodland does not contain high segregation and poverty areas per the State Housing Opportunity Maps. In addition, the city's General Plan and adopted Interim Zoning Ordinance have increased housing opportunities throughout the City by increasing allowed densities in residential land use districts as well as by allowing multi-family as a by-right use in all corridor mixed use districts. The city has also updated our Accessory Dwelling Unit Ordinance consistent with State legislation. As the City continues to work on the comprehensive zoning code update, consideration will be given to allowing housing in commercial districts, allowing four-plex units in R-1 and R-2 districts, and developing clearer objective standards.	Pursuant to the City's affordable housing policies, long-term affordability covenants are recorded for multi-family projects with affordable units. However, it has been a challenge for the City to address situations in which investors purchase market rate rental projects, increase rents significantly, and end up displacing low income households that can no longer afford the new rents.						Vacant land – the two high opportunity areas located in Woodland are largely built out. (Note the city does allow ADUs in these areas and will be considering possibility for missing middle to the extent possible)

Affirmatively Furthering Fair Housing Survey Summary

Jurisdiction	Does your General Plan have an environmental justice/social equity chapter or integrate environmental justice/social equity, per SB 1000?	What steps has your jurisdiction undertaken to overcome historical patterns of segregation or remove barriers to equal housing opportunity?	What steps has your jurisdiction undertaken to avoid, minimize, or mitigate the displacement of low income households?	To what extent could the following factors be barriers to the production of more affordable housing types (i.e., subsidized affordable, missing middle, multifamily) in high opportunity areas?					
				Zoning restrictions (density/intensity/height limits, parking requirements, minimum lot size)	Community Opposition	Construction Costs	Lack of market demand	Infrastructure needs	Other
Yolo County	Yolo County is in the process of looking at how best to integrate environmental justice and social equity into our General Plan.	Yolo County's guiding principal is the protection of agricultural lands and production. Therefore, much of the County's jurisdiction is large agricultural parcels which are under Williamson Act contracts to preserve ag use. Urban development is directed to the incorporated areas of the County. However, the County does have an Inclusionary Housing Ordinance to integrate fair housing in the limited development that we do receive.	Yolo County has not seen redevelopment pressure on our heritage communities mainly due to the limited availability of services and cost of construction within flood hazard areas of the east county.	Sometimes				Yes	
Yuba City	No. Though there are several policies in the 2004 General Plan that support equity in environmental planning and social systems. Will be addressed in the upcoming general plan update	THE CITY CONTINUES TO SUPPORT DEVELOPMENT OF ALL HOUSING TYPES, INCLUDING RECENT APPROVAL OF A 40-UNIT AFFORDABLE HOUSING APARTMENT COMPLEX FOR HOMELESS INDIVIDUALS. THE UPDATED GENERAL PLAN WILL FURTHER ADDRESS THIS ISSUE.	ANY NEW DEVELOPMENT INCLUDES AN ANALYSIS OF ANY POTENTIAL IMPACTS TO EXISTING HOUSING, INCLUDING ANY LOW-INCOME HOUSEHOLDS; THIS HAS NOT BEEN AN ISSUE FOR THE CITY OR WITH RESPECT TO DISPLACEMENT OF EXISTING LOW INCOME HOUSEHOLDS.			Yes			Availability of funds, tax credits
Yuba County	Yuba County, as part of our Housing Element update, will be adding an environmental justice/social equity element to our General Plan. We expect this process to be completed by December of 2020.	Yuba County has rezoned numerous property from single family residential to multi-family residential which allows apartment complexes and other multi-family residential by zoning right; we have lowered the number of parking spots per residence that are required in both single-family and multi-family residential zones; we have allowed multi-family residential to be allowed in commercial zoned properties; we have allowed ADU units by zoning right in all zoning districts that allow single-family residential by right and have removed owner-occupancy requirements for the primary and ADU residence; we have deferred development impact fees until final occupancy on all residential structures; we are in the process of lower minimum lot sizes and lot width; and we have completed numerous infrastructure and complete street projects that provide better and safer transportation options to schools and our commercial corridors.	We have not had a lot of displacement of low income households because Yuba County's housing costs in our urbanized areas are relatively inexpensive compared to the rest of the State. We have utilized CDBG money to help rehab homes in need; expedited the permitting process for non-profit agencies building extremely low and homeless transitional housing; and we have a variety of social service programs geared to both house our homeless population and keep our at-risk population housed and out of homelessness.				Significant Barrier	Infrastructure needs is a big factor. Affordability is generally limited to areas with public sewer and water availability and in areas with sewer and water the cost to extend this infrastructure for a project can be expensive.	