

City Council Report

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Sacramento, CA 95814

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April 23, 2019

Discussion Item 40

Title: Housing Streamlining Menu of Options and Authorization to Apply for the SB 2 Planning Grant Program

Location: Citywide

Recommendation: Adopt: 1) a Resolution directing staff to implement the Housing Streamlining Menu of Options; and 2) a Resolution authorizing the City Manager or City Manager's designee to submit an application for funding under the California Department of Housing and Community Development's SB 2 Planning Grants Program in the amount of \$625,000.

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Presenter: Matt Hertel, Senior Planner, (916) 808-7158, Community Development Department

Attachments:

- 1-Description/Analysis
- 2-Resolution for Housing Streamlining Menu of Options
- 3-Resolution for SB 2 Planning Grant Program Application
- 4-Draft Housing Streamlining Menu of Options

Description/Analysis

Issue Detail: There is an insufficient supply of affordable housing and rents have been rising at dramatic rates, making it increasingly difficult for residents to find housing they can afford. On October 30, 2018, Community Development Department staff presented to Council several policy concepts to streamline development and increase housing opportunities. Since then, an additional Senior Planner has been hired in the Long Range Planning Division, staff has developed an ambitious Housing Streamlining Menu of Options, already initiated some of these housing streamlining actions and have identified a funding source to support further implementation.

Attachment 4-Draft Housing Streamlining Menu of Options identifies 56 potential actions the City's Planning Division, other City departments and partner agencies can initiate to streamline approval and production of market-rate and affordable housing. The potential actions are organized into the following 11 categories:

Streamlining Categories	Number of Potential Actions
Long Range Planning	4
Current Planning (Site Plan & Design Review)	4
Zoning & Land Use	14
Transit Oriented Development (TOD) & Commercial Corridors	4
Accessory Dwelling Units (ADUs) & Tiny Homes	10
Public/Private Partnerships	7
Fees	2
Funding & Financing	2
Infrastructure	5
Environmental Review	2
Advocate for Changes to State Law	2
Total	56

A number of these housing streamlining actions have already been completed or are currently being implemented, including:

Streamlining Actions	Initiation Date
Reduction of Existing Development Impact Fees for New Affordable Dwelling Units to a Zero-dollar Rate	October 2018
Administrative Determination of Director Level Planning Approval of Condominiums on Single Parcel	November 2018
Transit Oriented Development (TOD) Ordinance (effective January 10, 2019)	December 2018
Participation in Sacramento Area Council of Governments (SACOG) Civic Lab Commercial Corridor Program for Del Paso and Stockton Boulevards	January 2019
Accessory Dwelling Unit (ADU) Working Group	February 2019
Planning and Development Code Bundle	March 2019
Establishment of Neighborhood Development Action Team	Spring 2019

The City is committed to increasing the availability of housing for all income levels. The goal of implementing the streamlining actions identified in Attachment 4-Draft Housing Streamlining Menu of Options is to improve the City's progress in meeting its current and future Regional Housing Needs Allocation (RHNA) in all four income levels (very low, low, moderate, above moderate). To date, the City has met 7% of its lower income and 36% of its moderate and above moderate 2013-2021 RHNA.

As an initial step to implementing the draft streamlining actions identified in Attachment 4, staff recommends establishing a City and agency staff-level working group and an external housing stakeholder working group. These two working groups will vet, prioritize, and identify actionable next steps. The Draft Housing Streamlining Menu of Options is intended to be a working document to be updated regularly to prioritize actions, identify staff leads, and track progress and next steps.

Staff recommends utilizing the California Department of Housing and Community Development's Senate Bill 2 (SB 2) Planning Grants Program to obtain funding to implement priority actions identified in Attachment 4-Draft Housing Streamlining Menu of Options. The City is eligible for \$625,000 in grant funds for planning actions that lead to the increased production of housing. The Notice of Funding Availability was released on March 29, 2019 and grant applications can be submitted between April 1 and November 30, 2019. Staff recommends using these grant funds to hire a consultant team to implement several of the potential actions as identified in Attachment 4.

Staff will be returning to Council over the next few months with several follow-up actions, including:

- Annual progress reports on the 2013-2021 Housing Element and Downtown Housing Initiative (June 2019); and
- SB 35 ministerial approval of residential development (July 2019).

Policy Considerations: On August 14, 2018, the City Council conducted a workshop to discuss funding concepts to promote housing development. On October 30, 2018, the City Council discussed several policy concepts to streamline development and increase housing opportunities. The Housing Streamlining Menu of Options is in response to direction provided by City Council on October 30, 2018 and it aligns well with the Mayor's and City Council's priority to streamline development and increase housing opportunities.

The 2035 General Plan and 2013-2021 Housing Element contain policies related to housing streamlining actions:

LU 1.1.5 Infill Development. The City shall promote and provide incentives (e.g., focused infill planning, zoning/rezoning, revised regulations, provision of infrastructure) for infill development, reuse, and growth in existing urbanized areas to enhance community character, optimize City investments in infrastructure and community facilities, support increased transit use, promote pedestrian- and bicycle-friendly neighborhoods, increase housing diversity, ensure integrity of historic districts, and enhance retail viability.

Housing (H) 1.3.4 A Range of Housing Opportunities. The City shall encourage a range of housing opportunities for all segments of the community.

H 2.2.4 Funding for Affordable Housing. The City shall pursue and maximize the use of all appropriate state, federal, local and private funding for the development, preservation, and rehabilitation of housing affordable for extremely low-, very low-, low-, and moderate-income households, while maintaining economic competitiveness in the region.

H 2.3.1 Avoiding Unnecessary Costs to Housing. The City shall ensure that its policies, regulations, and procedures do not add unnecessary costs to housing and do not act as an obstacle to new housing development.

H 2.3.2 Streamlined Application and Building Process. The City shall continue to facilitate interdepartmental review of development applications, encourage pre-

application meetings with planning and building staff, and streamline the overall planning application and building process for all development types.

Economic Impacts: A strong and affordable housing environment is critical to the economic well-being and growth of Sacramento and its residents.

Environmental Considerations: The recommendation in this report is not a project under the California Environmental Quality Act (CEQA), because it does not involve any commitment to a specific project which may result in a potentially significant physical impact on the environment, as contemplated by Title 14, California Code of Regulations, Sections 15378(b)(2) and 15378(b)(4) and is, therefore, not subject to CEQA pursuant to CEQA Guidelines Section 15060(c)(3).

Sustainability: Increasing housing production and affordability will assist in creating a sustainable Sacramento and provide a platform for sustainable economic growth. Increasing growth in infill areas of the City near public transportation hubs will reduce dependence on the use of private automobiles, reduce vehicle miles traveled (VMT) per household, reduce the use of fossil fuels, improve energy efficiency, reduce carbon dioxide emissions, and help meet air quality standards.

Commission/Committee Action: None.

Rationale for Recommendation: The City is facing a statewide challenge of providing an adequate supply of affordable housing. The California Department of Housing and Community Development establishes the Regional Housing Needs Allocation (RHNA) for each jurisdiction. The RHNA identifies the number of additional housing units needed by income level, to accommodate projected household growth during the eight-year housing element period. As of December 4, 2018, 515 of 539 California jurisdictions, including the City of Sacramento, have not met their prorated RHNA for the current housing element planning period.

The City's RHNA for the 2013-2021 planning period is 24,101 housing units, of which 8,411 must be affordable to lower-income households. Between October 31, 2013 and December 31, 2017, the City issued building permits for 555 low income housing units and 5,686 moderate or above moderate units.

Financial Considerations: The implementation of the Housing Streamlining Menu of Options will have financial implications. Staff anticipates using the SB 2 Planning Grant Program to implement several of the potential actions. The SB 2 Planning Grant Program does not require matching funds. Staff will return to City Council for proper funding authority once a consultant proposal is selected and funding sources are identified.

Local Business Enterprise (LBE): Not applicable.

RESOLUTION NO. 2019-

Adopted by the Sacramento City Council

April 23, 2019

APPROVING THE HOUSING STREAMLINING MENU OF OPTIONS

BACKGROUND:

- A. On August 25, 2015, the City Council approved recommendations for a Downtown Housing Initiative. This initiative was limited to downtown and given the dramatic need for enhanced housing production, a more intensified focus is need to meet Sacramento's current housing challenges.
- B. On August 14, 2018, the City Council conducted a workshop to discuss funding concepts to promote housing development and under a separate item, adopted a policy to reduce plan review time by 25% for housing developments of 25 units or more.
- C. On October 30, 2018, the City Council discussed several priority policy concepts to streamline development and increase housing opportunities and under a separate item, approved a resolution reducing City development impact fees for affordable housing to \$0.
- D. The Housing Streamlining Menu of Options is in response to the direction provided by City Council on October 30, 2018 and to the priorities identified by the Mayor and City Council of encouraging inclusive economic development and increasing housing opportunities.
- E. The City is committed to increasing the availability of housing for all income levels. The goal of implementing the actions identified in the Housing Streamlining Menu of Options is to improve the City's progress in meeting its current and future Regional Housing Needs Allocation in all four income levels (very low, low, moderate, above moderate).

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

- Section 1. The City Manager is authorized to direct staff to implement the Housing Streamlining Menu of Options.

RESOLUTION NO. 2019-

Adopted by the Sacramento City Council

April 23, 2019

AUTHORIZING THE SUBMITTAL OF AN APPLICATION TO THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT FOR FUNDING UNDER THE SB 2 PLANNING GRANTS PROGRAM; THE EXECUTION OF A STANDARD AGREEMENT AND ANY AMENDMENTS THERETO; AND ANY RELATED DOCUMENTS NECESSARY TO PARTICIPATE IN THE SB 2 PLANNING GRANT PROGRAM.

BACKGROUND:

- A. The State of California, Department of Housing and Community Development (Department) has issued a Notice of Funding Availability (NOFA) dated March 29, 2019, for its Planning Grants Program (PGP).
- B. The City of Sacramento desires to submit a project application for the PGP program to accelerate the production of housing and will submit a 2019 PGP grant application as describes in the PGP NOFA and SB 2 Planning Grants Program Guidelines released by the Department for the PGP Program.
- C. The Department is authorized to provide up to \$123 million under the SB 2 Planning Grants Program from the Building Homes and Jobs Trust Fund for assistance to local governments, as described in Health and Safety Code section 50470 et seq. (Chapter 364, Statutes of 2017 (SB 2)) related to the PGP Program.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

- Section 1. The City Manager is authorized to direct staff to apply for and submit all necessary documentation to the Department, the 2019 Planning Grants Program application released March 29, 2019 in the amount of \$625,000.
- Section 2. In connection with the PGP grant, if the application is approved by the Department, the City Manager is authorized to enter into, execute, and deliver a State of California Standard Agreement (Standard Agreement) for the amount of \$625,000, and any and all other documents required or deemed necessary or appropriate to evidence and secure the PGP grant, the City's obligations related thereto, and all amendments thereto (collectively, the "PGP Grant Documents").

- Section 3. The City of Sacramento shall be subject to the terms and conditions as specified in the Standard Agreement, the SB 2 Planning Grants Program Guidelines, and any applicable PGP guidelines published by the Department. Funds are to be used for allowable expenditures as specifically identified in the Standard Agreement. The application in full is incorporated as part of the Standard Agreement. Any and all activities funded, information provided, and timelines represented in the application will be enforceable through the executed Standard Agreement. The City of Sacramento hereby agrees to use the funds for eligible uses in the manner presented in the application as approved by the Department and in accordance with the Planning Grants NOFA, the Planning Grants Program Guidelines, and 2019 Planning Grants Program Application.
- Section 4. The City Manager is authorized and directed to execute the City of Sacramento Planning Grants Program application, the PGP Grant Documents, and any amendments thereto, on behalf of the City of Sacramento as required by the Department for receipt of the PGP Grant.
- Section 5. The City Manager or his designee is authorized to accept funds from the Department of Housing and Community Development in the amount awarded.

Housing Streamlining Menu of Options (Draft 4/15/2019)

City of Sacramento - Community Development Department, Planning Division

Goal: The City is committed to increasing the availability of housing for all income levels. The goal of implementing these potential actions is to improve the City's progress in meeting its current and future Regional Housing Needs Allocation (RHNA) in all four income levels (very low, low, moderate, above moderate).

Overview & Next Steps: The Housing Streamlining Menu of Options is a compilation of potential actions the City of Sacramento and partner agencies can initiate to streamline market-rate and affordable housing production. The Housing Streamlining Menu of Options is a follow-up action to the October 30, 2018 City Council report that outlined a few policy concepts to streamline development and increase housing opportunities. This table is intended to be a working document that will be updated regularly to prioritize actions, identify staff leads, and track progress and next steps.

Legend: Green = action completed within past 6 months. Near-Term = 0-6 months. Mid-Term = 6-12 months. Longer-Term = 1+ years.

Streamlining Types	Desired Outcomes/Benefits	Potential Actions	Lead	Potential Timing	Current Status & Next Steps
Long Range Planning					
Develop & Implement Housing Streamlining Menu of Options	Create roadmap to streamline housing production.	<ol style="list-style-type: none"> Develop strategy for implementing priority streamlining types and actions. Establish housing working groups to inform and implement priority actions. 	<p>Long Range Planning</p> <p>Working Groups</p>	Near-Term (Spring 2019)	<p>Staff to present Housing Streamlining Menu of Options to City Council on April 23, 2019.</p> <p>City to establish staff/partner agency housing working group and an external housing working group to vet, prioritize, and identify actionable next steps.</p>
Establish Neighborhood Development Action Team	Neighborhood-level planning to identify and implement community needs, including actions to facilitate housing construction.	<ol style="list-style-type: none"> Obtain Council approval, hire Neighborhood Action Team and establish on-call consultant list. Select initial neighborhood planning locations and initiate 2-4 plans per year. 	<p>Long Range Planning/Economic Development/Neighborhood Services</p> <p>On-Call Consultants</p>	Near-Term (Spring 2019)	Seek City Council approval in Spring 2019.
Current Planning (Site Plan & Design Review)					
Director Level Planning Approval of Condos on Single Parcel	Streamline planning approval of housing.	N/A	Current Planning	N/A	In November 2018, the City made the administrative determination that under the California Subdivision Map Act, condominium maps proposing only one parcel, can be approved at the director level (Zoning Administrator) and are not required to go to Planning and Design Commission.
SB 35 Ministerial Approval	Streamline planning approval of housing.	<ol style="list-style-type: none"> Create by-right ministerial review checklist with no discretionary approval or CEQA to comply with SB 35 (ministerial approval of small 	<p>Long Range Planning</p> <p>Current Planning</p>	Near-Term (Spring/Summer 2019)	<p>SB 35 went into effect on January 1, 2018.</p> <p>Staff to bring item to Planning and Design Commission and City Council in Summer 2019.</p>

Streamlining Types	Desired Outcomes/Benefits	Potential Actions	Lead	Potential Timing	Current Status & Next Steps
		residential (2-10 units) and large residential (11+ units with affordable housing and prevailing wage)).			
Ministerial Approval of Housing Projects	Streamline planning approval of housing.	1) Explore adding an exemption from site plan and design review for housing projects beyond the requirements of SB 35.	Long Range Planning Current Planning SHRA	Mid-Term (Spring/ Summer 2019)	Determine which development projects would be subject to streamlining. Staff to bring item to Planning and Design Commission and City Council in Summer 2019.
Planning & Design Commission (PDC) Review	Streamline planning approval of housing.	1) Consider removing size/height thresholds requiring PDC review for housing developments; only require PDC review when another entitlement triggers commission or council-level review (17.808.130.A.1-5).	Long Range Planning Current Planning	Mid-Term (Summer/Fall 2019)	
Planning Review Timeframe	Expedite planning approval of housing.	1) Consider guaranteeing turnaround timeframes for by-right projects and building permits. a. By-right projects up to 10 units approved in 30 days if complete application and all standards are met. b. By-right projects of 11-150 units approved in 60 days if complete application and all standards are met. c. SB 35 projects approved in 90-180 days per state law.	Current Planning	Near-Term (Summer 2019)	
Zoning & Land Use					
TOD Ordinance	Incentivize Transit Oriented Development.	1) Auto-centric and low employment intensity uses prohibited within ¼ mile of an existing or proposed light rail station, additional uses require a CUP within ½ mile.	Long Range Planning	N/A	TOD Ordinance approved by Council on 12/11/18 and took effect on 1/10/19.

Streamlining Types	Desired Outcomes/Benefits	Potential Actions	Lead	Potential Timing	Current Status & Next Steps
		<p>Parking requirements reduced near transit stations.</p>			
Higher Residential Densities	Allow additional units in residential zones to encourage smaller and more affordable units.	<ol style="list-style-type: none"> 1) Review existing allowable density of land uses under the 2035 General Plan and the current density of zones. Consider increasing the density of any zones that have lower density than is allowable in the 2035 General Plan. 2) Explore the removal of maximum densities from specific zones and use a form-based approach (i.e. FAR, height, setbacks). 3) Examine ways to increase housing opportunities in R-1 zones, including considering allowing duplexes on all lots (not just corners), and consider triplexes, and fourplexes on all residentially zoned land (i.e. Minneapolis). 4) Consider allowing bungalow courts, a middle-income, market-rate housing type involving multiple, small cottages on a single parcel, historically found in Central City and East Sacramento. <ol style="list-style-type: none"> a. Eliminate 1 unit per lot requirement in R-1 and use 8 dwelling units/net acre limit instead, with a provision allowing bungalow court units under 650 square feet to count as 0.5 unit each. 	<p>Long Range Planning</p> <p>Current Planning</p>	<p>Longer-Term (Summer/Fall 2020 as part of General Plan Update)</p>	

Streamlining Types	Desired Outcomes/Benefits	Potential Actions	Lead	Potential Timing	Current Status & Next Steps
Dormitory, Residential Care Facility & Residential Hotel By-Right	Increase allowable locations for affordable housing product types.	<ol style="list-style-type: none"> 1) Explore allowing dormitory, residential care facility, and residential hotel by right in all commercial zones and in the R-3 and higher R zones. 2) Add student housing (i.e. dormitory) standard conditions to 17.228.117 (Multi-unit dwellings). 	<p>Long Range Planning</p> <p>Current Planning</p>	Longer-Term (Winter 2019)	
Update to Title 17 Article VI. Temporary Residential Shelters	Increase allowable locations for affordable housing product types.	<p>Consider exploring the following zoning changes:</p> <ol style="list-style-type: none"> 1) Small shelters (24 or fewer beds) by right in all zones except RE, A, AOS, ARPF, F. 2) Reduction of parking for small shelters. 3) Large shelters (more than 24 beds) by right in all multi-unit, commercial, and industrial zones. 4) Elimination of separation requirements from churches, schools, parks, and residential zones. 	<p>Long Range Planning</p> <p>Office of City Manager (Homeless Services)</p> <p>Sacramento Steps Forward</p>	Mid-Term (Spring/Summer 2019)	
Revisions to Parking Requirements	Increase financial feasibility of residential development by allowing more of the site to be used for housing.	<ol style="list-style-type: none"> 1) Consider further reduction of parking minimums. 2) Explore instituting parking maximums. 	Long Range Planning	Longer-Term (Summer 2020)	
Mixed Income Housing Ordinance and Inclusionary Housing	Increase number of affordable housing units.	<ol style="list-style-type: none"> 1) Revisit Housing Impact Fee levels for the Mixed Income Housing Ordinance. 	<p>Long Range Planning</p> <p>Consultant</p> <p>SHRA</p>	Mid-Term (Fall 2019)	Determine feasibility of providing additional local gap financing for projects that want to include affordable units.
Transit Oriented Development (TOD) & Commercial Corridors					
SACOG Civic Lab	Increase housing on opportunity sites along commercial corridors.	<ol style="list-style-type: none"> 1) City is participating in 10-month Civic Lab program for Stockton Blvd. and Del Paso Blvd. 	<p>SACOG</p> <p>Long Range Planning</p>	Mid-Term (Fall 2019/Winter 2020)	SACOG is advocating to have the Green Means Go pilot program included in next year's State budget. It is anticipated that this funding would support Civic Lab commercial corridor strategies.

Streamlining Types	Desired Outcomes/Benefits	Potential Actions	Lead	Potential Timing	Current Status & Next Steps
		2) Leverage funding to streamline housing production on these corridors through SACOG's Green Means Go pilot program.	Economic Development PBIDs		
Priority Planning & Building Review	Incentivize Transit Oriented Development.	1) Prioritize planning and building review of housing near light rail stations and high frequency bus service.	Current Planning Building	Mid-Term (Winter 2019)	
Reduced Sacramento Regional Transit (SacRT) Fare	Incentivize Transit Oriented Development.	1) Reduced SacRT transit passes for housing located within ½ mile of transit outside of Central City.	SacRT Long Range Planning	Longer-Term (Spring 2020)	
Accessory Dwelling Units (ADUs) & Tiny Homes					
Establish Accessory Dwelling Unit (ADU) Working Group	Streamline construction of affordable housing product types.	1) Convene a three session ADU working to develop concrete strategies for increasing the construction of ADUs.	Councilmembers Hansen & Harris Long Range Planning ADU Working Group	N/A	The three working group sessions were held on February 25, March 11, and April 3, 2019. Seven priority recommendations have been developed and are listed below.
ADU Planning & Development Code – Minor Revisions	Streamline construction of affordable housing product types.	1) Remove subjective design requirements of ADUs. ADUs will conform to the design guidelines applicable to the lot on which they are located. 2) Reduce distance and setback requirements of ADUs.	Current Planning	N/A	Planning & Development Code Amendment Bundle was approved by City Council on March 5, 2019.
ADU Planning & Development Code – Major Revisions	Streamline construction of affordable housing product types.	1) Code amendments to Title 17 to allow an additional ADU to a site with an existing home and secondary dwelling unit (or duplex) for a total of three units. 2) Code amendments to Title 17 to allow tiny homes on wheels as an ADU.	Long Range Planning Current Planning	Mid-Term (Fall 2019) Longer-Term (Winter 2020)	These potential actions have been recommended by the ADU Working Group.

Streamlining Types	Desired Outcomes/Benefits	Potential Actions	Lead	Potential Timing	Current Status & Next Steps
ADU Financing & Financial Assistance	Streamline construction of affordable housing product types.	<ol style="list-style-type: none"> 1) Develop a new bridge loan opportunity for homes that cannot utilize equity to finance the construction of an ADU. 2) Partner with an organization that would provide technical assistance and reduced cost architectural services for property owners who sign a nondiscrimination agreement to rent the ADU to Housing Choice Voucher holders. 3) Develop 3-4 pre-approved ADU plans for City of Sacramento residents. Plans will vary in square footage to accommodate a variety of household incomes and construction costs. 	<p>Long Range Planning</p> <p>City Treasurer</p> <p>SHRA</p> <p>Consultant</p>	Mid-Term (Spring 2020)	These potential actions have been recommended by the ADU Working Group.
ADU Technical Assistance & Education	Streamline construction of affordable housing product types.	<ol style="list-style-type: none"> 1) Develop an ADU website with overview, process, case studies and printable 1-pagers covering various topics. 2) Develop and execute an ADU outreach plan. Outreach activities could include distributing website information, ADU tours, educational workshops, and an ADU marketplace. 	<p>Long Range Planning</p> <p>Professional Organizations (i.e. AIA, ULI, APA)</p> <p>Consultant</p>	Mid-Term (Spring 2020)	These potential actions have been recommended by the ADU Working Group.
Public/Private Partnerships					
Development of Public Agency Land	Develop affordable housing on public agency land.	<ol style="list-style-type: none"> 1) Identify City and other agency owned land that can be developed for housing. 2) Remove impediments to the development of City owned land (i.e. brownfield remediation). 	<p>Public Works/City Real Estate</p> <p>Long Range Planning</p> <p>Other Agencies (i.e. SHRA, SacRT, California Department</p>	Mid-Term (Fall 2019)	In January 2019, Governor Newsom signed an executive order to develop affordable housing on excess state lands. DGS is creating an inventory of all state-owned lands that may be available for potential development. The State anticipates releasing an RFP for the development of the initial parcels by September 30, 2019.

Streamlining Types	Desired Outcomes/Benefits	Potential Actions	Lead	Potential Timing	Current Status & Next Steps
		3) Actively market the land to affordable housing developers.	of General Services (DGS))		
Community Land Trust Acquisition of Sites Near Transit	Develop affordable housing.	<ol style="list-style-type: none"> 1) Work with Sacramento Community Land Trust (CLT) to acquire property and/or funding to develop affordable housing. 2) Create incentives for developers to partner with CLTs in developing or preserving homes near transit (i.e. fulfills inclusionary housing requirement). 3) As an affordable housing and anti-displacement strategy, CLT could acquire and rehab old homes and preserve them for affordable housing. 	<p>Long Range Planning/Economic Development/SHRA</p> <p>Sacramento Community Land Trust</p> <p>TOD Collaborative</p>	Mid-Term (Winter 2019/2020)	
Student & Senior Housing Placement	Increase affordable student housing.	<ol style="list-style-type: none"> 1) Develop a pilot program that matches Sacramento State University students with seniors to provide housing for students and income and companionship for seniors. 	<p>Mayor's Office</p> <p>Long Range Planning</p>	Mid-Term (Fall 2019)	
Fees					
Reduction of Existing Development Impact Fees for New Affordable Dwelling Units to a Zero-dollar Rate	Increase financial feasibility of constructing affordable housing.	N/A	Long Range Planning	N/A	Approved by Council on October 30, 2018.
Reduction of Other Agency Fees for Affordable Housing	Increase financial feasibility of constructing affordable housing.	<ol style="list-style-type: none"> 1) Work with other agencies (i.e. school districts, flood control agencies) to reduce fees for affordable housing projects within the City. 	<p>Councilmembers on Agency Boards</p> <p>Long Range Planning</p> <p>SHRA</p>	Mid-Term (Fall 2019)	

Streamlining Types	Desired Outcomes/Benefits	Potential Actions	Lead	Potential Timing	Current Status & Next Steps
Cannabis Housing Trust Fund	Increase available funding to construct affordable housing.	1) Explore the development of a Housing Trust Fund fee for cannabis uses that is significantly higher than other uses.	Long Range Planning City Office of Cannabis Policy & Enforcement SHRA	Mid-Term (Winter 2019/2020)	
Funding & Financing					
Obtain SB 2 Planning Grant	Obtain funding to implement priority actions identified here in the Housing Streamlining Menu of Options.	1) The City is eligible for \$625,000 in grant funds for planning actions that lead to the increased production of housing.	Long Range Planning SACOG	Near-Term (Spring/Summer 2019)	The Notice of Funding Availability was released on March 29, 2019 and grant applications can be submitted between April 1 and November 30, 2019. City staff recommends using these grant funds to hire a consultant team to implement several of the potential actions identified in the Housing Streamlining Menu of Options.
Partner with a Housing Trust	Increase available funding to construct affordable housing.	1) Consider creating or partnering with a Housing Trust to leverage financing for affordable housing.	Economic Development SHRA Housing Trust	Mid-Term (Summer 2019)	
Infrastructure					
Implement Specific Plans (see also <i>Establish Neighborhood Planning Development Action Team</i>)	Facilitate the infill residential development in neighborhoods and along commercial corridors.	1) Identify infrastructure needs and develop a financing plan to fund utilities, transportation, and other infrastructure to encourage private investment. 2) Obtain environmental clearance for development and public infrastructure projects identified in the neighborhood plans to reduce the length and cost of the development review process.	Long Range Planning Public Works Consultant	Mid-Term (Annually)	
Prioritize Infrastructure Investments	Increase financial feasibility of constructing affordable housing.	1) Prioritize infrastructure investments in Environmental Justice and Specific Plan areas to lower construction costs and catalyze development.	Public Works Economic Development	Longer-Term (Summer/Fall 2020 through General Plan Update)	

Streamlining Types	Desired Outcomes/Benefits	Potential Actions	Lead	Potential Timing	Current Status & Next Steps
Enhanced Infrastructure Financing Districts	Increase available funding to construct affordable housing.	<ol style="list-style-type: none"> 1) Explore the creation of Enhanced Infrastructure Financing Districts (EIFD). 2) Use 2040 General Plan Update MEIR to meet the environmental requirements for an EIFD. 	<p>Economic Development</p> <p>Consultant</p>	Mid-Term (Fall 2019)	The Governor has proposed to remove some of the barriers for establishing an EIFD.
Environmental Review					
Implement SB 743 (VMT)	Streamline environmental review of residential development.	<ol style="list-style-type: none"> 1) Replace level of service (LOS) with vehicle miles traveled (VMT) as a CEQA transportation impact threshold to comply with SB 743. Using VMT may exempt many infill housing and mixed-use project from analyzing transportation impacts in CEQA review, thereby reducing time and costs of project approval. 	<p>Public Works</p> <p>Environmental Planning</p>	Longer-Term (Summer/Fall 2020 through General Plan Update)	Coordinate implementation with Public Works and understand implications on funding for traffic improvements.
Specific Plan CEQA Analysis (see also <i>Implement Specific Plans</i>)	Streamline environmental review of residential development.	<ol style="list-style-type: none"> 1) Conduct project-level CEQA analysis and obtain environmental clearance for development and infrastructure projects identified in the Specific Plans to reduce the length and cost of the development review process. 	<p>Long Range Planning</p> <p>Environmental Planning</p>	Mid-Term (Annually)	
Advocate for Changes to State Law					
SB 50 – More Homes Act of 2019	Advocate for State legislative changes to create more housing opportunities.	<ol style="list-style-type: none"> 1) The bill would increase dense housing within ½ mile of job and transit rich areas. 	<p>City Manager's Office</p> <p>Long Range Planning</p>	Near-Term (Spring 2019)	The Senate Housing Committee voted in favor of SB 50 on April 2, 2019. SB 50 will be heard in the Senate Government and Finance Committee later this month.
SB 5 – Local-State Sustainable Investment Incentive Program	Advocate for State legislative changes that can create more housing opportunities.	<ol style="list-style-type: none"> 1) Establishes a funding mechanism for affordable housing production with at least 50% of funds to be used for the development of affordable housing. 	<p>City Manager's Office</p> <p>Long Range Planning</p> <p>SHRA</p>	Near-Term (Winter/Spring 2019)	<p>Currently supported by Housing California, AFL-CIO, the League of California Cities, and the California Conference of Carpenters.</p> <p>Analyze the draft bill and consider City support.</p>