

HOUSING PRODUCTION STREAMLINING





OPEN FOR BUSINESS

☐ **Save Time**

☐ **Save Money**

☐ **Expand
Housing
Opportunities
and Types**



SAVE TIME/MONEY

- ❑ **25% reduction in plan review time (Approved 8/14/18)**

- ❑ **Prepare additional plans for corridors, TODs, infill neighborhoods**

- ❑ **Proactively identify infrastructure needs and costs**



SAVE TIME/MONEY

- ☐ **Streamline process for infill condominiums**
- ☐ **Continue streamlining efforts for City permitting**
- ☐ **Create checklist for design review for mixed-income and affordable projects**
- ☐ **Reduce parking requirements near transit stations**
- ☐ **Reduce impact fees for affordable housing**

ZERO-DOLLAR RATE DEVELOPMENT IMPACT FEES

65th Street Area Impact Fee

Railyards Impact Fee

Central City Impact Fee

River District Fee

Combined Sewer Development
Fee

Water Development Fee

Jacinto Creek Planning Area
Impact Fee

Sewer Development Fee

North Natomas Planning Area
Development Fees

Willow Creek Impact Fee

Park Development Impact Fee



EXPAND HOUSING OPPORTUNITIES

- ☐ Promote development of accessory dwelling units
- ☐ Evaluate potential for higher residential densities Citywide
- ☐ Encourage housing development on vacant land including publicly-owned land



EXPAND HOUSING OPPORTUNITIES

- ❑ Change zoning to allow “bungalow courts”
- ❑ Facilitate construction of tiny homes and alternative housing types
- ❑ Work with lenders and partners to expand financing options



ADVOCATE FOR STATE LEGISLATION AND POLICY CHANGES

- ☐ Exempt broader categories of housing from CEQA
- ☐ Promote passage of state-wide bonds for housing
- ☐ Promote the reestablishment of a redevelopment-type mechanism
- ☐ Seek to refine grant programs based on need rather than match



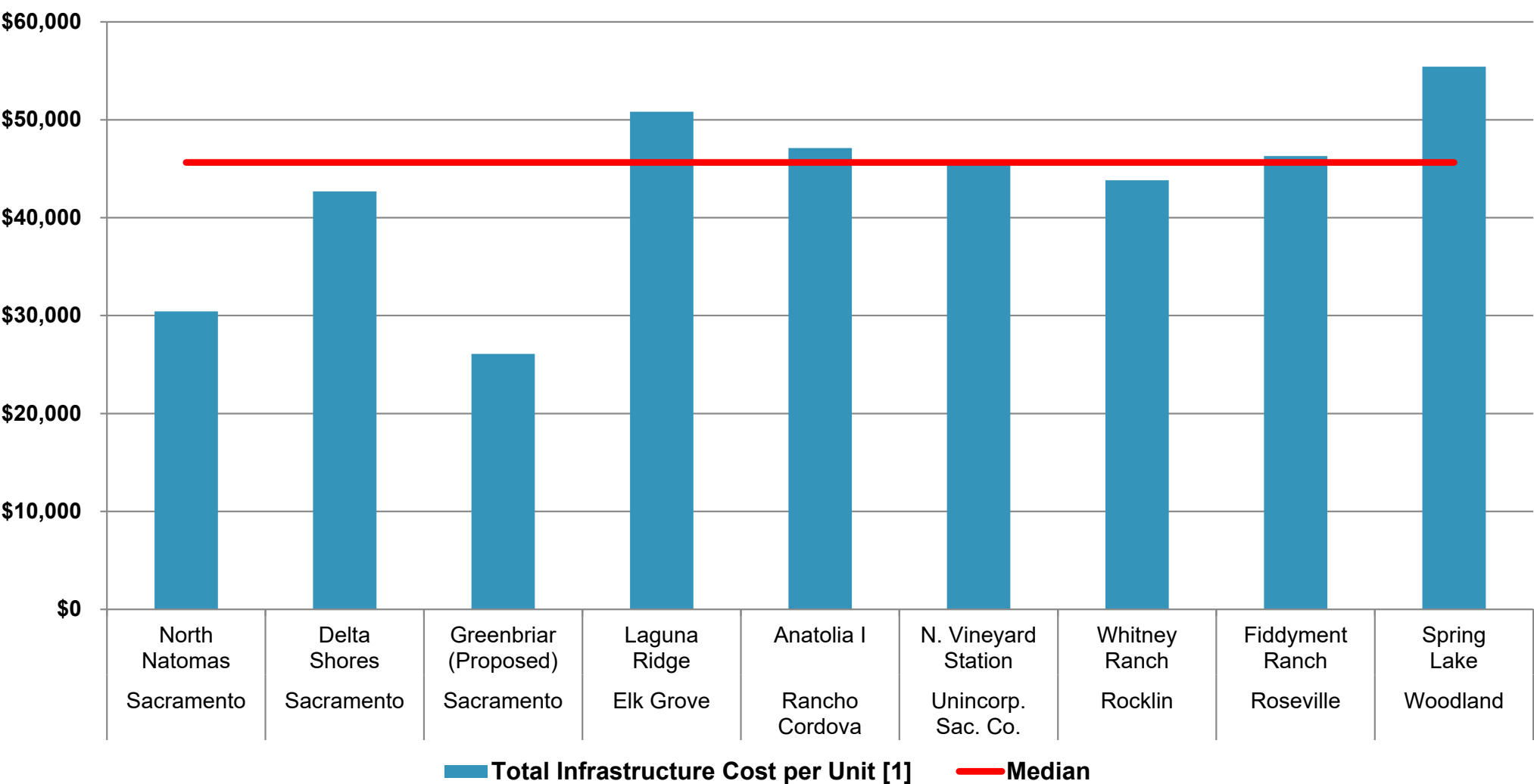
NEXT STEPS

Summary:

- ☐ Streamline condos
- ☐ Other agency fees
- ☐ Fund local plans
- ☐ ADU standards
- ☐ Bungalow Courts
- ☐ Tiny homes
- ☐ Vacant land inventory
- ☐ Public land incentives
- ☐ Increase residential densities
- ☐ Reduce Parking in TOD Areas
- ☐ Checklist for mixed-income and affordable projects



AVERAGE FEES (SACRAMENTO VS REGION)



NOTE: This chart reflects data current as of September 2016 (FY 2016-2017), with the exception of City of Sacramento Transportation Development Impact Fee (TDIF), and the Parks Impact Fee (PIF), which were adopted by City Council in February 2017.