

Meeting Date: 12/8/2015

Report Type: Staff/Discussion

Report ID: 2015-01015

Title: Downtown Housing Initiative Toolkit and Housing Production

Location: Downtown Sacramento, Districts 3 and 4

Recommendation: Receive and file.

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Department: Community Development Dept

Division: Long Range Planning

Dept ID: 21001222

Attachments:

1-Description/Analysis

2-Progress Towards 10,000 Places to Live

City Attorney Review

Approved as to Form

Jeffrey Heeren

11/20/2015 3:12:16 PM

Approvals/Acknowledgements

Department Director or Designee: Ryan Devore - 11/4/2015 4:24:37 PM

Description/Analysis

Issue Detail: On August 25, 2015, the City Council approved a resolution containing the recommendations for the Downtown Housing Initiative. One of the first steps identified to promote and facilitate housing development downtown is the consolidation of policies, processes, incentives and resources into one location, which will be known as the Developer Toolkit (Toolkit).

The Toolkit is a City website that connects the user to information provided by various City departments, agencies and organizations that play a role in the development process. This website is designed to be user friendly, easy to read, and updated on an ongoing basis as new resources are developed. This first phase of the Toolkit highlights the existing resources that are available and helps to identify how much the City has already done to streamline development. The Toolkit can be found online on December 9th at downtowndevelopertoolkit.com.

This report also serves as an update on the City's progress towards building 10,000 downtown places to live in 10 years. Attachment 2 documents the 781 new homes that have been created or preserved in downtown since January 1, 2015.

Policy Considerations: The Downtown Housing Initiative is a blueprint for streamlining the development process.

The Downtown Housing Initiative's recommendations fall into three key categories.

- Streamlining Existing Policies and Practices

Current policies will remain intact while procedures will be reviewed for updates necessary to bring efficiencies to existing practices. Processes under consideration include Planning/Building Review, Fee Study, Project Tracking, Interdisciplinary Review, Lobby Management, Pre-Submission Review (of development plans), Staff Training, Customer Service, Historic Preservation Agreement and Infrastructure Plans.

- Ordinance Review

The plan calls for the review and update of current ordinances that impact housing development. The Preservation, Single Room Occupancy, Housing Trust Fund, and the Vacancy Assessment study will be examined to ensure practicality and continued relevance to the objectives of the plan.

- Downtown Specific Plan Initiation

The Downtown Specific Plan will incorporate site analysis, survey, design standards, land use, public improvements, and information related to environmental and historical regulatory items that may currently impact development in the downtown district.

Economic Impacts: The economic impacts of the Downtown Housing Initiative will be an increase in economic activity in the downtown area which will support more small and medium sized businesses.

Environmental Considerations: No project is being proposed at this time. Staff is only presenting information and seeking the City Council's input.

Sustainability: The Downtown Housing Initiative is consistent with Sustainability Master Plan goals to increase the number of places to live within the downtown area. The plan supports Transit Oriented Development, infill development, and conversion of vacant and outdated buildings.

The proposed plan also supports an increase in density within the target area. Increasing housing density in Downtown Sacramento around public transportation hubs will reduce dependence on the use of private automobile, reduce long commutes, reduce the use of fossil fuels, improve energy efficiency, reduce carbon dioxide emissions, and help meet air quality standards.

Commission/Committee Action: On August 5, 2015 the Sacramento Housing and Redevelopment Commission reviewed and approved the recommendations in the Downtown Housing Initiative, which included the creation of the Toolkit.

Rationale for Recommendation: Stabilizing the economic vitality of Downtown Sacramento is dependent on increasing the residential population, thereby fortifying the revenue base. Underutilized, outdated, or vacant buildings have been identified within this target area. Concentrating efforts to build out the available parcels and converting antiquated buildings into viable living spaces is a proven strategy to increase density.

Financial Considerations: There are no direct financial considerations associated with this report.

Local Business Enterprise (LBE): The purchase of goods or services is not associated with this report.

Progress towards 10,000 Places to Live

The goal of the Downtown Housing Initiative is to create 10,000 places to live in 10 years. Since January 1, 2015, 781 homes have been created or preserved as follows:

Market Rate Goal: 6,000 Homes

- 149 homes have begun construction.
- 75 homes have been constructed.

Affordable Goal: 2,500 Homes

- 137 new affordable homes have begun construction
- 154 affordable homes have been preserved
- 116 new affordable homes were constructed.

Homeless Program Goal: 1,500 Homes

- 150 households have participated in the rapid rehousing program.

New Multi-family projects include:

- Warehouse Artist Lofts (116 units)
- 16 Powerhouse (50 units)
- 700 K Street (137 units)
- Eviva (118 units)
- 515 T Street (11 units)
- 1813 Capitol Ave (4 units)

New Single and two family projects include:

- The Creamery
- Solons Alley
- Tapestri Square

The 477 new homes built or being built in downtown is a 34% increase from 2014 to 2015. Staff anticipates that development will occur at a faster pace in the next couple of years as the Downtown Housing Initiative is implemented.