



REPORT TO COUNCIL City of Sacramento

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PUBLIC HEARING
May 16, 2006

Honorable Mayor and
Members of the City Council

Subject: FY2006/07 Proposed Budget Strategic Plan Focus Area: Safe and Affordable Housing - Innovative Housing

Location/Council District: Citywide (All)

Recommendation:

This report provides information on the FY2006/07 Proposed Strategic Planning – Strategic Budgeting effort, provides the City Manager's funding recommendations related to Safe and Affordable Housing (Attachment A, page 4) and requests City Council direction and an intent motion on funding recommendations.

Contact: Steve Peterson, Principal Planner, 808-5981; Desmond Parrington, Associate Planner, 808-5044; Leyne Milstein, Budget Manager, 808-8491

Presenters: Steve Peterson, Principal Planner; Desmond Parrington, Associate Planner; Leyne Milstein, Budget Manager

Department: Development Services; Finance

Division: Long Range Planning; Budget, Policy & Strategic Planning

Organization No: 4827; 1140

Description/Analysis:

Issue: During the Strategic Planning Workshop on February 21, 2006, the City Council identified five focus areas: Public Safety; Sustainability and Livability; Safe and Affordable Housing; Economic Development; and Culture and Entertainment as the "Vision for 2007." Through this Strategic Planning approach, the Mayor and Council identified high priority programs and services based on the theme that Sacramento will be the most livable city in America.

In the Safe and Affordable Housing focus area, the City Council identified a need to provide more innovative housing options (e.g. co-ops for seniors, attention to senior housing), along with an added focus on increasing the housing supply,

infill initiatives, inclusionary housing, and regional/beyond city/distribution/fair share citywide in order to increase opportunities for all Sacramento residents to live in safe and affordable housing. The vision for this focus area is to:

- Provide a mix of housing to meet the needs of current and future residents, including an equitable distribution of affordable housing throughout the city.
- Include a mix of housing types within neighborhoods to promote a diversity of household types and housing choices for residents of all ages and income levels in order to promote stable neighborhoods.

Attachment B (page 5) outlines in detail the current efforts to promote the Mayor and Council's vision, identifies any gaps in the City's current efforts to develop innovative housing and increasing the housing supply, and offers recommendations on the funding opportunities in this focus area.

Policy Considerations: This report and the recommendations contained therein are consistent with the City's sustainable budget policy. On an ongoing basis, the Strategic Planning - Strategic Budgeting process allows the Mayor and City Council to focus funding on specific, priority programs and services. Strategic Planning - Strategic Budgeting will help the City of Sacramento to:

- (1) Determine Council's citywide priorities, align the resources needed to successfully accomplish these priorities and determine what actions need to be taken today to assure that vision becomes reality;
- (2) Ensure the future growth and livability of our community by proactively addressing significant challenges and issues; and
- (3) Work across City departments and coordinate with other agencies to improve services and quality of life for City residents.

Environmental Considerations: This report concerns administrative activities that will not have any significant effect on the environment, and that do not constitute a "project" as defined by the California Environmental Quality Act (CEQA) [CEQA Guidelines Sections 15061(b)(3); 15378(b)(2)].

Rationale for Recommendation: Based on an analysis of all the focus area recommendations which totaled over \$25 million, staff recommends funding:

- \$450,000 one-time for an update to the General Plan
- \$200,000 one-time for new housing element preparation costs
- \$10,000 one-time and \$151,000 on-going for 2.00 FTE to update zoning codes as required by the General Plan

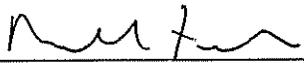
This will provide the appropriate balance of one-time and ongoing resources while leveraging non-General Fund resources.

Financial Considerations: Working collaboratively, City staff has estimated a total of \$1,418,000 and 6 FTE to resolve the issues identified in the gap analysis. Attachment C (page 8) provides a detailed breakdown of the costs and FTE for each issue. The source of funding for the recommendations related to the Strategic Planning - Strategic

Budgeting effort is the \$7.5 million growth initiatives reserve that was established with the FY2004/05 Comprehensive Annual Financial Report (CAFR). Additional reports related to this effort will be presented during the May/June Budget Hearings. Future reports will provide information on the Mayor and City Council's prior recommendations and a summary of cost recommendations in relation to the available resources for this effort.

Emerging Small Business Development (ESBD): None.

Respectfully Submitted by: 
Leyne Milstein, Budget Manager

Approved by: 
Russell Fehr, Finance Director

Recommendation Approved:

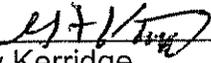

 Ray Kerridge
City Manager

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Attachment A

City Manager’s Recommendation

	<u>One-time</u>	<u>On-going</u>	<u>FTE</u>
<p><u>Housing Element</u> New housing element preparation costs per adopted Council resolution that will comprehensively address housing issues including housing for seniors and other groups as well as affordable housing.</p>	\$200,000	N/A	N/A
<p><u>General Plan Update – Innovative housing</u> Expand General Plan Update to include expanded land use and urban form analysis, additional community outreach regarding higher density and innovative housing types.</p>	\$450,000	N/A	N/A
<p><u>Updated Zoning Codes</u> Required as part of the General Plan, a comprehensive update of the zoning ordinance will make it easier to do all types of innovative development.</p>	\$10,000	\$151,000	2.00

Attachment B**Gap Analysis****A. FOCUS AREA**

Innovative housing (e.g., co-ops for seniors, attention to senior housing). This item also includes other Council identified topics such as increasing the housing supply (e.g., creative zoning, density and live/work space; balance of housing types), infill incentives, inclusionary housing citywide, and regional/beyond city/distribution/fair share citywide.

B. VISION

From *General Plan Vision and Guiding Principles* (adopted by Council on November 22, 2005):

- Provide a mix of housing to meet the needs of current and future residents, including an equitable distribution of affordable housing, throughout the city.
- Include a mix of housing types within neighborhoods to promote a diversity of household types and housing choices for residents of all ages and income levels in order to promote stable neighborhoods.

C. GOAL

Increase opportunities for all Sacramento residents to live in safe and affordable housing.

D. BACKGROUND/HISTORY/CURRENT EFFORTS

In order to facilitate the development of innovative housing throughout the city, DSD, Planning and SHRA staff have concentrated their efforts on three main areas: 1) developing a policy framework; 2) improving design and development standards; 3) improving the development process and encouraging housing production. A complete description of the background, history and explanation of current efforts, including plans, policies, programs and other efforts are included in **Exhibit 1**. Current major efforts include:

General Plan and Community Plan Update [Policy Framework] - The General Plan update, specifically the land use and urban form portion, will provide an overarching framework that will encourage a variety of housing types and focus more emphasis on design and form. Specifically, staff is proposing a new land use approach designed to: 1) encourage rather than penalize innovative projects including housing; and 2) lay the groundwork for development standards and a new zoning code that emphasize design, form, and neighborhood compatibility.

Housing Policy Issues and Housing Element Update [Policy Framework] - Staff has been working on a number of major housing policy issues for Council including the Housing Trust Fund, Condo Conversion Ordinance, Mixed-Income Ordinance, Mobile Home Park Ordinance, SRO Ordinance, housing for different demographic groups (e.g., seniors, single parent households, etc.) and the housing needs of the homeless and other extremely low-income households.

Design Focus [Development Standards] - In order to promote high quality housing design and allow for more innovative housing, staff is working on infill house plans, form-based codes research (see below), and a new approach to urban form (see General Plan above). The City has also hired an Urban Design Manager to assist with design review.

Zoning Code Improvements [Development Standards] - Staff has made several short-term fixes to the zoning code to encourage innovative housing and a variety of housing types. These include reduced setbacks, greater lot coverage, and reduced the level of discretionary review for multi-family projects. The Infill House Plans include code improvements and streamlined review as well as fast processing of innovative infill housing. Staff has also done work on form-based zoning and is developing a new approach to addressing zoning and design issues.

MATRIX Program and Other Streamlining Efforts [Process Improvements] - City staff have reengineered the development review process in order to reduce the time and cost of doing housing and other development in Sacramento. The MATRIX program brings all disciplines involved in the development process together as a team, which enables the City to review and approve innovative housing projects in an efficient and expedient manner. Refer to attachment for more info.

F. GAP ANALYSIS NARRATIVE

The following identifies major gaps in the City's approach to encouraging innovative housing and increasing housing supply. A more detailed review is included in Exhibit 1.

- **General Plan Update [Policy Framework]**
Based on input from Council, staff, and the public, staff has expanded the land use and urban form work in the General Plan to develop more flexible land use designations that not only encourage innovative housing, but also promote good design. Encouraging innovative housing whether it is senior housing or affordable housing or higher density development means educating the public about the benefits of these. In order to do this, the General Plan has added additional community outreach components to address public and neighborhood concerns regarding innovative housing types and their form. Additional outreach tools include the use of 3-D visual simulations and a focus on design and form. This work is outside the scope of the update and requires additional consultant time for this work.
 - Cost = \$500,000 (one-time cost for additional consultant services)
 - FTE and FTE Costs = None
- **Housing Element Update [Policy Framework]**
Council approved a resolution on February 28, 2006 directing staff to prepare the Housing Element early in order to comprehensively address housing issues including housing for seniors and other groups as well as affordable housing. Currently, this work is unfunded.
 - Cost = \$200,000 (one-time cost for consultant services);
 - FTE = 1.0 (Planning Dept. – Assistant Planner)
 - FTE Costs = \$85,000 (ongoing); \$3,000 training/services (ongoing); \$5,000 set up (one-time)
- **Design Review and Infill House Plans* [Development Standards]**
Efforts are planned for streamlining design review under a new Urban Design Manager. To encourage innovative and well-designed infill development, additional Infill House Plans for deep lots are being developed along with a design competition.
 - Please Note: DSD Design Review staffing needs are identified in FY 07 DSD department budget request.
 - Infill House Plans Cost = \$5,000 (one-time cost) for development of pre-approved plans for smaller homes (per Mayor's request) and to market the existing plans and program
 - FTE = 0.5 (Planning Dept. - Assistant Planner) for infill house plans work
 - FTE Costs = \$40,000 (ongoing); \$3,000 training/services (ongoing); \$5,000 set up (one-time)*
- **Form-Based and Streamlined Zoning Codes [Development Standards/Process Improvement]**
Innovative approach to comprehensive zoning code that addresses form and design issues and removes barriers to innovative housing development. In conjunction with new General Plan land use categories, this will help reduce discretionary review and allow more staff level approvals. Staff is in the pre-test phase involving the development of a process and framework for form-based zoning. In 2007, using this knowledge, staff will be developing form-based codes for areas of the City.
 - Form-based zoning cost = \$100,000 (one-time cost for consultant services)
 - FTE = 2.0 (Planning Dept. – 1 Assistant & 1 Associate Planner for form-based codes work)
 - FTE Costs = \$175,000 (ongoing); \$6,000 training/services (ongoing); \$10,000 set up (one-time)
- **MATRIX Citywide Program Expansion [Process Improvement]**
In order to improve the review and processing of residential development, especially innovative housing types, DSD is proposing to expand the successful MATRIX pilot program citywide in July 2006. With dedicated multi-disciplinary teams assigned to residential development, the MATRIX is well equipped to process innovative housing projects in a fast and efficient manner.
 - Please Note: MATRIX program expansion and staffing costs will be presented separately as part of DSD department budget request.

**Infill house plans work and associated costs also identified as part of Beautification Focus Group presentation prepared by Code Enforcement.*

G. GAP ANALYSIS ASSUMPTIONS

The following identify the specific assumptions regarding cost and staffing estimates:

- **General Plan Update:** Cost assumptions based on consultant budget augmentation request for expanded services.
- **New Housing Element:** Cost assumptions include discussions with several housing consultants regarding estimates to prepare a new Housing Element, assist staff with outreach and policy workshops, and for assistance with housing program implementation.
- **Design Review and Infill House Plans:** Infill house plan assumptions based on discussions with Infill Coordinator.
- **Form-Based Zoning and Streamlined Zoning Codes:** Cost assumptions based on discussions with two form-based zoning consultant firms and City staff. FTE/Staff assumptions based on the City's traffic calming program, which has been identified as a model for handling form-based codes requests.
- **MATRIX Citywide Program Expansion:** MATRIX expansion costs and staffing needs to be presented separately as part of FY 07 DSD department budget request.

H. RECOMMENDATION

Staff recommends the following actions:

- **General Plan Update:** Fund budget allocation for expanded land use and urban form analysis as well as additional community outreach to address higher density and innovative housing as well as other development types. While this is a large up-front cost, there are significant long-term savings due to clearer standards, streamlined development, less staff time for review of projects. This will make it easier for innovative housing to be done in the City.
- **Housing Element:** New housing element preparation costs per adopted Council resolution.
- **Form-Based and Streamlined Zoning Codes:** For form-based codes work, staff recommends funding for consultant services to assist with the application of form-based codes in different areas of the City.
- **MATRIX/Other Streamlining Efforts:** Fund and staff proposed citywide MATRIX expansion in July '06.

I. PERFORMANCE MEASURE(S)

The following performance measures have been identified for each item:

- **General Plan Update:** 1) Reduced number of General Plan amendments and thus reduced processing time and cost for housing developers; 2) General Plan Annual Report provides reporting to Council on the General Plan; 3) increased reinvestment within existing areas; 4) Public survey of attitudes on innovative housing types; 5) Fewer project appeals by neighborhood groups (also applies to form-based codes)
- **Housing Element:** 1) Certification of Housing Element by State; 2) Number of housing units built annually by type; 3) Housing Element Annual Report provides reporting to Council on all aspects of the Element.
- **Form-Based Codes and Infill House Plans:** 1) Development of one or more form-based code pilot programs in the City; 2) Use of form-based codes by at least one developer in a new growth area (e.g., Railyards, Docks, Delta Shores, etc.); and 3) 2 more infill house plans and a design competition.
- **MATRIX/Other Streamlining Efforts:** Reduced time/number of cycles of review for residential projects in R-1A, R-2A, R-2B, R-3, R-4, R-5 and RMX districts.

Attachment C

Focus Area Summary

Focus Area: Innovative housing (e.g., co-ops for seniors, attention to senior housing). Also includes other Council identified topics such as increasing the housing supply (creative zoning, density and live/work space, balance of housing types), inclusionary housing citywide, and regional/beyond city/distribution/fair share citywide).

Vision: Provide a mix of housing to meet the needs of current and future residents, including an equitable distribution of affordable housing, throughout the city. Include a mix of housing types within neighborhoods to promote a diversity of household types and housing choices for residents of all ages and income levels in order to promote stable neighborhoods.

Goal: Increase opportunities for all Sacramento residents to live in safe and affordable housing.

Funding Source	Issue	Description	FY07 GF Cost	Offsets/ Revenue	Net GF Change	One-Time Costs	Ongoing GF Costs	Other Fund Cost	Net FTE Change
General Fund	Amend General Plan Update	Expand GPU to include expanded land use and urban form analysis, additional community outreach regarding higher density and innovative housing types.	\$565,200	\$0	\$565,200	\$565,200			0.00
General Fund	Housing Element	New housing element preparation costs per adopted Council resolution.	\$293,000	\$0	\$293,000	\$205,000	\$88,000		1.00
General Fund	Expanded Design Review	Develop web portal allowing citizens to build their projects online, receiving comments (opportunities and restrictions) and instructions interactively.	\$108,000	\$0	\$108,000	\$55,000	\$53,000		1.00
General Fund	Form-Based and Streamlined Zoning Codes	Innovative approach to comprehensive zoning code. Will reduce discretionary review and allow more staff level approvals.	\$291,000	\$0	\$291,000	\$110,000	\$181,000		2.00
General Fund	Updated Zoning Codes	Required as part of the General Plan. If done concurrently with GPU, will need funding in FY07.	\$161,000	\$0	\$161,000	\$10,000	\$151,000		2.00
General Fund	Matrix	Additional staffing to implement Matrix	TBD						
Totals:			\$1,418,200	\$0	\$1,418,200	\$945,200	\$473,000	\$0	6.00

Exhibit 1**Innovative Housing Efforts**

Planning, DSD, and SHRA staff have been involved in encouraging the development of innovative housing and increasing housing supply in three principal ways by:

1) developing an overarching policy framework that promotes well-designed innovative housing; 2) establishing better standards and updating our zoning code to encourage innovative housing and promote better design; and 3) improving the development review process for innovative housing and other types of projects. Chart 1 on page A-4 provides an overview of City efforts.

POLICY FRAMEWORK:**General Plan Update**

The new General Plan will establish the overall framework that encourages innovative housing. Expanding on the original scope to address new housing types and other land uses, the new General Plan includes both land use and urban form designations that encourage innovative housing (e.g., higher-densities, more mixed use, housing for the needs of Sacramento's changing demographics), yet promote good design and neighborhood compatibility.

Beyond innovative land use, the General Plan involves an expanded community outreach program to foster greater community understanding and acceptance of innovative housing types including affordable and senior housing. The outreach program uses educational tools such as interactive exercises and 3-D visual simulations that allow the community to understand that housing is not just about density, traffic, and noise, but also about serving the needs of seniors, workers, and new families.

Finally, the new General Plan, through new flexible land use designations, urban form categories, and community design principles as well as comprehensive environmental review, lays the groundwork for better development standards and a streamlined development process. This is expected to lead to less discretionary review of housing and other development projects, thus reducing review times by up to five months.

Community Plan Updates

Building on the land use and urban form innovation contained in the General Plan, the South Area Community Plan establishes policies and objectives to promote a range of housing types to meet the needs of the community. The South Area Community Plan update includes additional community outreach and education to encourage greater acceptance of higher density and innovative housing.

Housing Element Update

The Housing Element is the chapter of the General Plan that not only fulfills state housing requirements, but also establishes policies and objectives related to the development of affordable housing. The Housing Element serves as a means to develop an affordable housing strategy for the city including the development of

affordable senior housing. There are specific programs for special needs populations (e.g., seniors, disabled, homeless, etc.) as well as programs to encourage housing development by removing constraints and promoting higher density development. On February 28, 2006, City Council unanimously adopted a resolution to begin the Housing Element early in order to address many of the key housing policy and implementation issues. Under state law, the Housing Element must be completed and submitted to the state Housing and Community Development for review and certification on June 30, 2008. From start to completion, this is approximately an 18-22 month process.

DESIGN AND DEVELOPMENT STANDARDS

Staff has already undertaken a number of changes to City design and development standards in order to encourage innovative housing types and to ensure that new development is consistent with the form and character of existing neighborhoods. These include work on form-based codes, zoning code changes, and the appointment of a new City urban design manager.

Form-Based Codes

Over the past year, City staff has been researching the use of form-based codes to encourage better design not only for housing but also for all types of local development. Form-based codes could be used to encourage innovative housing, such as duplexes, four-plexes, apartments, condominiums, senior housing, etc. Development would be required to adhere to the form and character of the area, but it would remove many of the use-based discretionary entitlements associated with this type of development such as special permits and would likely reduce neighborhood opposition.

Urban Design

The City has hired a new Urban Design Manager to oversee a new City focus on design. The Urban Design Manager will work on design policy for the City such as updating the City's single-family and multi-family residential design guidelines and will be working with staff to streamline the design review process. The work on new design guidelines will bring these up-to-date with the changes in the housing market and will provide guidelines that address new innovative housing types, such as small lot single-family units and townhomes, which weren't addressed in the original guidelines.

Zoning Code Updates/Revisions

City staff made several changes to the zoning code over the last few years to encourage a variety of housing types. Staff enacted the Multi-Family Streamlining Ordinance to reduce review times for multi-family projects. Staff also created an Artist Live/Work Ordinance to promote this type of development (though additional revisions may be needed to enhance the use of the ordinance). In 2005 and 2006, staff revised the zoning code to reduce setbacks for residential units and increased lot coverage in order to promote the new infill house plans projects and to make it easier for innovative residential development. Upon completion of the General Plan, staff will be looking at a comprehensive update of the zoning ordinance to make it easier to do all types of innovative development.

PROCESS IMPROVEMENT:

A number of major process improvement efforts have been undertaken in the past two years which assist in the approval of residential development, including innovative housing.

SWAT Process Improvements

Through the use of special City "SWAT" teams, the City has developed a series of process improvements designed to streamline the review and processing of projects. Some of the improvements that apply to residential development include:

- *Pre-Approved Infill House Plans:* Building plans will be made available on the Internet so that the public can view and use these for residential infill development.
- *Residential Guide to Permits:* DSD staff recently prepared a new Residential Guide to Permits that assists the public with information about what they need for residential development including second units, rehabilitation, additions, etc. This is now on the Internet.
- *Fast-Tracking of Residential Permits:* The Building Division routinely fast-tracks residential building permits.
- *On-Site Design Review and Inspection:* The Building Division also does onsite design review and inspections concurrently for projects.
- *Permit Issuance:* For large residential projects, the Building Division is enacting a new voucher process where, for example, it will issue 10 building permits and then do inspections on some of the units. If inspectors find problems, then the voucher is revoked. Otherwise, the builder can proceed which helps to speed up the process.
- *Concurrent Review:* An applicant can have design and build plans reviewed in Building while going through the planning process
- *Three-Tiered Submittal Application:* For smaller residential projects, an applicant can fill out a short application (2 pages) rather than having to complete the City's full residential application that is 12 pages.

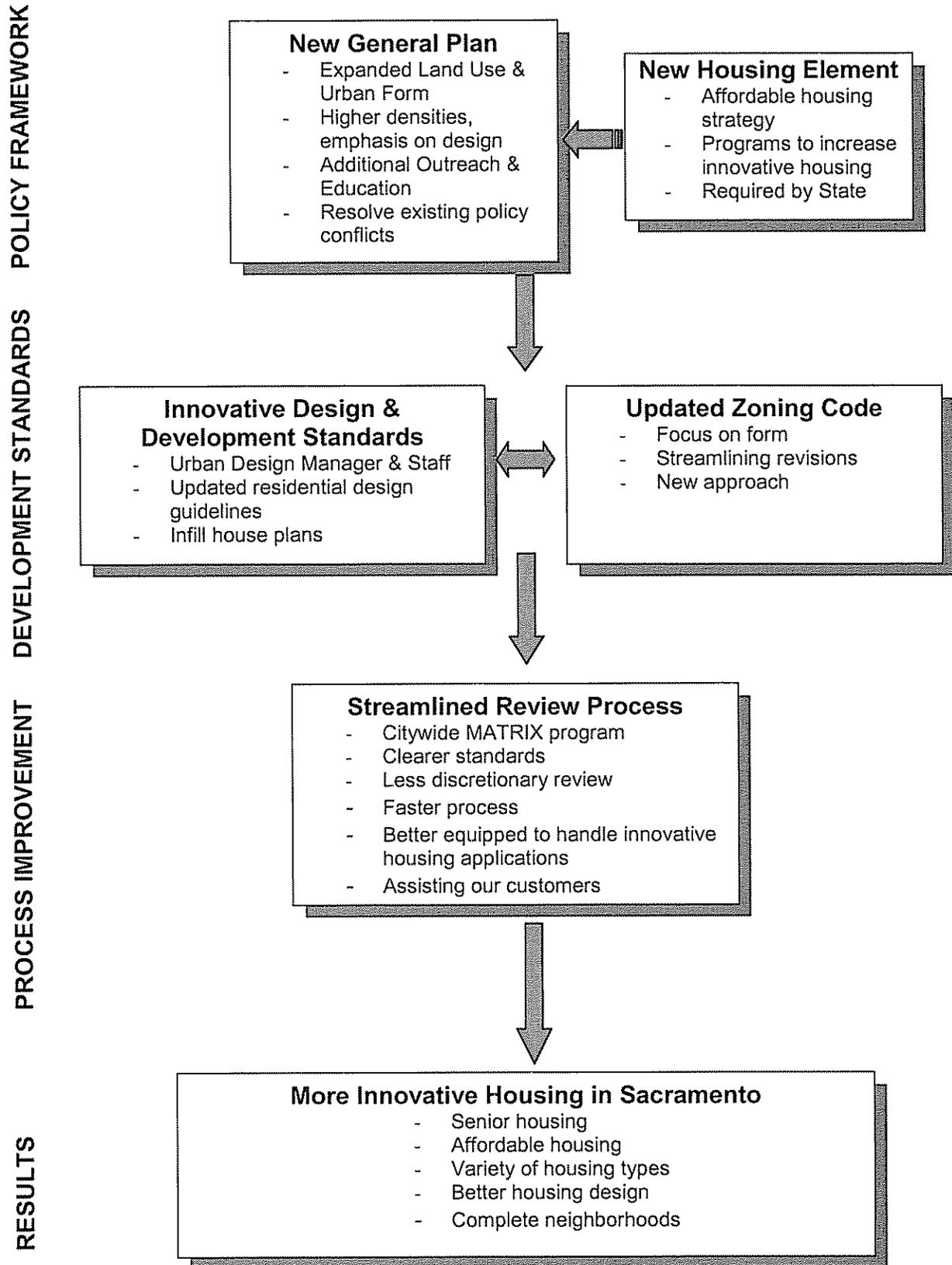
MATRIX Streamlining Efforts

The MATRIX pilot program that has been used in the central area has helped speed up the approval and construction of innovative housing projects, whether its been lofts, apartment, high-rise condominiums, small-lot single-family units or duplexes. By creating specific teams dedicated to residential development and by bringing together the necessary staff involved in the process, the MATRIX has helped to reduce the time and cost associated with development. This program is expected to be expanded citywide in the near future.

Other Improvement Efforts

Several other efforts that are designed to encourage innovative residential development particularly in infill areas include redevelopment assistance in the City's redevelopment areas, the City's partnership with CADA that has resulted in projects like Fremont Mews and reduced fees for infill development such as lower Quimby fees.

Chart 1
Framework for Innovative Housing
& Increased Housing Supply



BACKGROUND AND HISTORY OF CITY EFFORTS TO PROMOTE INNOVATIVE HOUSING

Affordable Housing Fee Reduction Program

Description: Fee reduction program used in conjunction with the Mixed Income Ordinance to assist with the development of affordable housing projects including affordable senior projects.

Department: Planning/Infill

Timing: Completed

Budget: No budget implications. Currently funded.

Artist Live/Work Ordinance

Description: Allows live/work housing for artists in residential and commercial districts by right. In addition, home occupation permits are now issued concurrently with business licenses to facilitate live/work uses.

Department: Planning/Long Range and DSD/Zoning Administrator

Timing: Completed

Budget: No budget implications. Currently funded. However, additional changes to expand the use of live-work housing beyond just artists is not funded. Funding is identified as part of the Housing Element funding request.

Condominium Conversion Ordinance Workshop

Description: Staff is currently examining ways of streamlining the condominium conversion ordinance to encourage more entry level housing, while at the same time researching ways of providing affordable ownership housing within the converting projects.

Department: Planning/Long-Range, SHRA, and DSD/Zoning Administrator

Timing: Currently unfunded. Part of Housing Element budget request.

Commercial Corridor Revitalization Strategy

Description: Reduces entitlement for housing in the C-2 zone from Planning Commission Special Permit to Zoning Administrator Special Permit.

Department: Planning/Long-Range

Timing: Completed

Budget: No budget implications. Previously funded.

General Plan/Housing Policy Workshops

Description: Staff is currently conducting a series of Council workshops on major General Plan policy issues including land use and housing. These were not originally envisioned as part of the General Plan or Housing Element updates, but are critical in terms of educating Council and the public about these issues.

Department: Planning/Long-Range and SHRA (housing portion)

Timing: Ongoing

Budget: Currently unfunded. Part of General Plan and Housing Element budget request.

Housing Trust Fund Program and Nexus Study

Description: The Housing Trust Fund fee program charges a fee on non-residential development in the city in order to provide affordable workforce housing for low-wage workers. The fee program has generated almost \$20 million and has resulted in the development of 2,333 affordable housing units citywide. Staff recently completed a new nexus study for the program. Staff expects to prepare additional modification to the ordinance to eliminate outdated requirements and to make the ordinance easier to administer.

Department: Planning/Long-Range, SHRA, and DSD/Zoning Administrator

Timing: Ongoing

Budget: Nexus study funded (Approx. \$40,000). Outreach and revisions to ordinance unfunded. Part of Housing Element budget request.

Infill House Plans Program

Description: This is a pilot program intended to facilitate the development of well-designed single family homes on vacant residential lots in the city's older neighborhoods by offering house plans that are pre-approved through the design review and building permit processes. Staff made several zoning code amendments to better promote single family home development on narrower infill lots in order to conform to overall neighborhood character and the City's design standards. Additional efforts for FY 07 includes several new house plans, particularly for deep lots where good residential plans can be challenge and a design competition.

Department: Planning/Infill and Long Range

Timing: Phase I – Completed; Phase II (more plans, design competition) - Ongoing

Budget: Original plans were funded. Additional plans and design competition unfunded.

Light Rail Station Ordinance

Description: Allows residential development with a Special Permit in Industrial zones within ¼ mile of 13 identified light rail stations.

Department: Planning/Long-Range

Timing: Completed

Budget: No budget implications. Previously funded.

MATRIX Program

Description: MATRIX is a new approach to the development process based upon development type. The program has led to a more streamlined architectural review and plan review process. With multidisciplinary teams focused on the review of residential projects, MATRIX is uniquely equipped to deal with the needs of innovative housing projects. As a result, the MATRIX program has helped to ensure that housing projects get through the review process and are constructed in a timely manner.

Department: DSD

Timing: Pilot program is underway in central area. Citywide expansion of program expected in the near future.

Budget: Pilot program funded. Citywide expansion identified as part of DSD department budget request for FY 2007.

Mixed Income Ordinance

Description: Adopted by Council in 2002, requires 15% of all residential development in New Growth Areas to be affordable to very low and low-income households. Since its adoption in 2002, approximately 3,000 affordable units have been built or are currently in the planning process. Changes were made to the Ordinance in 2004 to lessen the burden on condominium and smaller scale single-family projects in order to encourage the development of these housing types. City staff is currently researching the implications of expanding the Ordinance citywide.

Department: Planning/Long-Range, SHRA, and DSD/Zoning Administrator

Timing: Research into viability of expansion of program citywide unfunded. Part of Housing Element budget request.

Multi-Family Streamlining Ordinance

Description: Streamlined City review in order to promote multi-family development in the City. Allows 100 units or 200 units in a PUD with a Planning Director's Plan Review.

Department: DSD/Zoning Administrator and Planning/Long Range

Timing: Completed

Budget: No budget implications. Currently funded. However, other changes to promote multi-family development such as developing a multi-family checklist that would allow multi-family by right would require additional funding. This is identified as part of the funding for the Housing Element.

Northgate Boulevard Streetscape and Land Use Plan

Description: Rezones C-2 zoned properties to RMX, allowing housing and mixed used development by right.

Department: Planning/Long-Range

Timing: Ongoing

Budget: No budget implications. Currently funded.

North Natomas Community Plan

Description: Adopted in 1994, the plan includes policies that encourage a variety of housing types in each neighborhood. Key policies include a standard that developments should include a minimum of 5% of a second housing type and that housing should be located near parks and shopping.

Department: DSD and Planning

Timing: Completed

Budget: No budget implications. Previously funded.

Parker Homes/McClellan Heights Area Plan (North Sacramento)

Description: Pending City proposal to rezone properties (formerly impacted by McClellan Air Force Base Noise Contours) from Industrial to Alternative Single Family Residential (R-1A) and Residential Mixed Use (RMX).

Department: Planning/Long-Range

Timing: Ongoing

Budget: No budget implications. Currently funded.

R Street Urban Design and Code Amendments

Description: Pending City proposal to modify the existing R Street Plan SPD to remove potential zoning code constraints (e.g., height, area and setback requirements etc.) to facilitate the development of housing and mixed use.

Department: DSD and Planning

Timing: Ongoing

Budget: No budget implications related to planning efforts. Currently funded.

SACOG Regional Compact for the Production of Affordable Housing

Description: In July 2004, Council adopted the SACOG Regional Housing Compact which committed the City to ensure that 10% of new housing produced in the region is affordable to low and moderate-income households. Based on staff's analysis, the City has been able to achieve this so far based on a number of housing programs.

Department: Planning/Long-Range

Timing: Completed

Budget: No budget implications. Previously funded. Exploration of regional fair share issue and regional efforts at affordable housing distribution are unfunded; part of Housing Element budget request.

Second Unit Ordinance

Description: Often referred to as "granny flats," second units serve as an affordable source of housing for seniors and persons with disabilities. DSD and Planning staff revised the zoning code to allow second units by right in all residential districts and increased the allowable size for these units. As a result, the development process for this innovative housing type has been streamlined and few such applications go through discretionary review.

Department: DSD and Planning

Timing: Complete

Budget: No budget implications. Previously funded.

SRO Ordinance

Description: The ordinance allows Single Room Occupancy (SRO) residential hotel units that serve extremely low-income households including homeless persons, persons with disabilities, and seniors. The ordinance allows SRO developments, such as Pensione K, in the City's R-5, RMX, and RO districts as well as the City's commercial and industrial districts, subject to a zoning administrator's special permit.

Department: DSD, Planning, and SHRA

Timing: Completed

Budget: No budget implications. Previously funded.

SRO Policy

Description: Established new production goals for Single Room Occupancy (SRO) residential hotel units in the City. This included the development of 200 new units and the rehabilitation of 100 SRO units. Council set aside \$15 million to fund this effort. Staff is also investigating the development of “no net loss policy” to ensure that the supply of SRO units is not reduced.

Department: SHRA and Economic Development

Timing: Ongoing

Budget: On March 14, 2006, Council allocated \$15 million for the new construction or rehabilitation of SRO units.

Transit Station Area Plans

Description: 65th Street/University Transit Village and South 65th Street Transit Village Plans provide for intensive residential infill in proximity to the 65th Street light rail station. A similar plan is underway for Florin, Meadowview and Swanston light rail station areas to promote higher density infill housing near these stations.

Department: DSD, Planning, Transportation, Utilities and Parks

Timing: Ongoing

Budget: No budget implications related to planning efforts. Currently funded.

Ten-Year Plan to End Chronic Homelessness

Description: The Ten-Year Plan is an innovative plan to address the housing and service needs of chronically homeless individuals in Sacramento city and county. The plan focuses on a “housing first” approach that is designed to get homeless individuals into housing and then wraps services around them such as counseling, rehabilitation, training, etc. This joint City-County effort includes both policy and implementation measures.

Department: SHRA

Timing: Ongoing

Budget: Budget and staffing issues identified in separate Strategic Planning - Gaps Analysis Report

Zoning Ordinance Revisions

Description: Several short-term fixes were made to the zoning code including reduced setbacks and lot coverage standards in order to encourage residential infill development. Further, revisions including harmonizing design review, preservation and zoning administrator procedures to streamline design review are currently underway. Other planned changes include creating a way to allow small single-family alternative housing by right in R-1A zones.

Department: DSD/Current Planning and Zoning Administrator

Timing: Short-term fixes completed. Other revisions are being prepared.

Budget: Short-term fixes funded. Other revisions may require additional funding or staffing for Zoning Administrator's team.