

Topic:	Healthy Communities; Brownfields; Affordable Housing
Resource Type:	Comprehensive Plan
State:	California
Jurisdiction Type:	Municipal
Municipality:	Sacramento
Year <i>(adopted, written, etc.):</i>	2013
Community Type – applicable to:	Urban
Title:	Increasing Available Housing through Infill Development
Document Last Updated in Database:	January 3, 2018

Abstract

Sacramento's 2035 General Plan sets a goal of ensuring that the production of housing will meet future needs. To meet this goal the General Plan establishes policies that require the promotion of quality infill development specifically focused on the creation of affordable units. The City plans to offset the costs of developing affordable housing through deferred fees and financial incentives including water development fee waivers and sewer credits.

Not only will this help to eliminate brown zones in the city, but the increase in affordable housing will help to reduce homelessness in the city and increasing the health of any previously homeless citizens who can acquire affordable shelter through this new policy.

Resource

Sacramento 2035 General Plan: Housing Element

HOUSING

Sustainable, Stable, and Integrated Communities

Sustainable development is not only environmentally sustainable but also socially and economically stable. Housing is an integral component of sustainable development and the new policies and programs of the 2013-2021 Housing Element will compliment larger efforts in other elements of the General Plan.

Stable neighborhoods are envisioned to include a variety of housing types and densities, complimenting non-residential uses throughout the city. Measures of stability vary for greenfield and infill areas, but both should include housing for all economic groups, a balance between homeownership and rental, accessible public transit, access to jobs, and basic retail services.

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Integration of neighborhoods and communities throughout the city contemplates a vibrant and diverse population. Housing, along with other key components in the built environment, plays an important role in the extent of integration one finds in neighborhoods and throughout the larger community.

GOAL H-2.2 Development.

Assist in creating housing to meet current and future needs.

Policies

- H-2.2.1 Quality Infill Development. The City shall promote quality residential infill development by maintaining and implementing flexible development standards. (RDR)
- H-2.2.2 Financial Tools to Diversify Residential Infill Development. To the extent resources are available, the City shall use financial tools to diversify market developments with affordable units, especially in infill areas. (FB)
- H-2.2.3 Offsetting Development Costs for Affordable Housing. The City shall defer fees to Certificate of Occupancy (COO) to help offset development costs for affordable housing and will offer other financial incentives including, but not limited to, water development fee waivers and sewer credits. (FB/SO)
- 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. (FB)
- H-2.2.5 Review and Reduce Fees for Affordable Housing. The City shall work with affordable housing developers as well as other agencies and districts to review and reduce applicable processing and development impact fees for very low- and low-income housing units. (SO)
- H-2.2.6 Update the Mixed Income Housing Ordinance. The City shall revise its Mixed-Income Housing Ordinance to promote affordable housing citywide and to require developers to contribute towards production of housing affordable to lower- and moderate-income households. (RDR)
- H-2.2.7 Suburban Infill and Secondary Units. The City shall continue to support efforts to provide more varied housing opportunities in existing suburban neighborhoods through infill and intensification on existing available sites, by allowing secondary units on singlefamily lots, and allowing for additional development on excessively large lots. (RDR)

Sacramento's full Comprehensive Plan can be found here:
<https://www.cityofsacramento.org/Community-Development/Resources/Online-Library/2035--General-Plan>.