



BLUEPRINT

Blueprint Consultant Policy Recommendations



Housing Product Type Policies for More Attached Housing

Invest in the public realm to attract development in infill areas

Fill infrastructure gaps preventing development in walkable areas

- Green-Means-Go offers patient capital help for infrastructure. Likewise, consider extra support for developers that act as "first movers" investing in district infrastructure.

Invest in an attractive public realm

- Continue work to add amenities and make are shared space attractive and safe. Continue to invest in shelter, services, and supportive housing to reduce unsheltered homelessness.

Manage the development cost and risk factors you can, and join SACOG in advocating for state and federal actions to address the rest.

More policy carrots and fewer sticks, more flexibility and options

- Carefully weigh policies tradeoffs that increase costs and risks to the development and holding of multifamily projects.

Implement impact fees formulas that don't penalize attached & multifamily

- Scaling by the square foot, as in AB 602 is an example. SACOG is working with special districts on this too.

Allow more small apartments in high demand places

- Change zoning to allow small apartments where prices are high and many people want to live
- Reduce regulations inhibiting small apartments like setbacks and dimensional standards

Support cost-saving building code changes

- Fire and egress requirements aligned with peers, rest of world (e.g. sprinklers, stairs)
- Access deeper construction labor pool and grow small developer ecosystem by lowering regulatory barriers to work

Support attached ownership options

- Enable lot splitting for fee-simple sales, ministerial approvals for subdivisions (SB 684)
- Support construction defect liability and condo deposit reforms (SB 1462, SB 1470).

Adopt speedy and predictable permitting and approval processes

Faster, less discretionary permitting

- Elevate to discretionary review less often
- Set ambitious timelines for permit processing
- Support statewide "shot clocks" for approvals
- Explore "use it or lose it" policies to incentivize building

Support developers who would pivot

- Change standards to allow developers to pivot denser

Support statewide CEQA reforms

- Don't penalize developers with CEQA for seeking obvious improvements to outdated plans.

Encourage fellow jurisdictions to earn an HCD pro-housing designation

Benefits

- Prohousing Incentive Program (PIP)
- Priority and points toward funding applications

Requirements

- Achieve compliance with state housing laws, initiatives
- Demonstrate pro-housing policies that accelerate production