

Housing Policy Toolkit

A menu of policy options and best practices for removing governmental constraints to new housing at the local level in the Sacramento Region.

Zoning

- ✓ Expand “Missing Middle” zoning
- ✓ Expand TOD-appropriate zoning near transit
- ✓ Allow housing in commercial zones
- ✓ Reduce or Remove Parking Requirements

Accessory Dwelling Unit Ordinances

- ✓ Remove parking requirements for ADUs
- ✓ Remove owner-occupancy requirements
- ✓ Allow ADUs in all residential zones
- ✓ Allow 800 square foot ADUs on most common residential lots
- ✓ Be transparent about how much ADU builders should expect in fees
- ✓ Build a campaign

Development Review Policies

- ✓ Maximize by-right approvals and minimize discretionary review opportunities
- ✓ Shorten review timelines and provide transparency
- ✓ Advertise CEQA streamlining opportunities
- ✓ Explore replacing level of service with vehicle miles traveled as a CEQA transportation impact threshold to comply with SB743
- ✓ Coordinate with outside agencies to align standards

Fees

- ✓ Assess fees based on metrics that encourage affordable project design
- ✓ Vary fees by type and location
- ✓ Adopt objective and transparent fee schedules and processes
- ✓ Identify potential other funding sources to pay for growth

Full toolkit available at: <https://www.sacog.org/post/housing-policy-toolkit>