

Attachment B Draft Scope of Work: Infill Housing in Small Town Setting

The Sacramento Area Council of Governments (SACOG) has developed the Green Means Go program to catalyze residential development in Green Zones- locally designated areas that have capacity for infill development and show a reduction in vehicle miles travelled in the region's Sustainable Communities Strategy.

The introduction of higher-density housing can serve as a catalyst for revitalization and help address housing affordability—if implemented properly. Yet the development economics in the Sacramento region often are not strong enough to spur the private sector to build the 7,000 infill housing units a year the region needs in order to accommodate population growth while meeting shared regional objectives around greenhouse gas reduction.

The challenge around infill development economics can be even more pronounced outside of the region's core. Yet for the region to be successful in meeting its shared economic, environmental and quality of life goals, the region needs more infill housing production throughout the full six-county area.

The technical assistance panel will delve into two sites in the Yuba-Sutter region—the old Fremont Hospital in Yuba City and Washington Square Park in Marysville—to explore what it would take to attract development interest in these small-town Green Zones. The main purpose of the panel is to provide the two cities with insights/recommendations for future housing uses on the sites, weigh in on the market feasibility of these uses (and what product type could be reasonable in current and future markets), and discuss what it would take to get the sites developed.

While still being refined, the local team has identified some more detailed questions for the technical assessment within the general theme of market feasibility:

- Does the status as county seat (for example, more publicly owned land, but then a smaller property tax base) influence the development economics of infill in small town settings?
- Could public-private or public-private-nonprofit serve as an appropriate model to facilitate development?
- What could be feasible incentives to align with infill redevelopment?
- What is an outside vision of development in the area? How can design concepts on each site orient to possible community nodes (for example, Plumas St in Yuba City, Ellis Lake in Marysville).
- What are the infrastructure constraints in each site that could limit infill development?

Staff is working with the local team to finalize the effort in advance of the technical assistance activities (targeted for October 2022).