

3. Green Means Go: Local Efforts to Accelerate Housing () (Est. Time:)



Land Use & Natural Resources Committee

Meeting Date: March 6, 2025

Agenda Item No. 3

Green Means Go: Local Efforts to Accelerate Housing

Information

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Attachments: Yes

Referring Committee: Not Applicable

Issue:

Over the last several years SACOG, our member jurisdictions, and a broad network of stakeholders have worked to accelerate the pace of infill development by addressing regulatory barriers and investing in critical infrastructure to unlock areas with development potential. The Green Means Go Program aims to fund the planning and build the infrastructure needed to facilitate infill housing development in the six-county region. Already the region has attracted nearly \$60 million in one-time federal and state discretionary awards to fund the first phase of the program. This item provides an overview of the various projects and efforts local agencies have conducted using Green Means Go-related funding, highlights some lessons learned to date, and explores where the program may be headed next.

Request:

Review & Discuss at Meeting

Recommendation for Board:

None; this is an information item only. Board members are asked to understand what efforts local agencies are putting towards planning for housing in their communities and how these ties into SACOG's regional planning efforts.

Recommendation for Committee:

None; this is for information only. The committee is encouraged to engage in a discussion about how the region and local agencies can help promote the development of housing.

Background:

The region's Green Means Go program objective is to revitalize and facilitate development, most specifically housing, in locally designated green zones throughout the region. Our work so far has focused on supporting local agencies with planning, policy changes, and infrastructure funding in the form of grants and technical support. In pursuing this work, the Green Means Go program has successfully received nearly \$60 million in grants from state and federal agencies over the past five years.

There are four grant programs since 2019 that form the initial set of Green Means Go investments. The region has received both formula and competitive grants from these sources. The four Green Means Go-related

grant programs are:

- (1) REAP 1 – the Regional Early Action Planning grants from the California Housing and Community Development Department (HCD). Seventy-five percent of the \$6.76 million that was awarded to SACOG were distributed in the form of sub-recipient grants to SACOG members agencies. To start, each jurisdiction received funding to develop their 2021-2029 Housing Elements. In addition, each of the 28 jurisdictions received a formula-based grant, and another 12 grants were competitively awarded. Generally, jurisdictions used the grants for updating development and zoning codes, developing objective design standards, preparing plans and educational packets for Accessory Dwelling Units (ADUs), and conducting infrastructure and technical analysis of specific infill and corridor housing sites. These REAP 1 awards occurred while Green Means Go was being formed and many serve as precursors to Green Means Go projects. All projects were completed by the grant deadline in 2024. The list of grants is shown in Attachment A.
- (2) SGC Early Activation – The California Strategic Growth Council (SGC) awarded SACOG \$3.2 million to “Early Activation” projects that would immediately lead to housing development, as well as additional funding for Green Means Go development and technical assistance panels. Five Early Activation projects were awarded, with the largest going towards the San Juan Affordable Housing development located within the city and the unincorporated county of Sacramento. The list of five projects is shown in Attachment B.
- (3) REAP 2: Also administered by HCD, SACOG received roughly \$30 million in funding for activities related to the infrastructure needed to develop infill housing. Eighty-four percent of the funding is on eight capital projects that are constructing infrastructure that will support thousands of projected housing units. The remainder is being utilized for planning grants that will bring housing development closer. The statewide REAP 2 program drew on Green Means Go as a model, and despite the threat of a budget cut, which SACOG and other regions around the state fought hard to avoid, the REAP 2 grants are still moving ahead to spend their awards before funds expire in 2026. The list of the 21 grants is shown in Attachment B along with the grants for the SGC program.
- (4) Reconnecting Communities and Neighborhoods (RCN) grant program. SACOG received a \$22.5 million award through this federal program, administered through the Federal Highway Administration and Caltrans. The majority, nearly \$19 million, of the funds are distributed to nine projects throughout the region. Each of these projects are in a federally designated disadvantaged community where transportation, or lack of adequate transportation options, create obstacles to housing development. Attachment C shows the list of awarded grant projects.

Discussion/Analysis:

The funding and efforts supporting Green Means Go are instrumental in helping to implement the region’s long-range land use and transportation vision, currently the 2020 Metropolitan Transportation Plan and Sustainable Communities Strategy and soon to be updated by the 2025 Blueprint.

For example, the REAP 1 program provided each city and county funds to conduct planning aimed at facilitating housing development but allowed flexibility to local agencies to use funds in context appropriate ways to meet local needs and challenges. Some agencies reviewed development codes and standards to ensure they meet new state requirements and best practices. Several smaller, more rural jurisdictions focused on setting up Accessory Dwelling Unit programs, as this is where they see the most development activity and interest. Other jurisdictions performed technical studies such as sewer, water, storm water or transportation for specific infill development areas. And some jurisdictions used their grants on specific plans to revitalize areas that have development potential but have yet to activate. The range of uses of the REAP 1

funds illustrates the many different strategies that local agencies are utilizing to promote infill housing development.

The SGC grant program focused on quick-strike projects that would free up housing development. The most notable is the San Juan Apartment project on Stockton Blvd. The funds were needed to connect the sewer system onto the site where 113 affordable housing units are going in a former motel. Another project in the SGC Early Activation program was in Folsom, where the city was able to work on the storm water drainage and hydraulic analysis to open 10 units of affordable housing. These two completed capital projects and the homes they are directly leading to are strong examples of public infrastructure investments that can support housing production.

The region's work on Green Means Go over the last few years has been largely focused on lobbying and applying for, suballocating, and delivering on the above discretionary grants from the state and federal government. The presentation for this item will highlight that work and some of what has been accomplished to date. Given the one-time nature of the funding captured for Green Means Go, and with no guarantees of more money in the immediate future, the committee will also have a chance to look ahead to the future of Green Means Go, including what could be next for the program. As the committee overseeing SACOG's work on the Green Means Go Program, the LUNR committee will have additional opportunities to shape the future of the program through discussions this year as we build up the implementation policies of the 2025 Blueprint and begin looking to the actions SACOG and the region will take to realize the plan's vision.

Fiscal Impact/Grant Information:

Included in the Overall Work Program/Budget

List of Attachments:

Attachment A: REAP 1 program funded grants

Attachment B: Strategic Growth Council and REAP 2 funded grants

Attachment C: Reconnecting Communities and Neighborhoods funded grants

Attachment A: REAP 1 Grant Awards

(Listed projects are Non-competitive unless noted as competitive and civic lab categories)

Jurisdiction	Proj Scope	Awarded Amount	
Auburn	Housing Choices and Zoning Options	\$	40,000
Citrus Heights	Planning counter/display hardware	\$	40,000
C Heights - competitive	Retail to Rooftops	\$	120,000
Colfax	Zoning Code / Develop Process review	\$	40,000
Davis	Affordable Housing ordinance	\$	65,000
Davis - competitive	Historic resources analysis	\$	150,000
El Dorado County	Aff Housing Ord/Land Dev Manual	\$	90,000
Elk Grove	Evaluation of two city-owned affordable housign development opportunities	\$	140,000
Folsom	East Bidwell MFR/MU Design Market Feas	\$	90,000
Folsom - competitive	East Bidwell Green Zones Transit Priority Area	\$	575,000
Folsom - Civic Lab	East Bidwell drainage study	\$	100,000
Galt	rezone for Housing element	\$	65,000
Isleton	Rental Inspection program	\$	40,000
Lincoln	Downtown Development Analysis	\$	90,000
Live Oak	Safety and EJ elements	\$	40,000
Loomis	Zoning Amendments for HE;	\$	40,000
Marysville	Green Zone Specific Plan (city staff)	\$	40,000
Marysville - competitive	Green Zone Specific Plan (consultant)	\$	450,000
Placer County	Auburn Bowman - Comm Planning	\$	140,000
Placer Co - competitive	Auburn Bowman - Master Plan	\$	197,250
Placerville	Safety element	\$	40,000
Placerville - Civic Lab	Broadway Corridor Housing Feasibility	\$	100,000
Rancho Cordova	Climate Action Plan/CEQA compliant	\$	140,000
Rancho - Civic Lab	Folsom Corridor- specific sites	\$	106,500
Rocklin	Missing Middle Public Education	\$	90,000
Roseville - Civic Lab and non-competitive combined	Harding Corridor and Housing Analysis	\$	300,000
Sacramento City	Missing Middle Development Standards	\$	600,000
Sacramento County	Stockton Blvd	\$	300,000
Sutter County	ADU pre-approved plans	\$	40,000
West Sacramento	Grand Gateway Master Plan	\$	140,000
Wheatland	Multi-family residential rezone	\$	40,000
Winters	ADU plans	\$	40,000
Woodland	Comprehensive Zoning Update	\$	65,000
Woodland - competitive	Redevelopment area	\$	234,750
Yolo County	Dunnigan	\$	40,000
Yuba City	ADU package + fee cost estimator	\$	65,000
Yuba City - Civic Lab	Zoning code analysis	\$	100,000
Yuba County	ADU Handbook	\$	65,000

Attachment B: SGC and REAP 2 Grant Awards List

The table below shows the grants that were awarded with funds from the Strategic Growth Council Early Activation awards and the Regional Early Action Planning 2 grants

REAP 2/Green Means Go funding awards		
Project	Lead	Funding amount (incorporates 6% program cut)
Capital (construction)		
Bidwell Street Storm Drain Replacement	City of Folsom	\$305,000
Mills Crossing – Capital Development	City of Rancho Cordova	\$4,688,000
Del Paso Blvd Area Sewer Improvements	City of Sacramento	\$3,672,000
Lavender Heights Water Infrastructure Expansion	City of Sacramento	\$1,015,000
River District – Sump 111 Improvements	City of Sacramento	\$6,564,000
Washington District Underground Utility Infrastructure Infill and Upgrade Project	City of West Sacramento	\$3,751,000
Harter Parkway Corridor Improvement Project	City of Yuba City	\$1,267,000
Highway 49 Wastewater Capacity Improvement Project	Placer County	\$3,526,000
Capital TOTAL		\$24,788,000
Planning		
Domes Infill Area	City of Auburn	\$609,000
Sunrise Tomorrow Infrastructure Support	City of Citrus Heights	\$178,000
Hydraulic Analysis	City of Folsom	\$38,000
Objective Design & Development Standards for Mixed-Use & Multi-Family Housing	City of Folsom	\$228,000
Residential Infill Development Facilitation Program	City of Isleton	\$94,000
Downtown Lincoln Green Zone	City of Lincoln	\$375,000
Marysville Infrastructure Capacity	City of Marysville	\$275,000
Basin 111 Drainage Study	City of Sacramento	\$188,000
Basin 151, 153, 158 Storm Drain Master Plans	City of Sacramento	\$609,000
Meadowview Station Transit Oriented Neighborhood	Sac RT	\$281,000
Sacramento Avenue Corridor Infill & Infrastructure Capacity, Needs, and Financing Plan	City of West Sacramento	\$609,000
Auburn Bowman Community Plan Update	Placer County	\$468,000
North Watt Avenue Corridor Plan SPA Update	Sacramento County	\$609,000
Planning TOTAL		\$4,561,000
Strategic Growth Council funding awards		
Early Activation		
Form-Based Code	City of Auburn	\$180,000
Sunrise Tomorrow Infrastructure Support	City of Citrus Heights	\$160,000

300 Persifer Street	City of Folsom	\$374,000
Mills Crossing- Urban Housing Design and Engineering	City of Rancho Cordova	\$486,000
San Juan Apartments by Mutual Housing: Offsite Improvements	Sacramento County and City of Sacramento	\$2,000,000
Early Activation TOTAL		\$3,200,000

Attachment C: Reconnecting Communities and Neighborhoods (RCN) Grant Awards

Jurisdiction / Project	Request	Barrier Facility	Proposed Project
City of Citrus Heights Sunrise Tomorrow Project	\$450,000	Sunrise Blvd	Complete preliminary engineering to help transition a 100-acre decaying mall in a low VMT area with high quality transit into a mixed use, high density, and transit-oriented development project.
City of Isleton SR 160 Bike/Pedestrian Bridge Design	\$500,000	SR 160	Engineering design for pedestrian bridge that connects Main Street across Highway 160 to land adjacent to the Sacramento River.
City of Marysville Re-Envision Downtown Marysville Plan	\$500,000	SR20, SR70, RR tracks	Plan that re-envision state highway system through downtown for multimodal transportation & plan for a downtown traffic calming program.
City of Rancho Cordova Folsom Blvd: Transforming Old Lincoln Highway Plan	\$950,000	Folsom Blvd, light rail tracks, US50	Update to Folsom Blvd Specific Plan analyzing mobility options, circulation, infill development opportunities, climate resiliency, zoning / development codes, and infrastructure needs.
City of Sacramento Reconnecting Old North Sacramento Community Plan	\$1,000,000	SR 160, Capital City Freeway, and UPRR tracks	Community plan of projects, programs, and policies aimed at reconnecting disadvantaged residents to daily destinations through affordable, accessible, and multi-modal transportation.
Sacramento County Re-Imagine North Watt Corridor	\$7,408,000	North Watt Avenue	Implementing North Watt Avenue corridor plan through project development, transportation demand management and strategies to bolster bicycle, pedestrian, and transit modes through populous corridor/job center that suffers from high traffic, safety issues, and absence of complete street infrastructure.
City of West Sacramento US 50 Community Connectivity Project & Sycamore Trail Project	\$3,350,000	US 50/I-80 biz, UPRR tracks, Jefferson Blvd, Sac River deep water ship channel	(1) Planning to unlock 13 acres of vacant land in center of region's urban core for infill development that is currently isolated by freeways and high-speed access roads. (2) Feasibility studies, cost estimates, and community engagement for first and only multi-use and low transportation stress trail connecting City's northern and Southern areas.
City of Woodland East Street Corridor Complete Streets	\$900,000	East Street, UPRR to west of facility	Feasibility study for road diet and complete streets through the East Street corridor.
Yuba City Central City Green Zone Redevelopment Plan	\$750,000	State Highway 20	(1) SR20 bike/ped crossing feasibility. (2) Develop form-based objective design standards to streamline review/approval, provide clear design direction, & ensure compatible development in Central City and (3) update Central City Specific Plan.
Yuba County East Linda Gateway: Lindhurst Corridor Revitalization project	\$3,000,000	Lindhurst Ave, SR70 and nearby railroad tracks	Design and engineering of rural main street project that will transform the Avenue into a community entry point by providing multimodal improvements, and beautification upgrades.