

Appendix 3: Project Proposal Scoring Sheet and Sample Project Proposal Scoring Sheet

Category 1: Favorable Zoning and Land Use									
Category Number	Policy Description	Concise Written Description of Prohousing Policy	Enacted or Proposed	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents <u>or</u> Indicate that Electronic Copies are Attached as Appendix 5	Points	Enhancement Category Number	Enhancement Points	Total Points
1A	Sufficient sites, including rezoning, to accommodate 150 percent or greater of the current or draft RHNA, whichever is greater, by total and income category. These additional sites must be identified in the Jurisdiction’s housing element adequate sites inventory, consistent with Government Code section 65583, subdivisions (a)(3) and (c)(1).								
1B	Permitting missing middle housing uses (e.g., duplexes, triplexes, and fourplexes) by right in existing low-density, single-family residential zones in a manner that exceeds the requirements of SB 9 (Chapter 162, Statutes of 2021, Gov. Code, §§ 65852.21, 66411.7).	<p>The previous cap on the number of residential units permitted in low-density and single-family residential zones (R-1, R-1A, R-1B, and R-2) has been eliminated through the adoption of the <a href="#">Missing Middle Housing Interim Ordinance</a> (ORD2024-0027). Density is now regulated through a Sliding Floor Area Ratio (FAR) Scale, which establishes allowable floor area in proportion to the total number of dwelling units proposed on a lot. This approach provides a gradual intensity standard that aligns development potential with unit count and promotes attainable housing development.</p> <p>While SB9 allows up to two primary units (plus optional ADU/JADU) or a duplex on a single-unit lot, Sacramentos Missing Middle Housing Interim Ordinance goes further in two keyways: 1) SB9 imposes a hard cap on unit count. By contrast, Sacramento’s ordinance removes any fixed limit on the number of dwelling units in the R-1, R-1A, R-1B, and R-2 zones. Instead, it uses a sliding FAR scale to regulate density. As long as the project stays within the prescribed FAR, you can build four-plexes, six-plexes, eight-plexes, or even ten-plexes, depending on lot</p>	E	Staff report  Ordinance  Map showcasing where Missing Middle Housing Interim Ordinance applies in areas with a Floor Area Ratio of 1 and 2	See staff report <a href="#">here</a>  See supporting documentation 1B for Ordinance and Map	3	1	2	5

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		<p>dimensions, none of which would be allow under SB9 alone; and 2) SB9 limits to two primary units or a duplex. Sacramento’s MMH allows for multi-unit dwellings as “by-right” in R-1, R-1A, R-1B, and R-2 zones- subject to the sliding FAR sliding scale. Which means you can build multi-unit dwellings on small parcels.</p> <p>In addition to these differences between SB 9 and the City’s Missing Middle Housing Interim Ordinance, the City’s Missing Middle Housing Interim Ordinance may also be combined with the addition of ADUs through either state standards (1 detached, 1 attached, and 1 junior ADU) or the City’s local ADU ordinance (2 ADUs, attached or detached), and do not count towards the projects Floor Area Ratio.</p> <p>In summary, Sacramento’s standards exceed SB9. Rather than capping the number of units, it replaces unit-count limit with an FAR sliding scale system, beyond the SB9 five-unit maximum, and also allows ADUs in addition to this greater allowed capacity.</p> <p>While the current ordinance is an interim ordinance, the City is currently working on an update to the City’s Planning and Development Code, as part of which this ordinance will be permanently codified.</p> <p>This policy achieves <b>Enhancement Category 1</b> by achieving multiple planning objectives, including efficient land use, supporting public transportation, and housing affordability by allowing different types of housing types. This policy achieves efficient land use by increasing the allowed density in existing neighborhoods, allowing greater housing opportunities in existing infill sites. The policy allows for greater access to transportation due to the increased Floor Area Ratio designations near transit as allowed in the City’s 2040 General Plan. (See corresponding map that showcases where the Missing</p>							

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		Middle Housing Interim Ordinance applies in areas with a Floor Area Ratio of 1 and 2). The policy also encourages more naturally affordable or attainable housing prices and rents by encouraging smaller homes on a single lot. Through the combination of this interim ordinance and General Plan Policy LUP-3.3, large single-family homes beyond 2,000 are no longer permitted in the R-1, R-1A, R-1B, and R-2 zones. (LUP-3.3). Allowed Net Building Area. The City shall permit up to 2,000 square feet of net building area per lot or the maximum allowed by the Sliding FAR Scale (Figure LUP-5), whichever is greater.). To build larger structures requires the development of more units which incentivizes more attainable housing options.							
1C	Sufficient sites, including rezoning, to accommodate 125 to 149 percent of the current or draft RHNA, whichever is greater, by total and income category. These points shall not be awarded if the applicant earns three points pursuant to Category (1)(A) above. These additional sites must be identified in the Jurisdiction's housing element adequate sites inventory, consistent with Government Code section 65583, subdivisions (a)(3) and (c)(1).								

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1D	Density bonus programs that allow additional density for additional affordability beyond minimum statutory requirements (Gov. Code, § 65915 et seq.).								
1E	Increasing allowable density in low-density, single-family residential areas beyond the requirements of state Accessory Dwelling Unit Law, (Gov. Code, §§ 65852.2, 65852.22) (e.g., permitting more than one converted ADU; one detached, new construction ADU; and one JADU per single-family lot), and in a manner that exceeds the requirements of SB 9 (Chapter 192, Statutes of 2021, Gov. Code, §§ 65852.21, 66411.7). These policies shall be separate from any qualifying policies under Category (1)(B).	<p>Sacramento’s Missing Middle Housing (MMH) Interim Ordinance removes any fixed limit on the number of dwelling units in the R-1, R-1A, R-1B, and R-2 zones and are allowed additional building area per the Sliding Floor Area Ratio (FAR) scale, up to maximum FAR allowed by the 2040 General Plan. An MMH application can be combined with the addition of ADUs through either state standards (1 detached, 1 attached, and 1 junior ADU) or the City’s local ADU ordinance (2 ADUs, attached or detached), which do not count towards the projects Floor Area Ratio.</p> <p>This policy supports <b>Enhancement Category 2</b> by allowing a broader range of housing types that make more efficient use of land, expand housing choices, and increase the availability of accessible and attainable housing options. It also promotes energy-efficient housing design and contributes to reducing racial and socio-economic disparities historically reinforced by single-unit zoning.</p> <p>Additionally, these housing types create economic opportunities and offer flexible living arrangements that help residents—especially older adults, single-parent</p>	E	Ordinance and Municipal Code	<p>MMH Ordinance (see 1B)</p> <p>See ADU ordinance <a href="#">here</a> and in Supporting Documentation</p>	2	2	1	3

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		households, and multi-generational families—afford to stay in their homes and communities.							
1F	Eliminating minimum parking requirements for residential development as authorized by Government Code section 65852.2; adopting vehicular parking ratios that are less than the relevant ratio thresholds at subparagraphs (A), (B), and (C) of Gov. Code section 65915, subdivision (p)(1); or adopting maximum parking requirements at or less than ratios pursuant to Gov. Code section 65915, subdivision (p).	<p>The City eliminated minimum vehicle parking requirements citywide through the adoption of the 2040 General Plan via Policy: “LUP-4.14 Elimination of Vehicle Parking Minimums. The City shall not require new or existing development to provide off-street vehicle parking spaces.” On April 8, 2025, the City Council adopted an ordinance amending various provisions of Title 17 to remove parking requirements from the City code, going beyond any state law requirement.</p> <p><b>Specifically</b>, subsection B of section 17.608.030 of the Sacramento City Code is was amended to read as follows:</p> <p>B. Maximum number of off-street vehicle parking spaces. Table 17.608.030B establishes the maximum number of off-street vehicle parking spaces allowed for land uses within each parking district. There are no minimum off-street vehicle parking requirements for any land use.”</p> <p>Eliminating minimum vehicle parking requirements is expected to reduce housing development costs, thereby contributing to increased housing production and attainability that will contribute to sustainable economic growth in Sacramento. Additionally, eliminating minimum vehicle parking requirements can increase development density and land use intensity, functionally reducing distances between homes and businesses.</p>	E	Ordinance and staff report	<p>Electronic copy in supporting documentation</p> <p>See staff report <a href="#">here</a>.</p>	2	1	2	4

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		<p>Project examples: The Uptown Aly project received staff level approval for the construction of a 40 multi-unit dwelling complex on 0.26-acres in the General Commercial Zone and Central City Special Planning District. Under the old parking standards, the project would have needed to include a minimum of 20 vehicle parking spaces. However, through the adoption of the new code, zero vehicle parking spaces are now required (DR24-253). Without this code update, the applicant would have functionally reduced residential density to accommodate the minimum parking requirement or potentially render the project unfeasible. The code update also eliminated the possibility of a Director Level hearing for the request to deviate from the city code.</p> <p>This achieves <b>Enhancement Category 1</b> as a multi-faceted strategy to eliminate minimum parking requirements to promote efficient land use development by encouraging greater residential densities throughout the city, while supporting public transportation, and encouraging additional housing types, consistent with General Plan Policy LUP-4.14, the Climate Adaptation Plan TR-2.2, and the Housing Element Program H8.</p>							



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1G	Zoning or incentives that are designed to increase affordable housing development in a range of types, including, but not limited to, large family units, Supportive Housing, housing for transition age foster youth, and deep affordability targeted for Extremely Low-Income Households in all parts of the Jurisdiction, with at least some of the zoning, other land use designation methods, or incentives being designed to increase affordable housing development in higher resource areas shown in the TCAC/HCD Opportunity Map, and with the Jurisdiction having confirmed that it considered and addressed potential environmental justice issues in adopting and implementing this policy, especially in areas with existing industrial and polluting uses.	<p>Supportive housing is considered a “dwelling” in the City’s Planning and Development Code and is subject only to those restrictions that apply to other dwellings of the same type in the individual zone chapters.</p> <p>The City has also expanded where single room occupancy hotels (SROs) are allowed by right. Previously, the City only allowed SROs by right in the MT zone. Now, SROs are allowed by right in the following zones: R-2A, R-2B, R-3, R3A, R-4, R-4A, R-5, RMX, RO, OB, OB-2, OB-3, EC, SC, C-1, C-2, C-3, C-4*, M-1*, M-1(S)*, M-2*, M2(S)*, and M-T. In zones denotated with an asterisk (*), SROs are allowed by right when located within the Central City, or with a Zoning Administrator Conditional Use Permit when located within ¼ mile of light rail. These changes substantially increased the allowed capacity of SROs in high and highest opportunity areas of the City, ensuring that greater capacity for this housing type is available outside of industrial areas, addressing potential environmental justice concerns.</p> <p>This achieves <b>Enhancement Category 1</b>, by increasing housing choices and affordability, particularly lower-income individuals and households in high resource areas as designated in the most recently updated TCAC/HCD Opportunity Map. This work is further support by Housing Element Program H15 related to Permitting Requirements for Specials Needs.</p>	E	<p>Municipal Code</p> <p>Staff report</p> <p>Housing Element</p> <p>Supporting map showcasing expansion of permitted zones for single room occupancy hotels</p>	<p>See <a href="#">here</a> (Municipal Code Definitions),</p> <p>See staff Report <a href="#">here</a></p> <p><a href="#">Housing Element</a></p> <p>Map found in supporting documentation 1G</p>	2	1	2	4
1H	Zoning or other land use designation methods to allow for residential or mixed uses in one or more non-residential zones (e.g., commercial, light industrial). Qualifying non-	<p>Residential and mixed uses are allowed by right in the General Commercial zone (C-2).</p> <p>Project Example: 12E is an approved three-story, 60,366-square-foot housing development with 132 multi-unit dwellings on a 0.59-acre property within the General Commercial (C-2-SPD) zone and the Central City Special</p>	E	<p>Municipal Code and land use table of commercial land uses allowed by</p>	<p>See <a href="#">here</a> (municipal code) (C-2 Zone land uses permitted by right)</p>	1	1	2	3

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	residential zones do not include open space or substantially similar zones.	<p>Planning District (SPD) with a <b>Density Bonus</b> with 24 percent of total units income restricted to lower income households (DR23-096)</p> <p>This achieves <b>Enhancement Factor Category 1</b>, as part of a unified multi-faceted strategy to promote efficient land use enhancement points for allowing “by-right” residential and mixed uses in 14 additional zones: Office Business Mixed-Use [OB, OB-2, OB-3], Commercial [C-1, C-3, C-4 (Central City only), SC], Industrial [M-1 (Central City only), M-1(S) (Central City only), M-2 (Central City only), M-2(S) (Central City only), M-T], and Residential Mixed-Use [RMX, RO], which are further supported by General Plan policies to provide a range of residential densities and housing types throughout the community (General Plan Policies LUP-6.2, LUP-6.3), the Climate Action &amp; Adaption Plan to increase densities and missing middle housing types near public transit and existing single-family neighborhoods citywide (Climate Action &amp; Adaption Plan Policies E-5.1, E-5.2, and E-5.3), and the City Housing Element to facilitate infill and affordable housing throughout the city (Housing Element Policies H-1.4, H2.1)</p>		<p>right in the C-2 zone.</p> <p>Enhancement factor:</p> <p>General Plan</p> <p>Climate &amp; Adaptation Plan</p> <p>Housing Element</p>	<p>See supporting documentation for project example (1H).</p> <p>Enhancement factor:</p> <p><a href="#">General Plan</a></p> <p><a href="#">Climate &amp; Adaptation Plan</a></p> <p><a href="#">Housing Element</a></p>				
11	Modification of development standards and other applicable zoning provisions or land use designation methods to promote greater development intensity. Potential areas of focus include floor area ratio, height limits, minimum lot or unit sizes, setbacks, and allowable dwelling units per acre. These policies must be separate from any qualifying policies under Category (1)(B) above.	<p>The 2040 General Plan removed maximum densities and shifted to a Floor Area Ratio form of intensity regulation. This change has unlocked greater allowed development intensity in the C-2 zoning designation which refers to the General Plan for density and floor area ratio application.</p> <p>The City is also updating its Planning and Development Code to remove maximum densities, consolidate residential zones, and adjust development standards (i.e. heights and setbacks) to make it easier for staff, applicants, and public to understand and administer. The goal of the zoning project is to open the range of housing types in each zone.</p>	E	2040 General Plan Land Use Map (LUP-8) and Part 4 Administration and Implementation (LUP-A.10)	<p>See LUP-8 <a href="#">here</a> and Administration and Implementation <a href="#">here</a>.</p> <p>See Supporting document 11</p> <p>Enhancement factor:</p> <p><a href="#">General Plan</a> (LUP-1.7)</p>	1	1	2	3



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		This policy change achieves <b>Enhancement Category 1</b> by allowing greater intensity of residential uses near transit, thus promoting efficient land use and access to public transportation (LUP-1.7)							
1J	Establishment of a Workforce Housing Opportunity Zone, as defined in Government Code section 65620, or a Housing Sustainability District, as defined in Government Code section 66200								
1K	Establishment of an inclusionary housing program requiring new developments to include housing affordable to and reserved for low- and very low-income households, consistent with the requirements of AB 1505 (Chapter 376, Statutes of 2017, Gov. Code, § 65850.01).	<p>Residential development projects exceeding 100 gross acres in size must pay a housing impact fee on all newly constructed market rate dwelling units and obtain city council approval of a mixed income housing strategy that demonstrates how the project provides housing for a variety of incomes and family types consistent with the housing element policy. Consistent with the requirements of AB 1505, the mixed income housing strategy may provide for fee credits for land dedication to Sacramento Housing and Redevelopment Agency, construction of affordable dwelling units, or other mechanisms that lead to the provision of affordable housing. This policy has directly led to the development of over 400 affordable units in the City since 2015 due to the development of the AJ and Wong Center (69 and 149 units respectively in the Railyards) and Northlake Senior Apartments (189 units) in the Northlake development of North Natomas.</p> <p>This policy achieves <b>Enhancement Factor 7</b> by contributing to the development of affordable housing in</p>	E	City Code	See City Code Section <a href="#">17.712.030 Affordable housing requirement.</a>	1	7	1	2

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		high opportunity areas of the City according to the most recently updated TCAC/HCD Opportunity Area Maps.							
1L	Other zoning and land use actions not described in Categories (A)-(K) of this section that measurably support the Acceleration of Housing Production.								

Category 2: Acceleration of Housing Production Timeframes									
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2A	Establishment of ministerial approval processes for multiple housing types, including, for example, single-family, multifamily and mixed-use housing.	<p>The City has established a Ministerial Approval of Infill Housing permit process for infill housing projects of 2-200 dwelling units that meet objective development standards. The City-specific program is a separate option to SB35.</p> <p>Approved project examples include:</p> <p>1) Stockton Boulevard West (IR20-347), a 130-multi-unit dwelling project in the General Commercial and Residential Mixed-Use zones and 2) Stockton Boulevard East (IR20-348), a mixed-use building with 99-multi-unit dwelling project with a density bonus, and ground-floor retail, in the Limited Commercial (C-1) and General Commercial (C-2) zone.</p>	E	<p>Webpage with link to the Municipal code and application</p> <p>1) Approval Documents</p> <p>2) Approval Documents</p> <p>Enhancement factor:</p>	<p>See webpage <a href="#">here</a> and municipal code <a href="#">here</a>.</p> <p>Project Examples: Electronic copy attached in supporting documentation.</p> <p>Enhancement factor:</p> <p><a href="#">General Plan</a></p> <p><a href="#">Climate &amp; Adaptation Plan</a></p>	3	1	2	5

**Category 2: Acceleration of Housing Production Timeframes**

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		This policy achieves <b>Enhancement Factor Category 1</b> in that the establishment of this program results in reducing time expense of planning approval process and attracting infill housing development with a variety of housing types that help create walkable, transit-oriented centers and corridors that concentrate new jobs, housing, and other land uses to support frequent, reliable transit service along centers and corridors (Housing Element Policy H-1.2 and General Plan Policy LUP 4.2). Through this process, compact infill development will support overall VMT reduction and energy savings (Climate Action and Adaption Measure E-5).		General Plan  Climate & Adaptation Plan  Housing Element	<a href="#">Housing Element</a>				
2B	Acceleration of Housing Production through the establishment of streamlined, program-level CEQA analysis and certification of general plans, community plans, specific plans with accompanying Environmental Impact Reports (EIR), and related documents.	<p>The 2040 General Plan Master Environmental Impact Report (MEIR) streamlines the development approval process for projects that are consistent with the general plan and allows streamlined environmental review for changes to the municipal code that are supported by general plan policies. The MEIR also provides environmental clearance for more-detailed policies in the 10 community plan areas of which the city is divided.</p> <p>This policy achieves <b>Enhancement Category 1</b> by programmatically streamlining housing through MAEIR and EIR’s through specific plan and transit station area plans that have been completed, in areas of the city to efficiently use land and reduce travel distance and support transit and climate goals:</p> <p>2. Central City Specific Plan EIR</p> <p>3. West Broadway Specific Plan EIR</p> <p>4. River District Specific Plan EIR</p>	E	Webpage of Final EIR  2-7 Final EIR’s	See 2040 General Plan Update and Climate Action & Adaptation Plan <a href="#">here</a>  2-7. see <a href="#">here</a>	2	1	2	4

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		5. Railyards Specific Plan EIR  6. 65th Street Station Area Plan EIR  7. Swanston Station Transit Village Specific Plan EIR.							
2C	Documented practice of streamlining housing development at the project level, such as by enabling a by-right approval process or by utilizing statutory and categorical exemptions as authorized by applicable law, (e.g., Pub. Resources Code, §§ 21155.1, 21155.4, 21159.24, 21159.25; Gov. Code, § 65457; Cal Code Regs., tit. 14, §§ 15303, 15332; Pub. Resources Code, §§ 21094.5, 21099, 21155.2, 21159.28).	<p>Excerpt from the municipal code for the R-3A Zone— Multi-Unit Dwelling Zone showing that single-unit, duplex, and multi-unit dwellings are permitted by right. A recent example project is included in the attached electronic copy that also shows a categorical and statutory exemptions from CEQA.</p> <p>Project Example: 1) 16<sup>th</sup> &amp; V located in Central City, received streamlined approval (staff level) through the Central City Special Planning District. Consistent with Statutory Exemption per CEQA Section 21155.4.</p> <p>2) Stone Beetland, a new Planned Unit Development consistent with criteria of a Sustainable Communities Environmental Assessment (SCEA) and Transit Priority Project, consistent with Public Resources Code 21155</p> <p>Additionally, the city allows single-unit, duplex, and multi-unit dwellings to be permitted by right in the following zoning districts:</p> <p>a. Single unit only by right: A and RE Zones</p> <p>b. Single unit and duplex (on corner lots and deep through lots only) only by right: R-1 Zone</p> <p>c. Single unit and duplex dwellings only by right: R-1A, R-1B, and R-2 Zones</p>	E	Project approvals	See Supporting Documentation 2C (1) & (2), and 2D	2	1	2	4

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		<p>d. Single unit, duplex, and multi-unit dwellings by right: R-2A, R-2B, R-3, R-4, R-4A, R-5, C-1, C-2, RMX, and RO Zones</p> <p>e. Multi-unit only by right: OB, OB-2, OB-3, EC, C-4, M-1, M-1(S), M-2, M-2(S), SC, and M-T Zones</p> <p>f. Duplex and multi-unit only by right: C-3 Zone</p> <p>This policy achieves <b>Enhancement Category 1</b> by programmatically streamlining housing development by utilizing CEQA clearances that ultimately support infill housing development in high opportunity areas, near public transit, while addressing our climate goals</p>							
2D	Establishment of permitting processes that take less than four months to complete. Policies under this category must address all approvals necessary to issue building permits.	<p>The City is processing Accessory Dwelling Units and building permit issuance on average in less than 4 months. Between January 2024 and January 2025, the City has issued 215 building permits for ADU's.</p> <p>Some project examples include Ministerial approval (separate from SB 35) of any residential or mixed-use project (affordable, market rate, or mixed-income) up to 200 units that meet screening criteria and objective development and design standards, approved within 60 days (up to 150 units) and 90 days (more than 150 units) (see page 5 in attachment)</p> <p>The City is also working on Streamline Sacramento, an initiative to identify improvements to the City's Development approval process with the overarching goal of increasing the supply and decreasing the cost of housing. One specific goal of the plan is to <u>Meet or Exceed Plan Review Timelines</u>, by offering additional guidance documents and training of plan review staff or considering adding additional back-up reviewers. One</p>	E	Spreadsheet  Streamline Sacramento Webpage and Staff Report	See Attachment 2D  See Streamline Sacramento Webpage <a href="#">here</a> and staff report <a href="#">here</a> .	2	2	1	3

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		<p>other goal is to create <u>Self-Certification Program</u> which will allow certified professionals to bypass the plan review process by taking responsibility and certifying a project is compliance with building code, standards and ordinances.</p> <p>This policy achieves <b>Enhancement Category 2</b> by promoting development policies that encourage infill development through an efficient permitting process while continuing to improve services to reduce staff times needed to review projects.</p>							
2E	Absence or elimination of public hearings for projects consistent with zoning and the general plan.	<p>The zoning code was amended to allow for staff level approval of residential projects consistent with zoning and general plan. Public hearings are no longer required for projects consistent with objective development standards (Sacramento City Code). By eliminating public hearings the number of residential infill housing development was streamlined in the city.</p> <p>The City also has a Ministerial Infill Housing application which eliminated the requirement that projects of 150+ dwelling units require a Planning and Design Commission public hearing. Projects may now be approved at the staff level (no public hearing).</p> <p>This achieves <b>Enhancement Category 1</b> as a multi-faceted strategy to streamline and prioritize infill housing development by creating a clear and efficient permitting processing that results reduced staff time and expense of planning approval process and addresses our climate goals (LUP-4.2 H-1.2, and Measure E-5).</p>	E	<p>Current Municipal Code for Staff level and ministerial approvals</p> <p>Enhancement factor:</p> <p>General Plan</p> <p>Climate &amp; Adaptation Plan</p> <p>Housing Element</p>	<p>Staff Level approvals See <a href="#">here</a> (SCC 17.808.150).</p> <p>Ministerial Approvals See <a href="#">here</a>. (SCC 17.860.030 and 17.860.040)</p> <p>Enhancement factor:</p> <p><a href="#">General Plan</a></p> <p><a href="#">Climate &amp; Adaptation Plan</a></p> <p><a href="#">Housing Element</a></p>	2	1	2	4
2F	Priority permit processing or reduced plan check times for	The City has a permit counter that is open to the public for in-person customer service. Applicants can come in at any point of the permitting process and ask questions starting a preliminary planning review, building, fire,	E	Permit Counter Appointment	See Permit Counter Appointment & Online Permit Portal Info <a href="#">here</a>	1			1



Category 2: Acceleration of Housing Production Timeframes

Category Number	Policy Description	Concise Written Description of Prohousing Policy	Enacted or Proposed	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents <u>or</u> Indicate that Electronic Copies are Attached as Appendix 5	Points	Enhancement Category Number	Enhancement Points	Total Points
	homes affordable to Lower-Income Households.	<p>utilities, and public works, all the way to certificate of occupancy. Front desk staff triage the questions and alert members of planning, public works, and building that are on counter duty.</p> <p>The City also just launched an online permit portal that strives to improve and streamline the permitting application process and increase communications with applicants. Applicants can easily apply for permits, track status updates, and request and confirm inspections, all on the same digital platform. As part of the ordinance update referenced under 2E, the entitlement of all types of housing were streamlined significantly reducing timelines as a result of needed public hearings.</p> <p>Once applications are in the building permit department, affordable housing, homeless housing/shelters are reviewed between 15, 20, 25 days depending on the size of the project.</p>		& Online Permit Portal Info					
2G	Establishment of consolidated or streamlined permit processes that minimize the levels of review and approval required for projects, and that are consistent with zoning regulations and the general plan.	<p>The City established a streamlined review process for housing development projects to lower levels of approval to staff level. Automatic triggers for Commission level project were eliminated and all deviations development standards can now be heard at the Director Level. Projects no longer automatically require Commission level review due to size if compliant with zoning and design requirements. This code change allows residential projects, regardless of size, to be heard at staff level if they comply with general plan and city code.</p> <p>Additionally, Streamline Sacramento is an initiative to identify improvements to the City's Development approval process with the overarching goal of increasing the supply and decreasing the cost of housing. One specific goal of</p>	E	Development Code Update Staff Report  Ordinance  Streamline Sacramento staff report  Enhancement factor:  General Plan	Development Code Staff report see <a href="#">here</a> .  See ordinance attachment in supporting documentation 2G  Streamline Sacramento staff report see <a href="#">here</a> .  Enhancement factor:  <a href="#">General Plan</a>	1	1	2	3

Category 2: Acceleration of Housing Production Timeframes									
Category Number	Policy Description	Concise Written Description of Prohousing Policy	Enacted or Proposed	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents <u>or</u> Indicate that Electronic Copies are Attached as Appendix 5	Points	Enhancement Category Number	Enhancement Points	Total Points
		<p>the effort is <u><i>Best Practices &amp; Procedures for Plan Review &amp; Reducing Number of Plan Review Cycles</i></u>, which will look into identifying common reasons for additional review checks or potentially offering prereview cycles prior to submit to the Building Department.</p> <p>These policies achieve <b>Enhancement Category 1</b> as a multi-faceted strategy to streamline and prioritize infill housing development by creating a clear and efficient permitting process that results reduced staff time and expense of planning approval process and addressing our climate goals (LUP-4.2 H-1.2, and Measure E-5)</p>		<p>Climate &amp; Adaptation Plan</p> <p>Housing Element</p>	<a href="#">Climate &amp; Adaptation Plan</a> <a href="#">Housing Element</a>				
2H	Absence, elimination, or replacement of subjective development and design standards with objective development and design standards that simplify zoning clearance and improve approval certainty and timing.	<p>Created objective Citywide Infill Housing Design Standards to apply to all housing and mixed-use development projects of two or more dwelling units.</p> <p>This policy achieves <b>Enhancement Category 1</b> for the City of Sacramento ministerial permit being chosen by applications over SB 35 (10 out of 12 projects since SB 35 became effective January 1, 2018) and leading to the approval of hundreds of more affordable housing units than under SB 35.</p>	E	City website of Infill Housing Design Standards	Infill Housing Design Standards see <a href="#">here</a> .	1	1	2	3
2I	Establishment of one-stop-shop permitting processes or a single point of contact where entitlements are coordinated across city approval functions (e.g., planning, public works, building) from entitlement application to certificate of occupancy.	<p>The City has a one-stop-shop public counter with staff from multiple departments to process the entire project. The City has also moved all entitlement and permitting application to Citizenserve, an online permitting software program.</p> <p>Development process partner agencies including Community Development (Building and Planning), Environmental, Public Works, Dire, and Utilities all use Citizen Serve which has improved communication with applicants.</p>	E	City Website to Zoning and Entitlements, Step-by-step guide to plan your housing project and project management services for larger	<p>City Website to see Zoning and Entitlements see <a href="#">here</a>.</p> <p>Step-by step guides see <a href="#">here</a>.</p> <p>Project Management services see <a href="#">here</a>.</p>	1			1

Category 2: Acceleration of Housing Production Timeframes									
Category Number	Policy Description	Concise Written Description of Prohousing Policy	Enacted or Proposed	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents <u>or</u> Indicate that Electronic Copies are Attached as Appendix 5	Points	Enhancement Category Number	Enhancement Points	Total Points
		<p>The City has a Housing Development Toolkit Page with Step-by-Step Guide to Planning your Housing Project</p> <p>The City also offers Project Managers to provide customer-focused services for the development of commercial and multi-family projects valued over \$1 million or more.</p>		housing development applications					
2J	Priority permit processing or reduced plan check times for ADUs/JADUs or multifamily housing.	ADUs typically take 1.5 to 2 months from submittal to permit issuance. If shelf-ready plans are used, applications are typically approved within 10-days.	E	City Website  Project approval timelines	<p>ADU/JADU Resource Center and Shelf Ready ADU Plans see <a href="#">here</a>.</p> <p>See Supporting Documentation 2D for timelines</p> <p>Development Application Submittal and permitting timeline <a href="#">see here</a>.</p>	1			1
2K	Establishment of a standardized application form for all entitlement applications.	Standard universal Planning Application for all discretionary entitlement projects (commercial, residential, and mixed-use)	E	City Website	See <a href="#">here</a> .	1			1
2L	Documented practice of publicly posting status updates on project permit approvals on the internet.	Agency Counter (interactive map) with link to approved and proposed development projects.	E	Webpage with link to interactive map	See <a href="#">here</a> .	1			1
2M	Limitation on the total number of hearings for any project to three or fewer. Applicants that accrue								

Category 2: Acceleration of Housing Production Timeframes									
Category Number	Policy Description	Concise Written Description of Prohousing Policy	Enacted or Proposed	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents <u>or</u> Indicate that Electronic Copies are Attached as Appendix 5	Points	Enhancement Category Number	Enhancement Points	Total Points
	points pursuant to category (2)(E) are not eligible for points under this category.								
2N	Other policies not described in Categories (2)(A)-(M) of this section that quantifiably decrease production timeframes or promote the streamlining of approval processes	<p>The City has a document and video with a step-by-step guide on how to submit an application to the city. Current planning staff are assigned geographically to streamline the planning process with one point of contact for all projects within assigned area; and</p> <p>Additionally, the building division assigns a project manager for projects valued at \$1 million or more, including multi-unit housing development projects.</p>	E	<p>City submittal process guide</p> <p>Video guide</p> <p>Map and City Webpage</p>	<p>Document guide <a href="#">see here</a>.</p> <p>Video guide <a href="#">see here</a>.</p> <p>Current Planning Division Contacts <a href="#">see here</a>.</p> <p>Map of geographic team review areas see attachment 2N.</p> <p>Project Management services see <a href="#">here</a>.</p>	1			1

Category 3: Reduction of Construction and Development Costs									
Category Number	Policy Description	Concise Written Description of Prohousing Policy	Enacted or Proposed	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents or Indicate that Electronic Copies are Attached as Appendix 5	Points	Enhancement Category Number	Enhancement Points	Total Points
3A	Waiver or significant reduction of development impact fees for residential development with units affordable to Lower-Income Households. This provision does not include fees associated with the provision of housing affordable to Lower-Income Households (e.g., inclusionary in lieu fees, affordable housing impact fees, and commercial linkage fees).	<p>Reduction of Development Impact Fees for New Affordable Dwelling Units <a href="#">(Zero Dollar Rate). Each regulated affordable unit up to 120% AMI pays a \$0 rate for City-controlled impact fees</a> (10k per unit cap).</p> <p>Illustrative hypothetical 200-unit affordable housing project would save \$2,000,000 (\$10,000 per unit) in four citywide development impact fees.</p> <p>FY 2023/24 the average amount per unit was \$9,056. The Program receives funding through the City's budget in the amount of \$3 million each year.</p> <p>Project Example: St. Anton Ascent, located at 3531, 3541, and 3561 Del Paso Boulevard, consisting of 120 dwelling units on 4.35 acres. All units, with the exemption of one employee unit, will be income- and rent-restricted for 55 years. The income and rent limits vary between 30% AMI and 70% AMI. A total of \$2.42 million dollars in impact fees were covered by the Zero Dollar Rate program.</p> <p>This policy achieves <b>Enhancement Category 1</b> by supporting the development of infill affordable housing through the zero-dollar impact fee program. The implementation of this program is supported by general plan policy LUP4.2 to support public and private partnerships of infill housing, Housing Element policy H-2.4 to continue covering impact fees, and Climate Action &amp; Adaptation Plan measure E-5 to support infill housing to support VMT's,</p>	E	<p>Webpage and staff report</p> <p>Project Example</p>	<p>See <a href="#">here</a> for Zero Dollar Rate program webpage</p> <p>See here <a href="#">Staff Report</a></p> <p>Project example: see supporting documentation 3A.</p>	3	1	2	5

3B	Adoption of policies that result in less restrictive requirements than Government Code sections 65852.2 and 65852.22 to reduce barriers for property owners to create ADUs/JADUs. Examples of qualifying policies include, but are not limited to, development standards improvements, permit processing improvements, dedicated ADU/JADU staff, technical assistance programs, and pre-approved ADU/JADU design packages.	<p>Less restrictive State law development standards for ADU's which allows more projects to be approved administratively versus needing to request deviation and go through a discretionary process:</p> <ul style="list-style-type: none"> <li>a. Allowed height matches base zone (35-feet in R-1 zone),</li> <li>b. Zero-foot setbacks (rear and side) if greater than 60 feet from front property line for ground floor ADU. 3-foot step back for second floor rear and side.</li> <li>c. No density restrictions.</li> <li>d. Exempt ADUs from lot coverage at 800 square feet with zero setbacks.</li> <li>e. Permit ready ADU plans</li> </ul> <p>This policy supports <b>Enhancement Category 8</b> by adopting local ADU and JADU regulations that go beyond the minimum requirements of Government Code sections 65852.2 and 65852.22. The City has implemented less restrictive development standards, including reduced setback requirements and increased height limits, to facilitate ADU development. In addition, permit processing times have been streamlined, and dedicated staff are available from each division and department to assist applicants. These efforts have lowered barriers for property owners, particularly in single-unit residential neighborhoods, and have expanded access to accessory units. Due to their smaller size and relatively low construction cost, ADUs serve as naturally occurring affordable housing for renters and provide a reliable income source for homeowners.</p>	E	a-e City Website	a-e. See <a href="#">here</a> .	2	8	1	3
3C	Adoption of other fee reduction strategies separate from Category (3)(A), including fee deferrals and reduced fees for housing for persons with special needs.	The City has a fee deferral program to reduce costs for development. Eligible projects include dwellings with 5 or more units or new or existing residential subdivisions of 5 or more lots, which goes beyond state law requirements. This cost reduction strategy lowers upfront development costs and improves	E	Fee deferral application.	See link to application <a href="#">here</a> .	1	8	1	2



	<p>This provision does not include fees associated with the provision of housing affordable to Lower-Income Households (e.g., inclusionary in lieu fees, affordable impact fees and commercial linkage fees).</p>	<p>project feasibility for all residential projects, which may include housing for persons with special needs.</p> <p>Project Example: Land Park and Broadway Apartments</p> <p>This program achieves <b>Enhancement Category 8</b> by reducing barriers to the development of diverse housing types and lowering overall development costs for projects serving vulnerable populations. For example, the Lavender Courtyards development by Mutual Housing utilized the fee deferral program. This project includes 53 affordable units to LGBTQ+ seniors.</p>							
3D	<p>Accelerating innovative housing production through innovative housing types (e.g., manufactured homes, recreational vehicles, park models, community ownership, and other forms of social housing) that reduce development costs.</p>	<p>Our City ADU Resource Center page provides property owners with easy access to shelf-ready ADU plans, at no cost, saving thousands of dollars. Applicants may also submit plans for ADU's with alternative buildings materials such as modular and pre-manufactured ADU's as acceptable methods to help reduce development costs.</p> <p>The City has partnered in the development of several innovative social housing types with the goal of reducing development costs and timeframe. For example, the City is partnering on the Rio Linda Senior Housing Homekey+ Project, which will offer Permanent Supportive Housing to homeless seniors and senior veterans at a per unit cost of \$193,390 by utilizing HCD pre-approved manufactured homes.</p> <p>Additionally, the City will be implementing Housing Element Program H28. Infill Housing Prototypes, which commits the City to creating replicable site plans or architectural plans to reduce pre-development costs and expedite the planning approval</p> <p>process for a variety of ADA-accessible infill housing types, including duplexes, triplexes, fourplexes,</p>	P	<p>City Website</p> <p>Staff Report</p> <p>2021-2029 Housing Element</p>	<p>ADU Resource Center See <a href="#">here</a>.</p> <p>Project Example See <a href="#">here</a>.</p> <p>See <a href="#">here</a>.</p>	1	8	1	2

		<p>bungalow courts, and other workforce multi-unit housing types, that can be used throughout the City.</p> <p>This work achieves <b>Enhancement Category 8</b> by lowering the cost of housing, unlocks additional housing types, and promotes housing that utilizes land efficiently in high opportunity areas of the City through preapproved multi-unit prototype plans.</p>							
3E	<p>Measures that reduce costs for transportation-related infrastructure or programs that encourage active modes of transportation or other alternatives to automobiles. Qualifying policies include, but are not limited to, publicly funded programs to expand sidewalks or protect bike/micro-mobility lanes, creation of on-street parking for bikes, transit-related improvements, or establishment of carshare programs.</p>	<p>The City has developed several grant funded programs related to transportation-related improvements and encouragement of active modes of transportation or alternative modes. An important program for the City is <i>Streets for People, Sacramento’s Active Transportation Plan, which improves walking, rolling and cycling in Sacramento</i>. Through the program a Neighborhood Connection Plan was created and Transportation Priorities Plan was established based on the five criteria: improving air quality, providing equitable investments, access to destinations, improving transportation safety, and fixing and maintaining systems.</p> <p>The City has a shared Mobility program, which include shared scooters, bikes and cars to travel around Sacramento. This program is implemented through general plan policy LUP-2.5 to create enhanced, efficient, and direct pedestrian, bicycle and vehicle movements, mobility element policy M-1.25 to support “first-mile, last-mile solutions” multimodal transportation services, and Climate Adaptation &amp; Action Plan (CAAP) measure TR-1 to improve active transportation infrastructure and modes.</p> <p>The City is also working on updating its Design and Procedures Manual – Section 15: Street Design Standards. The Street Design Standards are the basis for design decisions regarding city streets such as travel lane widths, bikeway types, sidewalk width, and more. The Standards influence development, the built environment, and mobility for</p>	E	<p>Street for People Document</p> <p>TPP Document</p> <p>Shared Mobility City Website</p> <p>General Plan</p> <p>Housing Element</p> <p>Climate &amp; Adaptation Plan</p>	<p>Street for People Document See <a href="#">here</a>.</p> <p>Transportation Priorities Plan See <a href="#">here</a>.</p> <p>Shared Mobility See <a href="#">here</a>.</p> <p><a href="#">General Plan</a></p> <p><a href="#">Climate &amp; Adaptation Plan</a></p> <p><a href="#">Housing Element</a></p>	1	1	2	3

		<p>decades in the future. The objective of this effort is lay the foundation for improving transportation safety, meeting the City’s climate goals, and expanding our urban canopy (M-A.10 Street Design Standards Update. The City shall review and update City Street Design Standards as needed to ensure they adequately support objectives for prioritizing people throughput, safety and efficient transportation management).</p> <p>These policies achieve <b>Enhancement Category 1</b> as a multi-faceted strategy to improve infrastructure for active and shared transportation modes while supporting broader planning objective by creating compact and walkable neighborhoods, improving access to public transportation by improving first- and last-mile connections, reducing household transportation costs by improving connections, and reduced VMT miles as outlined in the 2040 General Plan Mobility Element and Climate Action and Adaptation Plan.</p>							
3F	Adoption of universal design ordinances pursuant to Health and Safety Code section 17959.	Chapter 15.154 of the Sacramento City Code contains Universal Design (Accessibility Standards) for Residential Dwellings	E	City Code	See City Code <a href="#">here</a>	1			1

3G	Establishment of pre-approved or prototype plans for missing middle housing types (e.g., duplexes, triplexes, and fourplexes) in low-density, single-family residential areas.	<p>Housing Element Implementation Program H28. Infill Housing Prototypes commits the City to working with infill developers and other stakeholders on replicable site plans or architectural plans to reduce pre-development costs and expedite the planning approval process for a variety of ADA-accessible infill housing types, including duplexes, triplexes, fourplexes, bungalow courts, and other workforce housing types, that can be used throughout the City.</p> <p>This policy achieves Enhancement Category 1 by promoting efficient land use, supporting public transportation, and housing affordability by allowing a diversity of infill housing types. This policy achieves efficient land use by facilitating greater housing opportunities in infill sites. The policy also allows for greater access to transportation due to the increased ability to produce infill housing in locations that are proximate to transit. The policy also encourages more naturally affordable or attainable housing prices and rents by encouraging smaller homes on a single lot.</p>	P	Housing Element	See Housing Element Page 54 <a href="#">here</a>	1	1	2	3
3H	Adoption of ordinances that reduce barriers, beyond existing law, for the development of housing affordable to Lower-Income Households.	<p>The City has adopted an ADU ordinance that goes beyond state law to reduce barrier to housing production for lower-income households. The ordinance allows ADU's up to 1,200-square-feet, which is 400-square-feet larger than the maximum allowed by state law. This expanded size standard provides flexibility for applicants to accommodate multigenerational households.</p> <p>This achieves <b>Enhancement Category 8</b> by enabling larger ADU's on a single parcel. This supports incremental development and improved access to affordable housing options in high opportunity areas.</p> <p>Project Example: A new 1196-square-foot 2-bedroom 2-bath detached accessory dwelling unit was constructed in 2024 within the single-unit dwelling (R-1) zone, located in a High Opportunity</p>	E	Ordinance and Staff Report	See Supporting Documentation 1B and 3H	1	8	1	2

		Area as identified in the 2025 CTCAC/HCD Opportunity Area Maps, at 1572 35th Street. This is only one example of many ADUs like this.							
3I	Other policies not described in Categories (3)(A)-(H) of this section that quantifiably reduce construction or development costs.	<p>The City has established a Ministerial Approval of Infill Housing permit process for infill housing projects of 2-200 dwelling units that meet objective development standards. The City-specific program is a separate option to SB35. This approval process combined with the City's 2040 General Plan Floor Area Ratio approach to intensity regulation allows for more units to come online faster and with more certainty, thus reducing costs.</p> <p>As an example, in 2024, the city processed two Infill Housing Ministerial applications at staff level approval and CEQA exempt for a total number of 155 new residential units.</p>	E	Ordinance and Staff Report	See Supporting Documentation 2A	1			1

Category 4: Providing Financial Subsidies

Category Number	Policy Description	Concise Written Description of Prohousing Policy	Enacted or Proposed	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents <u>or</u> Indicate that Electronic Copies are Attached as Appendix 5	Points	Enhancement Category Number	Enhancement Points	Total Points
4A	Establishment of a housing fund or contribution of funds towards affordable housing through proceeds from approved ballot measures.								
4B	Establishment of local housing trust funds or collaboration on a regional housing trust fund, which include the Jurisdiction's own funding contributions. The Jurisdiction must contribute to the local or regional housing trust	The City of Sacramento's Housing Trust Fund (HTF) was established in 1989 and is derived from fees on non-residential development. The fund has significantly impacted the production of affordable housing in Sacramento. Approximately 390 units in four complexes (Villa Jardin/Coral Gables, Mirasol D, On Broadway, and Central	E	City Website and City Code  Staff Report	Website see <a href="#">here</a> .  Sacramento City Code see <a href="#">here</a> .  Annual Report <a href="#">Staff Report</a>	2	1	2	4

Category 4: Providing Financial Subsidies									
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	fund regularly and significantly. For the purposes of this Category, “regularly” shall be defined as at least annually, and “significant” contributions shall be determined based on the impact the contributions have in accelerating the production of affordable housing.	<p>Sacramento Studios II) were under construction in 2024 with a total \$8.1 million dollars in HTF funds as leverage. A total of \$64 million dollars in HTF funds have been used to assist in the development of over 3,800 units since the creation.</p> <p>In addition, the City’s Mixed Income Housing Ordinance (MIHO), a fee on residential development, has assisted in the development of almost 800 affordable units since 2016 and a total of \$11 million dollars in MIHO funds have been used to assist in the development. In 2024, a total of 388 units (Mirasol Block D, On Broadway, 39<sup>th</sup> &amp; Broadway, and The Sequoia) were under construction with a total of \$6.25 million dollars in MIHO funds as leverage.</p> <p>Both City Ordinances are administered by Sacramento Housing and Redevelopment Agency (SHRA) a joint powers authority that also oversees the County Housing Trust Fund and Affordable Housing Ordinances. All programs are governed by the same Multifamily Lending and Mortgage Revenue Policies and staff.</p> <p>As of July 1, 2025, the City has committed to use \$800,000 HTF and \$1.3 million MIHO funds for River City Apartments.</p> <p>This policy achieves <b>Enhancement Category 1</b> by advancing multiple planning objectives including efficient land use development, supporting transit-oriented developments,</p>							



Category 4: Providing Financial Subsidies									
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		supporting housing affordability by funding low and very-low housing near established employment centers and transit hubs, and contributing to climate change solutions by reducing vehicle miles traveled by facilitating in the development of transit supportive land use. These efforts align with the City's growth targets identified in General Plan policy LUP-1.1 Compact Urban Footprint to promote a land- and resource-efficient development patterns and the placement of infrastructure to support efficient delivery of public services and conserve open space, reduce vehicle miles traveled, and improve air quality; Mobility Element policy 1-.6 to integrate transit, wherever feasible, to design buildings, the public realm, streets, and pedestrian access into existing neighborhoods and proposed developments and destinations such as schools, employment centers, commercial centers, major attractions, and public walking spaces to improve access for users by transit; and Climate Action & Adaptation Plan Measure E-5.2 to Enable development of 29,000 new multi-unit dwellings that are public transit accessible (i.e., within 0.5 mile of public transit) by 2040 through the continuation of the City's ministerial/staff-level review of infill housing, reduced fees, and identification of local funding sources. For example the Mirasol Village project is located within a half-mile from the center of the Dos Rios light rail station.							

Category 4: Providing Financial Subsidies									
Category Number	Policy Description	Concise Written Description of Prohousing Policy	Enacted or Proposed	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents <u>or</u> Indicate that Electronic Copies are Attached as Appendix 5	Points	Enhancement Category Number	Enhancement Points	Total Points
4C	Demonstration of regular use or planned regular use of funding (e.g., federal, state, or local) for preserving assisted units at-risk of conversion to market rate uses and conversion of market rate uses to units with affordability restrictions (e.g., acquisition/rehabilitation. For the purposes of this category, “regular use” can be demonstrated through the number of units preserved annually by utilizing this funding source.	<p>Preservation projects are the number 1 funding priority for the City Council. In 2019, the City Council adopted the Sacramento Housing and Redevelopment Agency, Multifamily Lending and Mortgage Revenue Policies with the goal of increasing and preserving the supply of affordable rental housing for all income groups, including those requiring supportive services; facilitating community and neighborhood revitalization through strategic investments in deteriorated properties and new construction; encouraging economic integration within neighborhoods and within affordable developments, to the greatest extent possible; maintaining quality and sustainable living environments for residents of assisted affordable developments and surrounding properties; and increasing the efficiency of funding by obtaining the fullest leverage of non-SHRA funds.</p> <p>2516 H Street was the acquisition, rehabilitation, and development RVP Group. The project authorized SHRA to issue, execute, and deliver mortgage revenue bonds to finance the project to rehabilitate 183 units and deed restrict them at 60% AMI or lower for a 55-year term.</p> <p>Lavender Courtyard by Mutual Housing is an affordable senior housing development friendly to the Lesbian, Gay, Bisexual, Transgender and Queer (LGBTQ) community and is the first of its kind in the region. The development is a 53-unit complex located on approximately 0.59 vacant</p>	E	Approved Policy Guidelines  Project Example Staff Reports	<p>See attached Appendix 3_Supporting Document_4C(1) Policy Guidelines</p> <p>See Appendix 3_Supporting Document_4C(2) Staff Report</p> <p>Project Example See staff Report <a href="#">here</a></p> <p>Project Example staff report <a href="#">here</a></p>	2	1	2	4

Category 4: Providing Financial Subsidies

Category Number	Policy Description	Concise Written Description of Prohousing Policy	Enacted or Proposed	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents <u>or</u> Indicate that Electronic Copies are Attached as Appendix 5	Points	Enhancement Category Number	Enhancement Points	Total Points
		<p>acres at 1616 F Street in Sacramento’s historic Mansion Flats neighborhood. A combination of four percent Low Income Housing Tax Credits (LIHTC), Project-Based Vouchers (PBV), tax-exempt bond financing, a Multifamily Housing Program (MHP) loan from the State Department of Housing and Community Development, an Affordable Housing Program loan, a conventional loan, a deferred developer fee, a general partner capital contribution, a SHRA loan of \$1,905,525 in City HOME Investment Partnership (HOME) funds were utilized.</p> <p>In 2023 the City utilized \$3.4 Million in Mixed Income Housing Funds to rehabilitate the Sequoia Hotel where HCD affordability restrictions expired. This project provides 89 permanent supportive housing units and one exempt management unit. This policy addresses <b>Enhancement Category 1</b> by facilitating efficient infill development by developing vacant and undeveloped properties with existing infrastructure. The example projects also promote climate resiliency through adaptive reuse, and equitable access to deeply affordable housing—all of which are aligned with local and regional goals for sustainable, inclusive growth. For instance, the Sequoia Hotel located at 911 K St is proximate to multiple bus and light rail stations. This project is also in alignment with Housing Element policy H-6.2 Rehabilitation and Preservation which encourages conversion, and/or rehabilitation as tools to improve multi-unit</p>							

Category 4: Providing Financial Subsidies									
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		affordable housing to preserve the existing housing stock and affordability							
4D	Provide grants or low-interest loans for ADU/JADU construction affordable to Lower- and Moderate-Income Households.								
4E	A comprehensive program that complies with the Surplus Land Act (Gov. Code, § 54220 et seq.) and that makes publicly owned land available for affordable housing, or for multifamily housing projects with the highest feasible percentage of units affordable to Lower Income Households. A qualifying program may utilize mechanisms such as land donations, land sales with significant write-downs, or below-market land leases.	<p>In 2022, the City finalized the development of a process sheet that outlines steps for the city (or other public agency) to dispose of surplus property.</p> <p>In 2022, the City declared 3 properties surplus on November 15, 2022:</p> <ol style="list-style-type: none"> <li>1. 3630 Larchwood Drive (portion south of Patio Avenue) - portion of APN 250-0390-036</li> <li>2. 2260 Glen Ellen Circle - APN 035-0131-053 and Portion of 2264 Glen Ellen Circle - portion of 035-0131-054</li> <li>3. Northeast corner of Fair Oaks Boulevard and Howe Avenue - APN 294-0110-012</li> </ol> <p>In 2024, the Notice of Availability for 2260 Glen Ellen Circle and Fair Oak and Howe were sent out. While the City received initial interest on 2260 Glen Ellen Circle, the interested party has not continued conversations with the City. No letters of interest were received on the Fair Oaks and Howe Avenue site.</p>	E	<p>Staff Report</p> <p>Connecting Howe Avenue Safety and Mobility Plan</p> <p>Existing Conditions Analysis Report</p> <p>Project webpage</p>	<p>Declaration of Surplus Land Staff Report <a href="#">see here</a>.</p> <p>See Existing Conditions Analysis Report <a href="#">here</a></p> <p>See Project Webpage <a href="#">here</a>.</p>	2	1	2	4

Category 4: Providing Financial Subsidies									
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		<p>In 2024, the City declared additional surplus properties October 31, 2025:</p> <p>225 Colfax Street – APN 275-0071-001, APN 275-0072-001, and APN 275-0072-002</p> <p>The City will continue to market these properties to housing developers for affordable housing development through City staff or through a commercial broker.</p> <p>This policy addresses <b>Enhancement Category 1</b> by effectively promoting infill development for affordable housing in underutilized properties near public transportation and other services such health clinics and grocery stores, and in high opportunity areas (i.e. single-unit neighborhoods).To further demonstrate how this is met, the Fair Oaks and Howe surplus property is near a current complete streets project that the City is leading on Howe avenue, which is consistent with the following Mobility Element Policies:</p> <ul style="list-style-type: none"> <li>• <b>M-1.9.</b> The City shall ensure that the transportation system is planned and implemented with an equitable process to achieve equitable outcomes and investments so that all neighborhoods one day will have similar levels of transportation infrastructure such as sidewalks, marked low stress crossings, and bikeways.</li> <li>• <b>M.1.11.</b> The City shall strive to increase bicycling and walking citywide so that it can</li> </ul>							

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		<p>meet its equity, reduced vehicle miles traveled, and sustainability goals.</p> <p>Development of affordable housing on surplus City owned properties will also aid the City in meeting its lower income RHNA as committed to in the City's Housing Element through the following policies:</p> <ul style="list-style-type: none"> <li>• <b>H-2.1 Provide Opportunities for Affordable Housing Throughout the City.</b> The City shall ensure that there are sites zoned appropriately for affordable housing in each of the City's 10 community plan areas, especially high resource areas.</li> <li>• <b>H-2.2 Maximize Use of Public Properties for Affordable Housing and Shelters.</b> The City shall make City-owned properties that are no longer needed for current or foreseeable future public operations available for the development of affordable housing and emergency shelter space to the maximum extent feasible, and shall encourage other public entities to do so as well.</li> <li>• <b>H-2.3 Assist in the Development of Affordable Housing.</b> The City and SHRA shall assist affordable housing developments through site identification, direct funding, supporting funding applications, land donation, expedited permit review, and other incentives.</li> </ul>							



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4F	Establishment of an Enhanced Infrastructure Financing District or similar local financing tool that, to the extent feasible, directly supports housing developments in an area where at least 20 percent of the residences will be affordable to Lower-Income Households.	<p>The Sacramento Public Finance Authority has initiated the process to expand the existing Stadium Railyards Enhanced Infrastructure Financing District (EIFD) in the Railyards to include all of the Railyards with a final approval anticipated by the end of 2026.</p> <p>Work on an Aggie Square EIFD is also underway. In 2023, staff begun work on establishing boundaries for the EIFD.</p> <p>City Housing Element Policy:</p> <p>H-2.13 Affordable Housing Set-Aside in Enhanced Infrastructure Financing Districts. The City shall require a 20 percent set-aside for affordable housing in all new enhanced infrastructure financing districts to the extent permissible by State law.</p> <p>This policy addresses <b>Enhancement Category 1</b> by facilitating the creation of economic incentives such as EIFD's to promote efficient infill development near employment- and commercial centers, consistent with General Plan land use policy LUP-4.2. The proposed EIFD's leverage existing access to public transportation to prioritize and promote transit supportive uses such as high-density residential consistent with General Plan land use policy LUP-4.1 thus reducing VMT consistent with Climate Action &amp; Adaptation Plan measure E-5 to support infill housing to support VMT's.</p>	P	City website  Staff Report	<p>See City EIFD webpage <a href="#">here</a></p> <p>See staff report <a href="#">here</a>.</p>	2	1	2	4

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4G	Prioritization of local general funds to accelerate the production of housing affordable to Lower-Income Households.	<p>On October 30, 2018, City Council passed a resolution reducing certain development impact fee residential rates for new affordable dwelling units to a zero-dollar rate for building permit applications accepted on or after December 30, 2018. This program is funded through general funds dollars that are allocated on an annual basis.</p> <p>In 2022, a new Affordable Housing Project Fund was created by redirecting unobligated funds that were previously identified to support the Comprehensive Siting Plan. The total amount of money transferred to the new fund was \$20,526,213. This fund was used to commit funding in support of six unique projects, totaling 659 new construction extremely-low to low-income units and the repair 70-100 residential units for an estimated total of 729-759 new construction and repair dwelling units.</p> <p>As of July 1, 2025, the City has committed to use \$800,000 Housing Trust Funds and \$1.3 million Mixed Income Housing Ordinance funds for River City Apartments. The City will continue to look for ways to use unobligated or underutilized funds to supplement existing housing revenue streams moving forward.</p> <p>This policy achieves <b>Enhancement Category 8</b> by investing in the preservation and repair of low-income housing by building out affordable housing on vacant and underutilized sites, For example, The Kind Project South, located at</p>	E	City webpage  Staff Reports	<p>See City webpage <a href="#">here</a>.</p> <p>See staff report <a href="#">here</a>.</p> <p>See staff report <a href="#">here</a>.</p>	2	8	1	3

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		<p>7141 Woodbine Avenue, is a 216 low-income unit development that is located in a census tract identified both as at risk of displacement and as a racially or ethnically concentrated area of poverty (R/ECAP) according to the HCD Affirmatively Furthering Fair Housing Data Viewer. This project furthers the following Housing Element policies:</p> <ul style="list-style-type: none"> <li>• <b>H-5.1 Minimize Displacement of Vulnerable Residents.</b> The City shall work to make all neighborhoods places of opportunity and encourage investments while minimizing the involuntary displacement of people of color and other vulnerable populations, such as low-income households, the elderly, and people with disabilities due to the influx of less vulnerable populations attracted by increased opportunities and/or investments.</li> <li>• <b>H-5.7 Prioritize Affordable Housing Financing in Areas at Risk of Gentrification.</b> The City and SHRA shall prioritize the financing of affordable housing in areas at risk of gentrification to provide options for low income residents to remain in their neighborhoods.</li> </ul>							
4H	Directed residual redevelopment funds to accelerate the production of affordable housing.	SHRA has utilized all of the former redevelopment housing set-aside funds for affordable housing projects such as: Woodhaven Senior (3731 Rio Linda Blvd) - 103 units, The Hardin (700 K St) – 78 units, 7th and H Mixed Use (720 7 <sup>Th</sup> St) - 150 units. Future loan	E	Staff Reports	Woodhaven Staff report see <a href="#">here</a> .  The Hardin Staff Report see <a href="#">here</a> .	1	8	1	2

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		<p>repayments will continue to be used for affordable housing development.</p> <p>The achieves <b>Enhancement Category 8</b> by preserving at risk housing stock, thus ensuring affordable housing preservation and preventing displacement.</p>			7 <sup>th</sup> and H Staff Report see <a href="#">here</a> .				
4I	Development and regular (at least biennial) use of a housing subsidy pool, local or regional trust fund, or other similar funding source sufficient to facilitate and support the development of housing affordable to Lower-Income Households.	<p>The Sacramento Housing and Redevelopment Agency (SHRA) offers gap financing and issuance of mortgage revenue bonds for the development and rehabilitation of multifamily rental housing in the City of Sacramento of Sacramento. All housing financed by SHRA carries affordability restrictions on some or all of the units. This gap financing program is structured to be layered with other State or Federal financing. SHRA's Multifamily Lending and Mortgage Revenue Bond Policies provides transparency and direction to potential applicants in preparing their gap financing application to SHRA. The goals of SHRA's gap financing program are to:</p> <ul style="list-style-type: none"> <li>• Increase and preserve the supply of affordable rental housing for all income groups, including those requiring supportive services; Recent project examples include Central Sacramento Studios 2 with 52 PSH units in development, Villas Jardin with 43 PSH units completed in 2024, and On Broadway with 37 PSH unit completed in 2024.</li> </ul>	E	<p>Approved Policy Guidelines</p> <p>Staff Report</p> <p>Stockton Boulevard Map</p>	<p>See Multifamily Lending and Mortgage Revenue Bond Policies for the City of Sacramento <a href="#">here</a></p> <p>See staff Report for On Broadway <a href="#">here</a></p> <p>See Stockton Boulevard projects map in supporting documentation 4I</p>	1	1	2	3

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		<ul style="list-style-type: none"> <li>Facilitate community and neighborhood revitalization through strategic investments in deteriorated properties and new construction. A recent project example is Mirasol Village which saw \$320 million total investment; specifically allocating \$240 million for 427 mixed-income housing units plus \$80 million in neighborhood and transit improvements.</li> <li>Encourage economic integration within neighborhoods and within affordable developments, to the greatest extent possible, maintain quality and sustainable living environments for residents of assisted affordable developments and surrounding properties; and increase the efficiency of SHRA funding by obtaining the fullest leverage of non SHRA funds. As an example, the City in recent years has invested \$29,250,000 across five projects within the Stockton Boulevard Plan area for 586 units of housing between 30%-120% AMI, including a \$2.5 million Prohousing grant the City received. Specific project examples include The Heights on Stockton, Gateway Apartments, San Juan Apartments, Oak Park/Habitat for Humanity, and Donner Field.</li> </ul> <p>Pre-applications for SHRA financing are accepted two or three times a year as approved by the City Council.</p> <p>This policy achieves <b>Enhancement Category 1</b> by significantly investing in the preservation and</p>							

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		repair of low-income housing and overall community development improvements in the forms of enhanced pedestrian and transit related improvements that have been demonstrated in the Mirasol Village investments.							
4J	Prioritization of local general funds for affordable housing. This point shall not be awarded if the applicant earns two points pursuant to Category (4)(G).								
4K	Providing operating subsidies for permanent Supportive Housing.	<p>There are currently several projects under construction or nearing completion that were awarded project-based vouchers (long term operating subsidy) including Central Sacramento Studios 2, Donner Field, Rodeway Inn and Sequoia. These projects were awarded vouchers prior to the Housing Authority being temporarily unable to provide new vouchers due to budget issues. If new funding becomes available, then permanent supportive housing is the top priority for the vouchers.</p> <p>This policy achieves <b>Enhancement Category 8</b>, by affirmatively furthering fair housing by assisting in the development of supportive housing for acutely low-income residents and preventing displacement. This is supported by Housing Element policy H-2.3 Assist in the Development of Affordable Housing. The City and SHRA shall assist affordable housing developments through site identification, direct funding, supporting funding applications, land</p>	E	Staff Reports	<p>Central Sacramento Studios 2 staff report see <a href="#">here</a>.</p> <p>Donner Filed staff report see <a href="#">here</a>.</p> <p>Roadway Inn staff report see <a href="#">here</a>.</p> <p>The Sequoia staff report see <a href="#">here</a>.</p>	1	8	1	2

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		donation, expedited permit review, and other incentives.							
4L	Providing subsidies for housing affordable to Extremely Low-Income Households.	<p>Providing housing for extremely low-income households is a top priority in funding allocations as described in the City Council Approved_ Multifamily Lending and Mortgage Revenue Policies.</p> <p>Preservation of Existing Affordable Housing at Risk of Losing Affordability is the number one funding priority stated in the policies. Recent project examples include Central Sacramento Studios 2 with 52 permanent supportive housing (PSH) units in development, Villas Jardin with 43 PSH units completed in 2024, and On Broadway with 37 PSH unit completed in 2024.</p> <p>New Construction and Conversion of Non-Residential to Residential Use Projects are prioritized as follows:</p> <ul style="list-style-type: none"> <li>i. Permanent Supportive Housing and Homeless Housing</li> <li>ii. Veterans</li> <li>iii. Workforce (30% AMI to 60% AMI)</li> <li>iv. Other</li> </ul> <p>The City also recently supported Mirasol Village which included 47 units at or below 30% AMI in Mirasol Village Block D.</p> <p>This policy achieves <b>Enhancement Category 8</b> by providing permanent supportive housing and</p>	E	Approved Policy Guidelines  Project Examples	<p>See Multifamily Lending and Mortgage Revenue Bond Policies for the City of Sacramento <a href="#">here</a></p> <p>Central Sacramento Studios 2 staff report see <a href="#">here</a>.</p> <p>Coral Gables/Villa Jardin staff report <a href="#">here</a>.</p> <p>On Broadway staff report <a href="#">here</a>.</p>	1	8	1	2



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		affirmatively furthering fair housing practices. The above referenced project, On Broadway, constructs new housing stock available to extremely low income households proximate to a primarily single-unit dwelling concentrated neighborhood of upper land park, a high resource area, and creates access to existing commercial and medical services within walking and biking distance.							
4M	Other policies not described in Categories (4)(A)-(L) of this section that quantifiably promote, develop, or leverage financial resources for housing affordable to Lower-Income Households.	<p>The City is partnering on the Rio Linda Senior Housing Homekey+ Project, which will offer Permanent Supportive Housing to homeless seniors and senior veterans at a per unit cost of \$193,390 by utilizing HCD pre-approved manufactured homes.</p> <p>The City will continue to look for ways to use unobligated or underutilized funds to supplement existing housing revenue streams moving forward to support housing projects for special needs populations as outlined in the City's Housing Element. Specifically, Housing Element Program H15. Permitting Requirements for Special Needs Housing commits the City to encouraging special needs housing.</p>	E	Housing Element	See Housing Element <a href="#">here</a> .	1			1