

Outreach Summary: Prohousing Designation Renewal

To support the City's effort to renew its Prohousing designation, a comprehensive public outreach campaign was conducted between July and August 2025. The goal was to inform stakeholders, encourage public feedback, and ensure transparency throughout the application process. Key outreach activities included:

- **Citywide Email Notification (July 16, 2025):**

A citywide email was distributed to announce the public release of the draft Prohousing application and to invite community feedback.

- **Housing Policy Working Group Presentation (July 17, 2025):**

The Housing Policy Working Group was established per the direction of the Sacramento City Council in 2019. The group meets quarterly, or as needed, to review and provide early input on local housing policies and programs, including the Housing Element and other initiatives aimed at addressing local housing needs and fulfilling the Regional Housing Needs Allocation.

The group includes representative from the public, private, non-profit, labor/trade, and advocacy sectors. This group represents key stakeholders in the community that provide valuable perspectives on housing policy and program initiatives. City staff delivered a detailed PowerPoint presentation outlining the major components of the application. The session was recorded and made available on the City's Prohousing Designation [website](#).

- **Planning Academy Outreach (July 23, 2025):**

The City of Sacramento Planning Academy is a free course designed to educate, engage, and empower Sacramento residents and business owners on current planning issues and City plans underway in Sacramento. The course objective is to provide participants with knowledge, skills, and connections to encourage civic engagement in the planning process and to empower them to be more effective advocates in future City of Sacramento Planning efforts. As alumni of the Academy, participants were identified as an informed and engaged group of community members whose perspectives are especially valuable to the City's housing policy efforts. For this reason, staff sent an email to past participants in the Planning Academy cohort encouraging their review and input on the draft application.

- **Community Engagement at Meadowview Farmers Market (July 27, 2025):**

City staff hosted an outreach booth to engage directly with residents, answer questions, and gather feedback on the draft application.

- **Mayor and Councilmember Notification (July 29, 2025):**

The draft application was shared with the Mayor and City Council, with a request to circulate it among their constituents.

- **City Council Presentation (July 29, 2025):**

Staff presented the draft application during a City Council meeting, providing an opportunity for public discussion and input.

- **Districtwide Public Posting (July 29, 2025):**

Informational flyers were posted at community gathering spaces across all eight council districts to broaden public awareness. List of places where flyer was posted: North

Natomas Aquatic Center (D1), Hagginwood Community Center (D2), South Natomas Community Center (D3), Loaves and Fishes (D4), Oak Park Community Center (D5), Coloma Community Center (D6), Belle Coolidge Community Center (D7), and Pannell Community Center (D8) (flyer is available below).

- **Citywide Reminder Email (August 11, 2025):**
A follow-up email was sent to remind the public to review and comment on the draft application.
- **Extension of Public Comment Period (August 18, 2025):**
The City made revisions to two parts of the application; thus, the draft application was reposted and the public review period was extended by seven days to allow additional time for feedback.
- **Response to Comment During the Public Review Period**
The City received a 14 public comments on the draft application. Comments are available below.

Outreach was conducted through a variety of methods to ensure access to the application materials. Flyers were distributed with information on how to request translation services, ensuring accessibility for community members with limited English proficiency. To reach lower-income households and special needs populations, staff attended the Meadowview Farmers Market, which occurs in a neighborhood identified as low-income. Flyers were also distributed at Loaves & Fishes, a key service provider for unhoused and vulnerable populations.

Outreach was further supported through the Housing Policy Working group, which includes representatives from the public private, nonprofit, labor/trade, and advocacy sectors, ensuring a wide range of perspectives are represented. Examples of organizations that are represented on the Housing Policy Working Group include the Sacramento Housing Alliance, HomeAid, Rebuilding Together, Step Up, Resources for Independent Living, Sacramento Area Congregations Together, North State Building Industry Association, and California Apartment Association. Staff also presented the draft application at a Sacramento City Council meeting, which broadcasts live on Metro Cable 14 and later made available online. This ensured broad transparency and expanded opportunity for residents to access and participate in the public process.

Citywide Flyer:



City of
SACRAMENTO



WE'RE RENEWING OUR PROHOUSING DESIGNATION

We're proud to announce that Sacramento is applying to RENEW our Prohousing Designation with the State of California!

What is the Prohousing Designation Program?

The Prohousing Designation Program recognizes cities that go above and beyond state housing laws to promote housing development, accelerate housing production, and remove barriers to housing for all.

Why it Matters for Sacramento

-  **First in the State:** Sacramento was the first city in California to receive the Prohousing Designation in 2022.
-  **More Homes; More Opportunity:** The designation showcases our commitment to making housing more accessible for everyone.
-  **Grants a Competitive Edge:** Being a Prohousing City makes Sacramento more competitive for affordable housing and transportation infrastructure.

Visit the Website

www.cityofsacramento.gov/community-development/planning/housing/Prohousing

Questions?

Contact: Angel Anguiano, Associate Planner
Email: Aanguiano@Cityofsacramento.org
Phone: (916)808-5519



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Response to Comments Received During Public Review Period		
#	Public Comment	City Response
1	Concern about excessive construction of new housing units and questioning who will occupy these new units	<p>Through the Regional Housing Needs Assessment process and 2021-2029 Housing Element, the City has an obligation to support and encourage the production of housing throughout the City. According to the City's 2021-2029 Housing Element, the City is projected to continue to add new residents at a rate of about 1.1 percent per year. If this rate is realized, the City would add about 140,000 new residents by 2040.</p> <p>The Regional Housing Needs Assessment is a State-required process that seeks to ensure cities and counties are planning for enough housing to accommodate all economic segments of the community. The City's RHNA allocation for the 2021-2029 planning period is 45,580. This means that the City must plan to accommodate 45,580 housing units between 2021-2029. This is equal to the yearly average of 5,581 housing units. Of the 45,580 total units, the City must plan to accommodate 10,463 units for extremely low- and very low-income households, 6,306 units for low-income households, 8,545 units for moderate income households, and 20,266 units for above moderate-income households.</p> <p>By the City planning for a range of housing types and prices, it ensures that the community remains inclusive, reduces pressure on rents and home prices, and helps avoid displacement. For more information on this topic, please see the City's Sacramento for All: Housing Education Resource Center.</p>
2	Worry about the impact on parking and traffic because of more housing.	<p>The City understands that changes to our streets and parking patterns can be an adjustment as our community grows and we work to address the unprecedented housing crisis.</p> <p>The Housing Element committed the City to considering ending City-mandated parking minimums through Implementation Program H8, and through the adoption of the 2040 General Plan Policy LUP-4.14 eliminated vehicle parking minimums. Minimum vehicle parking requirements that require new housing developments to provide more parking than the market demands can increase the cost of construction without producing an associated benefit, while reducing the amount of land available for other uses such</p>

		<p>as housing. Eliminating minimum vehicle parking requirements is one tool that can increase housing options by reducing costs associated with the provision of parking.</p> <p>The City is addressing traffic, congestion, and parking through several initiatives and programs aimed at improving safety, promoting sustainable transportation, and upgrading infrastructure. Since the year 2000, the City Council has approved over 700 transportation plans and projects that are estimated to cost approximately \$5 billion dollars. The City Council adopted the Transportation Priorities Plan, which is a strategy to prioritize and fund these transportation investments. Additionally, the City continues to deploy parking management strategies that optimize the use of existing parking supply and minimize the need for the construction of new parking facilities.</p> <p>The City will continue to look for ways to reduce costs associated with housing construction while actively addressing traffic and congestion issues.</p>
3	<p>Suggestion to limit one ADU per lot in certain single-family residential neighborhoods.</p>	<p>The City recognizes the importance of balancing the need for increased housing density with the preservation of Sacramento’s rich architectural heritage.</p> <p>State Law currently allows up to three Accessory Dwelling Units (ADU), including one attached conversion, one detached ADU, and one junior accessory dwelling unit (JADU). The City’s local ordinance allows up to two ADUs (any combination of attached, detached, or Junior ADUs), but offers more flexible standards for applicants to reduce barriers to ADU production. The City is also developing objective design standards for ADUs within historic districts or on landmark properties to ensure the ADUs complement the historic features and characteristics of their surroundings. These standards streamline the approval process, reducing uncertainty and delays.</p> <p>ADUs and JADUs are an innovative and effective option for adding much needed housing in our City. ADUs are a more naturally affordable type of home to construct because they do not require paying for land or major new infrastructure.</p>

<p>4</p>	<p>Concerns about increasing densities leading to a less desirable and livable city.</p>	<p>Sacramento is the urban heart of a region with over 1.5 million acres of some of the most fertile farmland in the United States. Moreover, the city is located at the confluence of two major rivers that provide water, commerce, and recreation for millions. These natural resources also provide rich habitat to sustain a variety of fish and wildlife critical to our ecosystems. Preserving these important resources while accommodating growth has long been a priority for Sacramento, and as such, City planning efforts are guided by “smart growth” principles that aim to promote a compact development footprint, helping to minimize urban sprawl and pollution while supporting the efficient delivery of public services.</p> <p>The 2040 General Plan includes policies for strategic growth and change that seeks to concentrate new growth within the existing City limits. The City has an interest in promoting responsible land and resource-efficient planning in areas within its current or future Sphere of Influence. The City’s approach is to emphasize growth within its current boundaries, to ensure access to essential services and transportation, and support neighborhood vitality. Well-planned densities can help address housing needs and strengthen our local economy, while planning investments in infrastructure and public spaces.</p> <p>Please also see the response to comment #1.</p>
<p>6</p>	<p>Belief that infill housing won’t address the needs of the unhoused or those with high housing costs.</p>	<p>The crisis of unsheltered homelessness is one that impacts the entire Sacramento community; both those experiencing homelessness and the broader community of housed residents, businesses, and neighborhoods. As residential rents continue to climb, many housed residents also face the threat of homelessness due to lack of access to affordable housing.</p> <p>Over the past several years, Sacramento has made significant investments to increase access to and availability of shelter, services, and permanent housing for people and families experiencing homelessness. For example, 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. The City also</p>

		<p>recently approved an approach to add 1,000 new beds for homeless residents through a combined approach of safe camping, safe parking, micro-communities, homekey+ tiny homes, motel program updates, and a tiny homes grant program.</p> <p>The City also continues to plan for and allow a range of housing types and prices to ensure that the community remains inclusive, reduce pressure on rents and home prices, and help avoid displacement.</p>
7	<p>Skepticism about the theory that increasing housing supply will reduce costs.</p>	<p>According to the 2021-2029 Housing Element, housing demand continues to outpace supply. This lack of supply drives up housing costs, greatly impacting affordability. Through the Housing Element update process, every city and county in the state is given a target number of housing units it must plan to accommodate, called the Regional Housing Needs Allocation (RHNA). The City's target for this Housing Element is 45,580 units over the next eight years, an average of about 5,700 housing units annually. However, housing construction continues to fall far below this target.</p> <p>Economic theory and market studies suggest that adding supply can help moderate price growth over time, however, we recognize that housing markets are complex and influenced by many factors such as interest rates, construction costs, wages, and investor activity. The City's approach through the housing element is to consider supply alongside other strategies, such as increasing affordable housing and workforce housing production, promoting accessory dwelling units, advancing equity and inclusion, protecting residents from displacement, preserving existing housing stock, housing for people experiencing homelessness, and increasing accessible housing. Ongoing data collection and analysis will help the City evaluate what programs work best in Sacramento's context.</p>
8	<p>Include City-developed green social housing to address construction issues and promote self-sufficiency.</p>	<p>The City can explore opportunities for a City-developed green social housing program as part of a broader housing strategy.</p> <p>Recent legislation (SB 555) requires the state Department of Housing and Community Development to complete a California Social Housing Study, including a comprehensive</p>

		<p>analysis of the opportunities, resources, obstacles, and recommendations for the creation of social housing at scale to help meet the needs of lower- and moderate-income residents. The City will track this study and continue to seek ways to support social housing models.</p> <p>Additionally, the City will be working 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. The City will also encourage innovative construction technologies that can build more affordable housing in less time and with fewer resources.</p>
9	Permit single-staircase apartment buildings to facilitate more middle housing development	The California Local Building Code can be locally amended to exceed statewide requirements, but cannot adopt building codes that are less restrictive than the State Building Code. These issues are currently being discussed/debated for statewide building code amendments. City staff is involved in these discussions and is committed to exploring other options that can reduce building costs and promote Missing Middle Housing.
10	Pilot a Housing First Program and more ambitious supportive housing policies.	The City is committed to Housing First Principles. Backed by \$5.85 million from the State's Encampment Resolution Funds (ERF), the City of Sacramento is currently piloting a Street to Housing program, and has already reached a critical first milestone, successfully helping an initial group of people experiencing unsheltered homelessness transition from encampments directly into apartments (as of April 2025).
11	Preservation of Community Input: The program awards points to cities that reduce or eliminate public meetings for housing. Limiting hearings to "three or fewer" significantly restricts meaningful community participation in development decisions that directly affect residents.	<p>The City recognizes the importance of public engagement and commits to actively engaging the community in a fair and equitable manner, while also balancing the need to streamline housing development in a housing crisis.</p> <p>The State's Prohousing Designation Program allocates two points if a jurisdiction creates a process to eliminate a public hearing for projects that are consistent with zoning and general plan. The state has not broadly banned public hearings; however, it has created legal pathways that allow certain projects to skip them if they already meet objective standards.</p>

		<p>For example, the State adopted SB35 (2017), to require ministerial approval for qualifying housing development projects. These projects must comply with zoning, the general plan, and objective design standards; and eliminated discretionary review. The City's Ministerial Infill Housing Application was also created in 2019 to replicate SB35 with different requirements. Projects that do not meet objective criteria are processed using discretionary review.</p> <p>Additionally, the Housing Accountability Act (HAA) limits a city's ability to deny or reduce the density of housing projects that comply with objective general plan, zoning, and subdivision standards. The HAA does not eliminate public hearings, but it does limit a jurisdiction's ability to deny a project that complies with objective standards.</p>
12	<p>Neighborhood Character and Compatibility: I support thoughtful densification but have concerns about the program rewarding cities for "allowing multifamily housing by-right in all single-family residential zones" without considering neighborhood context. In Woodlake, the recent five-story affordable housing project on Oxford Street stands in stark contrast to our predominantly one and two-story residential area, fundamentally altering the neighborhood's character.</p>	<p>The City understands the importance of balancing the need for increased housing density while contributing to and enhancing the character and livability of Sacramento's neighborhoods.</p> <p>The State's Prohousing Designation Program allocates three points if a jurisdiction permits missing middle housing uses (e.g. duplexes, triplexes, and fourplexes) in existing low-density, single-family residential zones in a manner that exceeds SB9. On September 17, 2024, the Sacramento City Council adopted the Missing Middle Housing Interim Ordinance which was supported by 2040 General Plan Policy LUP-6.3 Variety of Housing Types, Implementing Action LUP-A.10 Planning and Development Code Update, and Figure LUP-5 Sliding Floor Area Ratio (FAR) Scale, all of which direct staff to update the Planning & Development Code (Title 17 of the Sacramento City Code) to permit neighborhood-scale multi-unit residential development in the single-unit and duplex dwelling zones (R-1, R-1A, R-1B, and R-2).</p> <p>The City continues to evaluate development applications for compliance with Title 17 of the Sacramento City Code and Design Guidelines to ensure new developments are of high quality and compatible with surrounding development.</p>
13	<p>Infrastructure Funding Considerations: While the program encourages "waiver of 50% or more of fees"</p>	<p>The Prohousing designation awards points to jurisdictions that waive development impact fees for residential development with units affordable to Lower Income Households.</p>

	<p>for developers it doesn't address how essential infrastructure improvements will be funded. With city services already experiencing reductions, residents need clarity on how these gaps will be addressed without additional tax burdens.</p>	<p>The City of Sacramento Reduction of Development Impact Fees for New Affordable Dwelling Units (Zero Dollar Rate) Program currently allows projects to pay \$0 in City controlled impact fees for each regulated affordable unit (\$10,000 per unit cap). These fees are paid for by the City through a \$3 million fund established each year through the budget process. These program funds are utilized each year and are not sufficient to cover the full demand of affordable projects being built in the City, but it provides a meaningful and significant contribution to many projects, making them more competitive for state and federal gap financing.</p>
<p>14</p>	<p>Evaluating Environmental Impacts: Creating "categorical exemptions" from environmental review risks overlooking crucial impacts on traffic, utilities, and public services that affect quality of life for all residents. Eliminating requirements for developers to "mitigate" the effects of the projects they build could lead to new communities without parks, open space, sidewalks, and ways to address increased traffic.</p>	<p>The State's Prohousing Program allocates points if a jurisdiction establishes a program-level CEQA analysis and if it has a documented practice of streamlining housing development at the project level, such as by utilizing statutory and categorical exemptions as authorized by applicable law, however, it does not eliminate the requirement to evaluate whether a project qualifies for a categorical exemption under CEQA. All discretionary applications go through CEQA review in order to ensure projects do not have a significant effect on the environment.</p> <p>Categorical exemptions to CEQA are created either directly by the Legislature in statute or through a public rulemaking process under Public Resources Code §21084. A project may utilize a categorical exemption if it is in alignment with the list of projects which have been determined not to have a significant effect on the environment as listed in Article 19 of the CEQA guidelines.</p> <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. By programmatically streamlining housing development through MEIRs and Environmental Impact Reports (EIRs) for Specific Plans or Transit Station area plans, the City can more effectively allocate resources. This</p>

		<p>approach promotes efficient land use, reduces travel distances, supports transit-oriented development, and advances overarching climate goals. Some relevant environmental impact studies include the Central City Specific Plan EIR, West Broadway Specific Plan EIR, River District Specific Plan EIR, Railyards Specific Plan EIR, 65th Street Station Area Plan EIR, Swanston Station Transit Village Specific Plan EIR, Stockton Boulevard Plan EIR, West Broadway Specific Plan.</p> <p>Projects consistent with these plans are evaluated under their respective EIRs, which assume a certain level of development and environmental impact. This allows for streamlined environmental review and facilitates timely project implementation.</p>
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