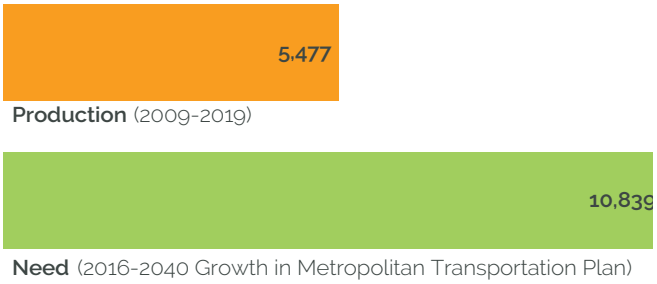
Mind the Gap

SACOG Housing Initiative

The SACOG region, like the rest of California, is in a housing crisis because it has not been able to build enough housing to keep up with demand. In particular, our region has struggled to build enough multifamily housing products in existing communities. These products, which include everything from small scale "missing middle" housing like fourplexes to larger apartment buildings, tend to be more affordable because they have smaller unit sizes and use less land. Building more is critical to housing our region's service workers, teachers, and other working-class households as well as to promote racial equity and reduce residential segregation. The SACOG region's housing gaps include how much housing is built overall, what type, where it is built, and who can afford it. The SACOG Housing Initiative highlights a suite of policies and recommendations to help local governments do what is within their power to fill these gaps.

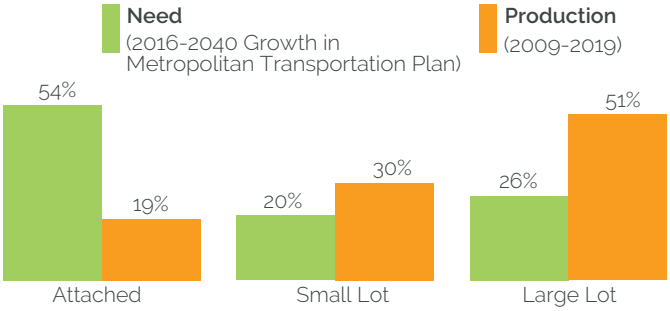
How Much?

To close the region's production gap we need to roughly double the average production since 2009.



What Kind?

The region has a gap in the right type of housing. The market needs significantly more attached housing.



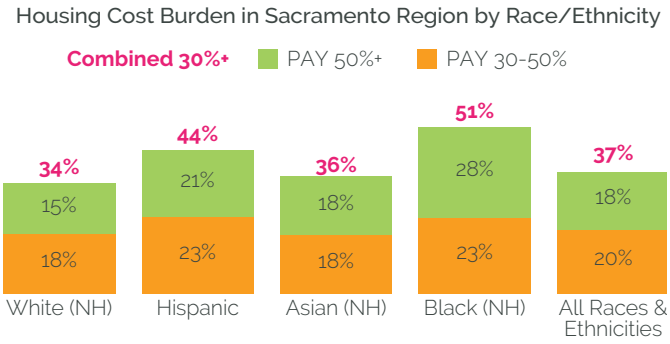
Where?

The region needs roughly 2/3rds of our new housing to be in infill areas like these.

Visual Simulation of Infill Development

Who For?

To close the racial equity gap we need to produce significantly more housing at lower cost points.



What Can Local Governments Do To Help Fill Our Housing Gap?

The policies included below are selected from the Commercial Corridors Policymaker's Toolkit and the Housing Policy Toolkit. These policies have the potential to fill our housing gaps while also improving access to opportunity.

Positive Change	Making Progress	Big Move
1. Facilitate Missing Middle		
Establish a missing middle zone that allows for 8-30 du/ac, 5ft setbacks and 75% lot coverage	Allow for more than a single family home on at least 50% of residentially zoned infill land	Allow for at least a fourplex on all residentially zoned infill land
2. Strategically Allow for Higher Density Housing		
Zone to accommodate lower-income RHNA in housing element	Establish zone that allows for at least 40 units/acre, 40ft of height, and 75% lot coverage	Transition from unit-based density restrictions to form-based density restrictions like floor area ratio
3. Transition from Discretionary to By-Right Development Review		
Allow for multifamily housing by right on all sites identified in the housing element sites inventory	Allow for multifamily housing by right in commercial zones (vs requiring conditional use permit)	Create ministerial approval process for all zoning-compliant infill housing
4. Reduce Government-Mandated Parking Requirements		
Reduce existing parking requirements	Reduce parking requirements to no more than 1 space/unit	Eliminate parking requirements entirely
5. Incentivize Accessory Dwelling Units		
Adopt an ADU ordinance that complies with recent state law changes	Pursue campaign to advertise, educate, and encourage homeowners to pursue ADUs	Eliminate parking requirements for ADUs, allow for two ADUs per lot, and/or create preapproved prototypes
6. Reduce Displacement: Protect Tenants and Fund Subsidized Affordable Housing		
No single policy can reduce displacement. A number of strategies should be considered based on the specific community. Developing an understanding of the all the people who live and do business in the community and creating a transparent public engagement process is the first step. Strategies include: • **Market-based strategies:** Density Bonus Ordinances, Inclusionary Zoning Ordinances, Fee Deferral or Elimination • **Direct funding options:** Housing Trust Fund, Land Banking, Progressive Real Estate Transfer Fee, Bonds and Taxes • **Preserve naturally occurring affordable housing:** Condominium Conversion Restrictions, Single Room Occupancy Mobile Homes, Preservation Ordinance • **Tenant protections:** Just Cause Eviction Ordinances, Rent Stabilization or Rent Control Ordinances, Tenant-Based Assistance Programs		

What Can SACOG Do to Help?

SACOG is committed to doing what we can to ramp up housing production. We encourage you to take a look at our policy toolkits (linked below) and take us up on an offer to speak at your decision making bodies.

Funding

- Direct Planning Funding
- Technical assistance for State housing grant applications

Housing Element Help

- Regional data products
- Affirmatively furthering fair housing workshop and data
- Staff presentations at City Councils/BOS meetings
- Coordination with HCD

Technical Assistance

- CivicLab Housing Series
- Policy/Best Practice Toolkits
- Educational/Speaking Opportunities
- CEQA streamlining tools and assistance

Legislation & Advocacy

- Green Means Go
- Legislation advocacy and lobbying
- Participating in State efforts to reform burdensome planning processes

Commercial Corridors Policymaker's Toolkit

Housing Policy Toolkit

For more information, please contact Dov Kadin at dkadin@sacog.org