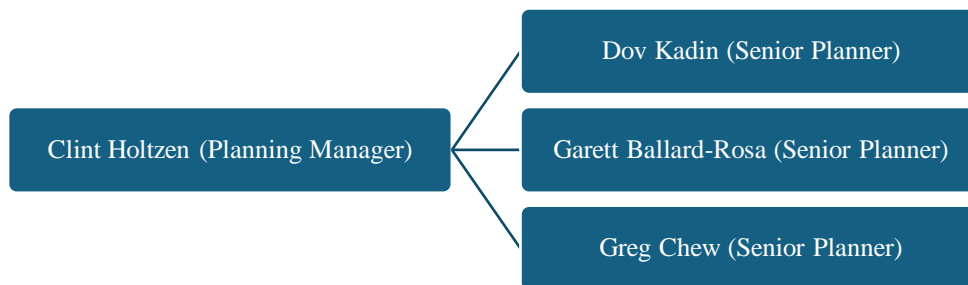


E Capacity
Sacramento Area Council of Governments

Key Management for Proposed PRO Housing Activities

This Grant will be managed by the SACOG planning team, who have significant experience running planning grant activities. The team is lead by Clint Holtzen, who oversees all planning and programing at the agency. The policy lead for this grant will be Dov Kadin, who will coordinate all housing policy implementation components of the grant. As program manager for the Green Means Go Program, under which the activities funded by this grant will be housed, Garrett Ballard-Rosa will oversee integration of the proposed activities into SACOG’s existing planning activities. Greg Chew, who has two decades of experience administering planning and design grants at SACOG, will oversee grant management and local government coordination. This grant application was written entirely by the SACOG team described above and did not include any external help. This team has successfully managed over \$67 million in state and federal grants over the last four years.



This team, backed up by the agency’s accounting and support staff, possesses the relevant project management, quality assurance, financial and procurement, and internal control capacity to quickly launch the Build the Middle grant activities.

SACOG will employ two Grant Partners for implementation of the proposed PRO housing activities, both with significant experience with housing policy implementation, capacity building, and technical assistance.

Casita Coalition

Casita Coalition is a 501(c)(3) nonprofit organization based in California with a national reach, leading a broad multi-sector coalition to advance middle housing solutions. They bring together leaders from the public and private sector to create more neighborhood homes including “missing middle” homes such as ADUs, ‘plexes, and townhomes. Their founders co-wrote the 2017 law that legalized ADUs (Accessory Dwelling Units) statewide and unlocked the California ADU revolution, now considered the national model. They have since driven key legislation and regulatory reforms, removed implementation barriers and raised awareness of middle housing benefits, empowering homeowners, practitioners and policymakers in California and beyond. Casita Coalition has produced several resources that will prove directly relevant to the proposed PRO housing activities, including [guidebooks](#) directed at local planners for middle housing and ADU policy implementation as well as the [Casita Academy](#), which is a boot camp for aspiring ADU developers. The Casita Coalition

staff that will be implementing the PRO housing activities will include Celeste Goyer (Executive Director) and Jared Basler (Director of Policy & Strategic Initiatives).

California YIMBY

California YIMBY is a 501(c)(4) social welfare organization with over 80,000 members who share the simple belief that to combat homelessness, make our neighborhoods affordable, and create a California for everyone, we have to make it legal to build more homes in our cities. They focus on housing and land use policy at the state level to ensure grassroots organizers and city leaders have the tools they need to accelerate home building at the local level. In addition to statewide legislation, they bring a strong mapping, research, and data-driven lens to effective local reforms that deliver more affordable homes. Nolan Gray (Senior director of legislation and research), will be the primary staff from California YIMBY implementing the PRO housing activities.

A Regional Government Implementing Reforms at the Local Level

As a Metropolitan Planning Organization, SACOG is directly responsible for regional planning processes like the 2025 Blueprint, the Regional Housing Needs Plan (described below), and grant programs for local governments and transportation project sponsors to implement policy changes, infrastructure, and transportation investments at the local level. SACOG is also a Regional Council of Governments, which means it frequently acts as a convening body that brings all the local governments together to coalesce around regional priorities and challenges.

As such, SACOG is perfectly suited to administer the “Building an Ecosystem of Yes” capacity building activities. With full communications and external relations teams, SACOG frequently coordinates events, working groups, initiatives, public education campaigns, and programs that require regional collaboration.

However, SACOG does not have any local land use authority. In this way, one of the key Implementation Partners for this grant will be local government planning staff, who will ultimately be responsible for implementing the housing policy zoning and process changes envisioned under “Housing Policy Implementation” section outlined in Exhibit D. SACOG has an extensive history of working with its local government member agency staff to make forward looking changes to the local regulatory environment. Through the Green Means Go program, SACOG has coordinated or directly funded housing policy changes at the local level, as well as catalytic infrastructure projects supporting these policy changes, through the Green Means Go Program, including \$11 million in direct funding in the last 2 years. Some of the more noteworthy local policy efforts coming out of this program are described in Exhibit B.

Experience With Fair Housing Issues

SACOG has significant experience formulating and disseminating policy that affirmatively furthers fair housing. Taking a step back, [SACOG’s Race, Equity, and Inclusion \(REI\) Initiative](#) is an agency wide effort to implement SACOG’s board adopted Racial Equity Action Plan (REAP). The REAP includes measurable activities to align SACOG’s operations, programs, and board practices to the board’s adopted racial equity statement of change and commitment. This is

being performed by SACOG staff from each resource group in the agency, consultant support, the REI working group, the SACOG board, and community stakeholders.

One of the key actions out of this work has been to seek out ways to affirmatively further fair housing. One of the primary ways that SACOG has a direct impact on local housing policy is through the regional housing needs allocation (RHNA) process, which ensures cities and counties are planning for enough housing to accommodate all economic segments of the community. In the 2021-2029 RHNA Plan, the regional housing need was for 153,512 new housing units, which is close to double the annual production the region has seen over the last five years. As part of the plan, SACOG will distribute these units, including a breakdown of units into four different income categories, to each of its local governments, who then are legally responsible for demonstrating how they can accommodate their allocations in their zoning. Roughly 41% of the total units are needed for households who make less than 80% of area median income with another 18% targeted at households making between 80-120% of area median income. If they cannot accommodate that need through existing zoning, they must then rezone to create more capacity until they can.

One of the key objectives for the methodology by which SACOG distributed the units by income category is to affirmatively further fair housing (AFFH). As such, SACOG conducted an AFFH adjustment factor that sought to open up high opportunity areas, as defined in the State Housing Opportunity Maps, to all economic segments of the community by encouraging jurisdictions with higher than average proportions of homes in high opportunity areas to zone for more affordable housing types.

In its review and certification of SACOG's methodology, the State Department of Housing and Community Development related that it "applauds the inclusion of the affirmatively furthering fair housing adjustment factor in the methodology," noting that "the top seven jurisdictions with the most homes in High Opportunity areas receives the top seven largest shares of lower income RHNA thus encouraging more affordable homes in higher resourced areas and increasing housing access to these communities for lower income households."

The higher the allowed density in the local zoning, the more likely it is to be able to accommodate affordable housing. While needs of households making more than 100% of area median income can likely be met through single family zoned sites on larger lots, more affordable units need to be accommodated on sites zoned for higher densities (typically 20 or 30 units per acre). As part of the RHNA process, 12 of the 28 jurisdictions in the region pursued housing element programs to relax zoning standards to strategically allow for higher densities, many of which explicitly as a means of affirmatively furthering fair housing.