



**MEETING DATE:** February 25, 2025

**AGENDA ITEM:** 8. Green Means Go Amendment

**FROM:** Adam Cox / Jon Kennedy

**RE:** Green Means Go Grant Amendment

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## **BACKGROUND:**

The City received approval for a \$100K Green Means Go grant from SACOG (Sacramento Area Council of Governments) in 2024. The purpose of this grant program is for enhancing housing development conditions.

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## **EXECUTIVE SUMMARY:**

The original project for which the Grant was approved was for preparing residential infill development study for the downtown to identify and provide incentives for converting upstairs building areas to dwellings. This was going to be an important component to the Downtown Economic Development Strategic Plan that the City was conducting through a CalTrans Community Grant. Midway through the downtown plan, the City declined further work with the consultant team due to the reimbursement requirements of this grant.

SACOG informed the City that the Green Means Go Grant was placed on hold pending reduced funding. SACOG then informed the City that the grant was reduced to \$97K. Also, around the same time, HCD informed the City that it would need to amend the Zoning Code to address certain deficiencies in housing law compliance. Council adopted a resolution ensuring to HCD that the Code would be amended within 12 months (October, 2026)-avoiding penalties such as decertification of the housing element.

Staff determined that since the residential infill development study may not be needed, it should reallocate this funding to Phase II Zoning Code Update that includes, not only HCD housing law changes, but also to include other needs to address community planning issues, such as regulations for cargo containers, design review guidelines, and historic preservation programs. More information on this is found in the attached application amendment. When the Zoning Code was updated last year, the Council understood that there would need to be a Phase II update when funding became available.

Greg Chew from SACOG informed staff that the amendments to the Zoning Code would be approved for Green Means Go as long as the City submitted the attached application amendments. Greg also indicates that Isleton would be treated uniquely by SACOG (as compared to any other agency in SACOG) due to resource limitations by arranging in the grant agreement prepayment of the grant fronting the City one third of the grant= \$31,333). This payment would help start up the process with consultant procurement and kick off the Phase II Zoning Code update process. When the City receives an invoice from consultant team preparing the zoning code update, the City would then need to pay it and then get reimbursed

by SACOG. If this payment plan is worked out with the consultant team conceivably the City would not have to pre-pay consultant. The grant could be structured to pay for the zoning code update and staff expenses to manage this program.

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**RECOMMENDATION:**

Direct staff to negotiate the amendment with SACOG for Phase II Zoning Code Update and authorize staff to execute a grant amendment agreement.

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**FISCAL IMPACT:**

\$97,000 grant revenue

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**ATTACHMENTS:**

- A. GREEN MEANS GO AMENDMENT NO. 1

## EXHIBIT “A”

### *Project Description*

**Jurisdiction:** City of Isleton

**Project Title:** City of Isleton Main Street Residential Infill Development Study

**Project Location:** Downtown Isleton (Main Street)

**Project Housing Nexus:**

*Check all that apply.*

☒ Reduce Time

☒ Impact on housing supply and/or affordability

☒ Reduce Development Costs

☒ Increase approval certainty and/or streamlines

entitlements

☒ Infrastructure Capacity

☐ Other: Economic data to enhance housing Investment

**Project Location Type:**

*Check all that apply.*

☒ Green Zone

☒ Community wide

☐ Civic Lab Corridor

☐ Other: \_\_\_\_\_

**Project Goal Statement:**

1. Implement the General Plan Housing Element and objectives of the Green Means Go Program by expanding residential development opportunities.
2. Developing a Residential Infill Development Facilitation Strategy to reduce mixed-use housing development constraints.
3. Help create a vital Main Street that reduces reliance on auto transportation.
4. Improve equal housing opportunities and enhance fair housing practices in the City by creating a new housing program that promotes alternative residential development opportunities.
5. Engage meaningful public participation to guide the program and strategy for residential infill development in the downtown and potentially other areas of town that are within the Green Zone vicinity.

**Project Description:**

Complete Phase II Zoning Code Amendment-Housing Statutes and Design Guidelines for facilitating housing development while addressing Isleton’s unique historic character. In addition to more conventional single-family and multiple-family development in Isleton, the Phase II Zoning Code Amendment will introduce new concepts for housing development within the existing downtown and

incentivize investment of these alternative housing types. The project will also look at measures to reduce constraints to housing such as infrastructure, regulations, and parking.

The Zoning Code Update Phase II will involve the following:

1. An evaluation of the existing site and development conditions of the downtown and identifying barriers to infill housing conversion related, but not limited to, zoning, permitting, financing, environmental constraints, political resistance, and socio-economic perceptions.
2. An evaluation of the regulatory process and zoning code assessment to provide an action plan identifying suggested improvements to amend regulations and to create design guidelines to reduce mixed- use housing development constraints. This will include a complete evaluation of the General Plan and Zoning Code and recommendations for specific amendments needed. Again, this task will be open to some interpretation by the selected consultant in collaboration with staff to determine the level of specificity and not be limited to City policies and regulations.
3. A public participation program will be conducted in coordination preparation of the Zoning Code Update to reach residents and local leaders throughout the planning process via a multi-faceted outreach approach utilizing in-person/virtual meetings, surveys, and publications.
4. The Updated code and design guidelines will further improve housing development opportunities and reduce the constraints to processing development applications particularly within the Green Zone

**Implementation:**

The updated code and design guidelines will be implemented through the development process.

## SCOPE OF WORK

### Project Tasks, Deliverables, Timeline and Budget

Grant Project Name:

Task #	Detailed Description of Tasks / Milestones	Task Timeline (in months and year)	Deliverable(s) including delivery date	Total Budget	Green Means Go Funds	Other Funds (include source)
1	Regular reporting to SACOG (this is a required task for all projects)	May 2023 to project close out	1. Progress report and invoicing (quarterly) 2. Summary of potential housing units impacted by project (final deliverable upon project completion)	\$1,000	\$1,000	0
2	RFP process for consultant team	1 month-2025	RFQ/RFP-Interviews with consultants, and selection Month 1	\$1,000	\$1,000	0
3	Assemble Advisory Group to review and recommend code amendments and design guidelines	1 month-2025	List of Members Month 1	\$500	\$500	0
4	Prepare code amendments and design guidelines	4 months-2025	Month 4	\$87,500	\$88,500	0
5	Public outreach, including public workshops coordination with advisory group., public meetings, noticing, agendas, reports	1-7 month-2025	Months 7	\$3,000	\$3,000	0
6	Complete and adopt updated code and design guidelines	8 month-2025	Months 8	\$1,000	\$1,000	0
			<b>TOTALS</b>	<b>\$94,000</b>	<b>\$94,000</b>	<b>\$0</b>

