Annual Housing Element Progress Report

HOUSING POLICY
DEVELOPMENT, HCD

APR 2 2007

City or County Name: City of Auburn

Reporting Period by Calendar Year: January 1, 2006 to December 31, 2006

Contact Person/Title: Reg Murray, Senior Planner

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Forms must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1st of each year. Submit separate reports directly to both HDC and OPR (Government Code Section 65400) at the addresses listed below:

Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

- and –

Governor's Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Auburn

Reporting Period 1/1/06 - 12/31/06

Table A

Annual Building Activity Report
Very Low-, Low-, and Moderate-Income Units and Mixed-Income Multifamily Projects

Housing Development Information								Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Assistance Programs for Each Development See Instructions	Deed Restricted Units See Instructions	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate Income				
(9) Total of **Above Moderate** from Table A2 ► ► ► ► ► ►						25				
(10) Total by income units (Field 5) Table A ► ► ►						25				

ANNUAL ELEMENT PROGRESS REPORT
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Reporting Period 1/1/06 - 12/31/06

Table A2

Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	Single Family	2 - 4 Units	5+ Units	Second Unit	Mobile Homes	Total
No. of Units Permitted for **Above Moderate**	25					25

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
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Jurisdiction City of Auburn

Reporting Period 1/1/06 - 12/31/06

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.			2000	2001	2002	2003	2004	2005	2006	2007		Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	93	Thru 2003		----	8	---					8	85
	Non-deed restricted					---	---					-0-	
Low	Deed Restricted	122	Thru 2003		----	72	---					72	50
	Non-deed restricted					---	---					-0-	
Moderate	Deed Restricted	206				---	---					-0-	204
	Non-deed restricted					---	2					2	
Above Moderate		267	Thru 2003		----	253	83	108	25			469	-0-
Total RHNA by COG. Enter allocation number:		688											
Total Units ► ► ►			Thru 2003		----	333	85	108	25			551	329
Remaining Need for RHNA Period ► ► ► ► ►													

TABLE C

CITY OF AUBURN
Housing Element Program Implementation Status

Work Task	Time Frame	Comments
1. Minimum densities -		
a. Amend zoning ordinance to insure minimum densities in the R-2 and R-3 zone districts.	12/3/05	To Do
b. Annually review amount of land zone for residential uses	Annually	To Do
c. Update residential land inventory every two years	Every 2 years	To Do
2. Pursue available and appropriate State and Federal funding sources for very low-, low-, and moderate-income households	Ongoing	Ongoing with housing consultants
3. Revise the Zoning Ordinance to provide various density bonuses options ranging from 20%-25% depending on housing types and income levels	12/3/05	To Do
4. Implement provisions of Zoning Ordinance allowing nonconforming residential uses that are only nonconforming because of density	Ongoing	Completed/ongoing
5. Evaluate the feasibility of an Inclusionary Housing Ordinance.	June, 2006	To Do
6. Continue implementing residential zoning and development standards, with appropriate design review in multi-family zoning districts.	Ongoing	Ongoing
7. Second dwelling units –		
a. Amend the Auburn Municipal Code to allow secondary dwelling units in single-family residential zones.	12/31/04	Draft ordinance in process
b. Promote second units	June, 2004	To Do
c. Track approval of second units	Ongoing	To Do
8. Provide housing rehabilitation assistance	2004-2007	Ongoing
9. Subsidized rental properties –		
a. Maintain and update a list of at-risk subsidized rental properties.	Annually	To Do
b. Participate in acquisition/rehabilitation of at-risk subsidized rental properties.	Ongoing	Ongoing as necessary

Work Task	Time Frame	Comments
10. Enforce State energy conservation requirements	Immediate and ongoing	Ongoing
11. Facilitate construction of affordable rental housing for very low- and low-income seniors.	2004-2007	Ongoing as opportunities occur
12. Amend the Zoning Ordinance to allow residential care facilities in the multi-family residential (R-3) and central business district (C-2) zones.	12/3/05	To Do
13. Evaluate the feasibility of a universal design ordinance.	June 2007	To Do
14. Provide means for resolution of housing complaints and fair housing issues	2004-2007	Flyers/information/phone numbers prepared; Ongoing
15. Amend the Zoning Ordinance to allow emergency shelters in the central business district (C-2) and regional commercial (C-3) zone district, and to allow transitional housing in the multi-family residential (R-3) zone district.	12/3/05	To Do
16. Continue working with Placer County Health and Human Services to address homeless needs in the County.	2004-2007	Ongoing
17. Review the Housing Element annually; provide quarterly updates; and track density yields	Quarterly and Annual reports	2006 annual report prepared
18. Continue to work with the Sacramento Council of Governments to review and update the existing Housing Needs Allocation Plan	Ongoing	City participating in meetings regarding RHNAP numbers
19. City to consider establishing a position of Housing Coordinator	January, 2005	Housing consultant firm of Stewart and Graham hired June, 2006

Annual General Plan Progress Report
(2007)

City or County Name: City of Auburn

Deadline: April 1, 2007

HOUSING POLICY
DEVELOPMENT, HCD

APR 2 2007

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City of Auburn
Implementation Work Program

TABLE XII-1
IMPLEMENTATION WORK PROGRAM
AUBURN GENERAL PLAN 1992-1997

Work Task	Policies	Responsibility	Time Frame	Comments
LAND USE				
1. Prepare design guidelines for commercial/industrial development	1.1, 1.2, 7.1, 7.2, 8.1	CD	1993	To be done
2. Prepare/adopt hillside development ordinance	3.1, 3.2, 3.3, 3.4, 6.2	CD, PW	1993	To be done
3. Update Zoning Map	5.1, 5.2, 5.3	CD	1993	Done; updates occur as zoning changes
4. Adopt Landscape/Lighting Districts in residential and commercial areas	6.4, 7.2	CD, PW, Fi	1994	To be done
5. Update the Capital Improvement Program	9.1, 9.2, 10.1	~~CM, CD~~, PW	~~1993~~ Annual	Ongoing
6. Continue Annexation Program	9.2, 10.1, 10.2, 10.3, 10.4	CD, CM	1993-1997	Ongoing
7. Pursue funding sources for cultural programs	11.1	~~CD~~ Arts Commission	Immediate and ongoing	Ongoing
8. Prepare School Facilities Plan	12.1, 12.2, 12.3, 12.4, 12.5, 12.6, 12.7, 12.8, 12.9, 12.10	CD, ARD, School Districts, PW	1994-1997	Completed/ongoing
9. Pursue implementation of Auburn Urban Development Authority Redevelopment Plan	1.1, 6.1, 6.2, 6.3, 6.4, 7.3, 8.1	Auburn Urban Development Authority, CD, PW, CM	Ongoing	Ongoing
10. Prepare proposal for new Sphere of Influence and submit to LAFCO	2.1, 9.2, 10.1, 10.2, 10.3, 10.4	CD, LAFCO	1993	Completed/ongoing
11. Implementation Measures for Goal 4, Air Quality Enhancement	4.1, 4.2, and related policies noted in other elements	CD, PW	Varies	Completed/ongoing

CIRCULATION				
1. Develop TSM Program	1.1, 1.2, 1.3, 1.4, 1.5, 1.6, 1.7, 1.8, 1.9, 1.10, 3.8	PW, CD	Ongoing/ Annual update	1.3 - outdated 1.4 - needs to be updated
2. Develop Trip Reduction Implementation Program	3.3, 3.5, 3.8	PW	1992-1997	Ordinance adopted March 8, 1993
3. Prepare Transit Master Plan	3.2, 3.4, 3.6, 3.8	CD, PW	1993	Short Range Transit Plan adopted May 23, 2005. Long Range Transit Plan under development.
4. Update CLUP	4.1, 4.2, 4.3, 4.4	CD	1993	In progress
5. Prepare Capital Improvement Plan	2.1, 2.2, 2.3, 2.4, 2.5, 2.6, 3.8, 4.3, 5.1, 5.2	PW	Annually	Completed/ongoing
6. Implement the Auburn Park Conservancy Non-Auto Circulation Plan and the Auburn Ravine Trail Master Plan	2.2, 3.8	CD, PW	Immediate and ongoing	Ongoing Bike Master Plan adopted 6/28/04
7. Coordinate RTP and Congestion Management Plan with Placer County	1.6, 1.7, 3.3, 3.4, 3.7, 3.8	PW	Immediate and ongoing	Completed/ongoing
8. Adopt the street standards contained in the General Plan	1.1, 1.2, 1.3, 1.4, 1.5, 1.6, 1.7, 1.8, 1.9, 1.10	CD, PW, F	1994	New street standards adopted - 3/13/06
9. Use Auburn Urban Development Agency for circulation system improvements	1.3, 2.3, 2.4, 3.8, 5.1, 5.2	AUDA, CD, PW, CM	Ongoing	Ongoing
10. Promote establishment of Rail Transit Station	3.4, 3.6, 5.2	CD, PW, AUDA	1992-1995	Rail Transit Station completed February, 2004
11. Require the appropriate technical analysis for improvements of Highway 49 and I-80	1.2, 1.4, 1.6, 1.7, 2.5, 3.1, 5.1	CD, PW	Ongoing	Completed/ongoing
12. Create and implement a joint City/County Traffic Mitigation Fee (TMF) Program	1.11	CD, PW	1994	To Do (as a City fee; not joint with Placer County)

HOUSING				
1. Minimum densities -				
a. Amend zoning ordinance to insure minimum densities in the R-2 and R-3 zone districts.		CD	12/3/05	To Do
b. Annually review amount of land zone for residential uses		CD	Annually	To Do
c. Update residential land inventory every two years		CD	Every 2 years	To Do
2. Pursue available and appropriate State and Federal funding sources for very low-, low-, and moderate-income households		CD, AUDA, Participating Nonprofit & For Profit Housing Providers	Ongoing	Ongoing with housing consultants
3. Revise the Zoning Ordinance to provide various density bonuses options ranging from 20%-25% depending on housing types and income levels		CD	12/3/05	To Do
4. Implement provisions of Zoning Ordinance allowing nonconforming residential uses that are only nonconforming because of density		CC, PC, CD	Ongoing	Completed/ongoing
5. Evaluate the feasibility of an Inclusionary Housing Ordinance.		CC, PC, CD	June, 2006	To Do
6. Continue implementing residential zoning and development standards, with appropriate design review in multi-family zoning districts.		CD	Ongoing	Ongoing
7. Second dwelling units –				
a. Amend the Auburn Municipal Code to allow secondary dwelling units in single-family residential zones.		CD	12/31/04	Draft ordinance in process
b. Promote second units		CD	June, 2004	To Do
c. Track approval of second units		CD	Ongoing	To Do
8. Provide housing rehabilitation assistance		CD	2004-2007	Ongoing

9. Subsidized rental properties – a. Maintain and update a list of at-risk subsidized rental properties. b. Participate in acquisition/rehabilitation of at-risk subsidized rental properties.		CD CD	Annually Ongoing	To Do Ongoing as necessary
10. Enforce State energy conservation requirements		CD	Immediate and ongoing	Ongoing
11. Facilitate construction of affordable rental housing for very low- and low-income seniors.		CD	2004-2007	Ongoing as opportunities occur
12. Amend the Zoning Ordinance to allow residential care facilities in the multi-family residential (R-3) and central business district (C-2) zones.		CD	12/3/05	To Do
13. Evaluate the feasibility of a universal design ordinance.		CC, PC, CD	June 2007	To Do
14. Provide means for resolution of housing complaints and fair housing issues		CD	2004-2007	Flyers/information/phone numbers prepared; Ongoing
15. Amend the Zoning Ordinance to allow emergency shelters in the central business district (C-2) and regional commercial (C-3) zone district, and to allow transitional housing in the multi-family residential (R-3) zone district.		CC, PC, CD	12/3/05	To Do
16. Continue working with Placer County Health and Human Services to address homeless needs in the County.		CD	2004-2007	Ongoing
17. Review the Housing Element annually; provide quarterly updates; and track density yields		CD	Quarterly and Annual reports	2006 annual report prepared
18. Continue to work with the Sacramento Council of Governments to review and update the existing Housing Needs Allocation Plan		CD	Ongoing	City participating in meetings regarding RHNAP numbers
19. City to consider establishing a position of Housing Coordinator		CC, CD	January, 2005	Housing consultant firm of Stewart and Graham hired June, 2006

OPEN SPACE				
1. Prepare/adopt Tree Ordinance	1.2	CD	1993	Completed – 6/23/03
2. Prepare/adopt Open Space Ordinance to zone open space use in perpetuity	3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 5.4	CD	1993	To Do
3. Prepare/adopt Stream, Canal and Waterway Protection Ordinance	7.4, 7.6	CD	1993	To Do
4. Prepare/adopt Habitat Management Plan	1.1, 1.3, 1.4, 1.5, 1.6, 1.9, 2.6, 5.4, 7.6	CD	1995	To Do Participating in discussions with Placer County Legacy
5. Continue to utilize Quimby Act	3.6, 5.1, 5.2, 5.3, 5.4, 5.6, 6.7	CD, ARD	Ongoing	Ongoing
6. Maintain Parks Standard of 5 acres/1,000 pop.	3.6, 6.7	CD, ARD	1992-1997	Ongoing
7. Include measures to protect visual resources along scenic corridors in Zoning Ordinance	5.4, 6.1, 6.2, 6.3, 6.4, 6.5, 7.6	CD	1993	To Do
8. Provide for recreational opportunities in Baltimore Ravine through the Southwest Specific Plan	3.6, 5.1, 5.2 5.3, 5.4, 5.5, 6.7	CD	1992-1993	To Do
9. Prepare a Household Hazardous Waste Ordinance (see Safety Element Implementation Measure K)	2.5	PW	1992-1993	To Do. City does participate with Western Placer Waste Management Authority and supports regional programs, including HHW collection events and a permanent HHW facility
10. Amend the Landscape Ordinance to establish a maintenance and enforcement program	6.6	CD	1993-1994	To Do
11. Implementation measures for Policy 7.3 are included in implementation of the Land Use Element	7.3	CD, PW, B	Ongoing	To Do
NOISE				
1. Develop and utilize procedure to ensure noise mitigation measures are implemented	1.1, 2.1, 2.2, 2.3, 2.4, 2.5, 2.6	CD	Immediate and ongoing	Done/Ongoing
2. Develop and utilize procedures to monitor compliance with the standards of the Noise Element	1.1, 2.1, 2.2, 2.3, 2.4, 2.5, 2.6	CD	Immediate and ongoing	Done/Ongoing
3. Enforce the State Noise Insulation Standards and Chapter 35 of the Uniform Building Code (UBC)	1.2, 2.3, 2.4, 2.5, 2.6	CD, B	Immediate and ongoing	Ongoing
4. Enforce California Vehicle Code sections relating to vehicle mufflers and exhaust systems	General Plan Guidelines	CD, P	Immediate and ongoing	Ongoing

5. Purchase only new equipment and vehicles which comply with noise level performance standards	General Plan Guidelines	CD, P, F, PW, CM	Immediate and ongoing	Done/Ongoing
6. Periodically review and update the Noise Element to ensure consistent with changing conditions within the community	General Plan Guidelines	CD	Immediate and ongoing	To Do
SAFETY				
1. Review new development for conformance to fire safety standards	1.1, 1.2, 1.3	CD, F	Ongoing	Ongoing
2. Prepare educational brochure on fire hazard and prevention	1.4, 1.5	CD, F	1993	Done
3. Develop/adopt flood zone prohibition in Zoning Ordinance	2.1, 2.2, 2.3	CD, PW	1994	Done
4. Coordinate with Placer County regarding Solid Waste and Hazardous Management Plans	3.1, 4.1, 4.2, 4.3, 4.4	CD, PW	Annually	Ongoing
5. Conform to CEQA review requirements	3.2, 3.3, 3.4, 3.5, 3.6	CD, PW, F, P	Ongoing	Ongoing
6. Periodically update the Emergency Services Plan	5.1, 5.2, 5.3, 5.8	P, F, PW, CM	Ongoing	Ongoing
7. Continue/expand Crime Prevention Programs	5.5, 5.6	P	Ongoing	Ongoing
8. Include emergency access for development projects	3.6, 5.1, 5.7	CD, PW, B	Ongoing	Ongoing
9. Include legible sign and street number requirements in the development review process	5.1, 5.2, 5.4	CD, PW, B	Ongoing	Ongoing
10. Require new buildings comply with UBC Standards regarding seismic events	3.1, 3.3, 3.4, 3.5, 5.2	CD, PW, B	1992-ongoing	Ongoing
11. Prepare a Household Hazardous Waste Ordinance	4.5	PW	1992-1993	To Do. City does participate with Western Placer Waste Management Authority and supports regional programs, including HHW collection events and a permanent HHW facility
ECONOMIC				
1. Host annual seminar with Chamber of Commerce, Main Street, Merchants Association	1.1, 1.2, 1.3, 1.4, 1.5, 1.6, 2.1	CM, CD	1st Annual 1994	To Do
2. Identify areas suitable for redevelopment	2.2, 3.2	CD, PW, AUDA	Immediate and ongoing	Ongoing as part of the expansion of the Auburn Redevelopment Area currently in process
3. Promote establishment of rail station	4.1, 4.2, 4.3	CD, AUDA, PW	Immediate and ongoing	Rail Transit Station completed February, 2004

4. Retain services of economic development specialist to assist with business retention/expansion	1.1, 1.2, 1.3, 1.4, 2.1, 2.2, 3.1, 3.2	AUDA, CM, CD	1993	Done/Ongoing
HISTORIC				
1. Prepare/adopt Historic District designation for Old Town and Downtown Areas.	1.1	CD	1994-1998	Completed - 11/15/04
2. Implement the Historic District Development Guidelines and continue implementation of the Auburn Main Street Design Guidelines	1.1	CD	1993-1995 and ongoing	Ongoing; Historic Preservation Architectural Design Guidelines updated 10/04
3. Continue to update the inventory of historic sites	1.2	CD	1994-1996	Ongoing
4. Prepare an historic site ordinance	1.2	CD	1994-1996	Completed - 11/15/04
5. Prepare design guidelines for residential structures	1.2	CD	1994-1996	Completed – 11/15/04; Design review for single-family residential was not required, however, design guidelines were included for SFR should a SFR owner opt to have their property designated historic

LEGEND:

CD	Community Development Department	F	Fire Department	AUDA	Auburn Urban Development Authority
P	Police Department	CM	City Manager	ARD	Auburn Recreation District
PW	Public Works Department	CC	City Council	B	Building Department
PC	Planning Commission	Fi	Finance Department	LAFCO	Local Agency Formation Commission