Annual Housing Element Progress Report

HOUSING POLICY
DEVELOPMENT, HCD
MAR 1 2 2008

City or County Name: City of Auburn

Reporting Period by Calendar Year: January 1, 2007 to December 31, 2007

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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 1/1/2007 - 12/31/2007

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	Deed Restricted Units	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		See Instructions	See Instructions	
318 Huntley	SU	R/O		1			1			Comparison of rental rates for similar units based on size, number of bedrooms, and affordable rental rates based on the 2007 median household income by family size for the Sacramento Standard Metropolitan Statistical Area
155 Orange	SU	R/O		1			1			
120 Easy	SU	R/O		1			1			
276 Huntley	SU	R/O		1			1			
373 Elm	2-4	R/O			2		2			
193/195 Lincoln Way	5+	R			9		9			
(9) Total of **Above Moderate** from Table A2 ► ► ► ► ► ►						22	22			
(10) Total by income units (Field 5) Table A ► ► ►				4	11		37			

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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**	22	0	0	0	0	22

ANNUAL ELEMENT PROGRESS REPORT
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Jurisdiction CITY OF AUBURN

Reporting Period 1/1/2007 - 12/31/2007

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				8						8	85
	Non-deed restricted												
Low	Deed Restricted	122				72						72	46
	Non-deed restricted									4		4	
Moderate	Deed Restricted	206											193
	Non-deed restricted						2			11		13	
Above Moderate		267				253	83	108	25	22		491	0
Total RHNA by COG. Enter allocation number:		688											
Total Units ► ► ►						333	85	108	25	37		588	324
Remaining Need for RHNA Period ► ► ► ► ►													

TABLE C

CITY OF AUBURN
Program Implementation Status
Reporting Period: 1/1/07 – 12/31/07

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	Admin draft prepared; Review by Planning Commission and City Council in 1st Quarter 2008
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	Admin draft prepared; Review by Planning Commission and City Council in 1st Quarter 2008
b. Promote second units	June, 2004	On going
c. Track approval of second units	Ongoing	On going by Building Department
8. Provide housing rehabilitation assistance	2004-2007	Ongoing

Work Task	Time Frame	Comments
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
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	2007 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 participated 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