Annual Housing Element Progress Report

HOUSING POLICY DEVELOPMENT, HCD
MAR 1 3 2009

City or County Name: City of Auburn

Reporting Period by Calendar Year: January 1, 2008 to December 31, 2008

Contact Person/Title: Reg Murray, Senior Planner

Mailing Address: Auburn Community Development Department
1225 Lincoln Way, Room 3
Auburn, CA 95603

HOUSING POLICY DEVELOPMENT, HCD
MAR 1 3 2009

Phone: (530) 823-4211 ext 140
Fax: (530) 885-5508
E-mail: rmurray@auburn.ca.gov

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 1/1/2008 - 12/31/2008

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				
										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
(9) Total of **Above Moderate** from Table A2 ► ► ► ► ► ►						12	12			
(10) Total by income units (Field 5) Table A ► ► ►							12			

ATTACHMENT 1

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

Jurisdiction CITY OF AUBURN

Reporting Period 1/1/2008 - 12/31/2008

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**	4	0	6	2	0	12

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

Jurisdiction CITY OF AUBURN

Reporting Period 1/1/2008 - 12/31/2008

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	2008	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	12	503	0
Total RHNA by COG. Enter allocation number:		688											
Total Units ► ► ►						333	85	108	25	37		600	324
Remaining Need for RHNA Period ► ► ► ► ►													

TABLE C

CITY OF AUBURN
Program Implementation Status
Reporting Period: 1/1/08 – 12/31/08

Work Task	Time Frame	Comments
1. The City of Auburn is currently processing the Baltimore Ravine Specific Plan (BRSP). The BRSP will comply with the SACOG Affordability Compact to provide a 10 percent affordable housing goal. Development standards will be adopted with the BRSP that will provide greater flexibility to increase project densities. The City expects that affordable housing projects in the BRSP will meet the following requirements: a. A minimum density of 20 units per acre for multifamily; b. A minimum of 16 units constructed per site for multifamily; and c. Owner occupied and multi-family rental residential uses are allowed by right.	Mid 2009 w/ adoption of the BRSP	Ongoing
2. Pursue available and appropriate State and Federal funding sources for very low-, low-, and moderate-income households	Ongoing	Ongoing with housing consultants
3. Promote the Density Bonus Program and encourage developers to apply for and receive a density bonus under the City's Density Bonus Program. a. Provide information at the City's customer service counter b. Provide information on the City's website.	Ongoing To be done To be done	*Density Bonus Ordinance adopted 6/23/08*
4. Implement provisions of Zoning Ordinance allowing nonconforming residential uses that are only nonconforming because of density	Ongoing	Ongoing
5. Evaluate the feasibility of an Inclusionary Housing Ordinance.	January, 2010	To Do
6. Continue implementing residential zoning and development standards, with appropriate design review in multi-family zoning districts.	Ongoing	Ongoing
7. The City will promote second unit dwelling standards on the City's website.	Ongoing	*Second Unit Ordinance adopted 4/14/08*
8. The City will investigate the financial and staffing resources required to provide housing rehabilitation assistance to extremely low-, very low- and low-income homeowners and to rental property owners with extremely low-, very low- or low-income tenants. a. Provide information at the City's customer service counter b. Provide information on the City's website.	FY 2008-2009 To be done To be done	*2/09 - Grant application for housing rehabilitation assistance being prepared by housing consultant*

Work Task	Time Frame	Comments
9. The City will investigate the financial and staffing resources required to provide a first time home buyers program for low and moderate-income households to ascertain if it is feasible to provide such a program in Auburn.	FY 2008-2009	To be done
a. Provide information at the City's customer service counter		To be done
b. Provide information on the City's website.		To be done
10. Subsidized rental properties – Measures to alleviate the loss of units at risk due to conversion to market rate units.		Ongoing
a. Maintain and update a list of at-risk subsidized rental properties.	Annually	
b. Contact owners of at-risk subsidized rental properties regarding their interest in selling properties or maintaining the rental units as affordable units.	As needed	
c. Work with property owners to identify and apply for federal, state, and local subsidies to ensure the continued affordability of housing units.	As needed	
d. Maintain and update a list of non-profit agencies interested in acquisition/rehabilitation of at risk units and inform them of the status of such units.	Annually	
e. Work with non-profit agencies to identify and apply for federal, state and local subsidies available to assist with providing funds for the acquisition/rehabilitation of at risk projects.	As needed	
f. Provide information regarding other affordable housing opportunities within the City.	Ongoing	
11. Enforce State energy conservation requirements	Immediate and ongoing	Ongoing
12. Facilitate construction of affordable rental housing for very low- and low-income seniors.	Ongoing	Ongoing as opportunities occur
13. Amend the Zoning Ordinance to allow residential care facilities in the multi-family residential (R-3) and central business district (C-2) zones.	2009-2010	*Ongoing as part of 2009 Zoning Ordinance update*
14. Implement the mandates of SB 2 as it relates to the siting and development of transitional and supportive housing and emergency shelters.	By 12/8/09	*Ongoing as part of 2009 Zoning Ordinance update*
15. Promote Universal Design.	2008-2013	Ongoing
16. Provide means for resolution of housing complaints and fair housing issues	2008-2013	Flyers/information/phone numbers prepared; Ongoing
17. Continue working with Placer County Health and Human Services to address homeless needs in the County.	2008-2013	Ongoing
18. Review the Housing Element annually.	2008-2013	Annual reports occur February/March
19. Continue to work with the Sacramento Council of Governments to review and update the existing Housing Needs Allocation Plan.	2008-2013	Ongoing as necessary

Work Task	Time Frame	Comments
20. City may establish a position of Housing Coordinator.	2008-2013	Housing consultant firm of Stewart and Graham hired June, 2006
21. Update the zoning ordinance to allow for Single Resident Occupancy Units with appropriate zoning development standards and permit procedures.	2009/2010	*Ongoing as part of 2009 Zoning Ordinance update*

Annual General Plan Progress Report
(2009)

City or County Name: City of Auburn

Deadline: April 1, 2009

Contact Person/Title: Reg Murray, Senior Planner

Mailing Address: Auburn Community Development Department
1225 Lincoln Way, Rm 3
Auburn, CA 95603

Phone: (530) 823-4211 ext 140
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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:

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City of Auburn
Implementation Work Program
2009 Update

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. *Joint workshop and discussions held April/May 2008; tabled for future consideration*
3. Update Zoning Map	5.1, 5.2, 5.3	CD	1993	Ongoing 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; Redevelopment Area amended and enlarged in 2007
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

ATTACHMENT 1

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 5/23/05 Long Range Transit Plan adopted by PCTPA 6/27/06
4. Update CLUP	4.1, 4.2, 4.3, 4.4	CD	1993	Airport Master Plan updated July 2007
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. The City of Auburn is currently processing the Baltimore Ravine Specific Plan (BRSP). The BRSP will comply with the SACOG Affordability Compact to provide a 10 percent affordable housing goal. Development standards will be adopted with the BRSP that will provide greater flexibility to increase project densities. The City expects that affordable housing projects in the BRSP will meet the following requirements: • A minimum density of 20 units per acre for multifamily; • A minimum of 16 units constructed per site for multifamily; and • Owner occupied and multi-family rental residential uses are allowed by right.		CD	Mid 2009 w/ adoption of the BRSP	Ongoing
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. Promote the Density Bonus Program and encourage developers to apply for and receive a density bonus under the City's Density Bonus Program. • Provide information at the City's customer service counter • Provide information on the City's website.		CD	Ongoing To be done To be done	Ongoing *Density Bonus Ordinance adopted 6/23/08*
4. Implement provisions of Zoning Ordinance allowing nonconforming residential uses that are only nonconforming because of density		CC, PC, CD	Ongoing	Ongoing
5. Evaluate the feasibility of an Inclusionary Housing Ordinance.		CC, PC, CD	January, 2010	To Do
6. Continue implementing residential zoning and development standards, with appropriate design review in multi-family zoning districts.		CD	Ongoing	Ongoing

7. The City will promote second unit dwelling standards on the City's website.		CD	Ongoing	Ongoing *Second Unit Ordinance adopted 4/14/08*
8. The City will investigate the financial and staffing resources required to provide housing rehabilitation assistance to extremely low-, very low- and low-income homeowners and to rental property owners with extremely low-, very low- or low-income tenants. • Provide information at the City's customer service counter • Provide information on the City's website.		CD	FY 2008-2009	Ongoing *2/09 - Grant application for housing rehabilitation assistance being prepared by housing consultant* To be done To be done
9. The City will investigate the financial and staffing resources required to provide a first time home buyers program for low and moderate-income households to ascertain if it is feasible to provide such a program in Auburn. • Provide information at the City's customer service counter • Provide information on the City's website.		CD	FY 2008-2009	To be done To be done To be done

10. Subsidized rental properties – Measures to alleviate the loss of units at risk due to conversion to market rate units. a. Maintain and update a list of at-risk subsidized rental properties. b. Contact owners of at-risk subsidized rental properties regarding their interest in selling properties or maintaining the rental units as affordable units. c. Work with property owners to identify and apply for federal, state, and local subsidies to ensure the continued affordability of housing units. d. Maintain and update a list of non-profit agencies interested in acquisition/rehabilitation of at risk units and inform them of the status of such units. e. Work with non-profit agencies to identify and apply for federal, state and local subsidies available to assist with providing funds for the acquisition/rehabilitation of at risk projects. f. Provide information regarding other affordable housing opportunities within the City.			Annually As needed As needed Annually As needed Ongoing	Ongoing
11. Enforce State energy conservation requirements		CD	Immediate and ongoing	Ongoing
12. Facilitate construction of affordable rental housing for very low- and low-income seniors.		CD	Ongoing	Ongoing as opportunities occur
13. Amend the Zoning Ordinance to allow residential care facilities in the multi-family residential (R-3) and central business district (C-2) zones.		CD	2009-2010	To Do *Ongoing as part of 2009 Zoning Ordinance update*
14. Implement the mandates of SB 2 as it relates to the siting and development of transitional and supportive housing and emergency shelters.		CD	By 12/8/09	To Do *Ongoing as part of 2009 Zoning Ordinance update*
15. Promote Universal Design.		CD	2008-2013	Ongoing
16. Provide means for resolution of housing complaints and fair housing issues		CD	2008-2013	Flyers/information/phone numbers prepared; Ongoing
17. Continue working with Placer County Health and Human Services to address homeless needs in the County.		CD	2008-2013	Ongoing

18. Review the Housing Element annually.		CD	2008-2013	Annual reports occur February/March
19. Continue to work with the Sacramento Council of Governments to review and update the existing Housing Needs Allocation Plan.		CD	2008-2013	Ongoing as necessary
20. City may establish a position of Housing Coordinator.		CC, CD	2008-2013	Housing consultant firm of Stewart and Graham hired June, 2006
21. Update the zoning ordinance to allow for Single Resident Occupancy Units with appropriate zoning development standards and permit procedures.		CD	2009/2010	To Do *Ongoing as part of 2009 Zoning Ordinance update*
OPEN SPACE				
1. Prepare/adopt Tree Ordinance	1.2	CD	1993	Adopted 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; Baltimore Ravine Specific Plan currently under review
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 *Ongoing as part of 2009 zoning ordinance update*
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	Auburn Redevelopment Area updated May, 2007
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