Annual Housing Element Progress Report

City or County Name: City of Auburn

Reporting Period by Calendar Year: January 1, 2009 to December 31, 2009

HOUSING POLICY
DEVELOPMENT, HCD
APR 14 2010

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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 1/1/2009 - 12/31/2009

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	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	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 ► ► ► ► ► ►							4	4	
(10) Total by income units (Field 5) Table A ► ► ►							4		

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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**	4	0	0	0	0	4

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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.			2006	2007	2008	2009	2010	2011	2012	2013	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		
Extremely Low	Deed Restricted	43										43
	Non-deed restricted											
Very Low	Deed Restricted	35										35
	Non-deed restricted											
Low	Deed Restricted	52										48
	Non-deed restricted			4							4	
Moderate	Deed Restricted	51										40
	Non-deed restricted			11							11	
Above Moderate		126	25	22	12	4					63	63
Total RHNA by COG. Enter allocation number:		307	25	37	12	4					78	229
Total Units ► ► ►												
Remaining Need for RHNA Period ► ► ► ► ►												

TABLE C

CITY OF AUBURN
Program Implementation Status
Reporting Period: 1/1/09 – 12/31/09

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 for adoption of the BRSP	Ongoing. *10/09 - Draft specific plan released* *2/10 - Draft EIR currently being prepared.*
2. Pursue available and appropriate State and Federal funding sources for very low-, low-, and moderate-income households	Ongoing	*8/09 – Applied for 2009 HOME Investment Partnership Program for Mercy Auburn Senior Apt (status - not awarded grant)*
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	*7/09 – Applied for Housing Rehabilitation Program (status – not awarded grant)*

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 *Annual report completed by housing consultant Jan. 2010. Six projects in Auburn; no units at risk of converting.*
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	*Ongoing as part of 2010 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	*Ongoing as part of 2010 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	6/06 - Housing consultant firm of Stewart and Graham retained
21. Update the zoning ordinance to allow for Single Resident Occupancy Units with appropriate zoning development standards and permit procedures.		CD	2009/2010	*Ongoing as part of 2010 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 2010 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