HOUSING POLICY
DEVELOPMENT, HCD

APR 01 2011

Annual Housing Element Progress Report

City or County Name: City of Auburn

Reporting Period by Calendar Year: January 1, 2010 to December 31, 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 1/1/2010 - 12/31/2010

Table A

Annual Building Activity Report Summary - New Construction
Very Low-, Low-, 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	5a	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	Est. # Infill Units*	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	
(9) Total of Moderate and Above Moderate from Table A3 ► ►							21				
(10) Total by income Table A/A3 ► ►							21				
(11) Total Extremely Low-Income Units*											

* Note: These fields are voluntary

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Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA whichmeet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for **Moderate**				1		1	
No. of Units Permitted for **Above Moderate**	19			1		20	

* Note: This field is voluntary

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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	Year 9		
Very Low	Deed Restricted	35											35
	Non-deed restricted												
Low	Deed Restricted	52											48
	Non-deed restricted			4								4	
Moderate	Deed Restricted	51											39
	Non-deed restricted			11			1					12	
Above Moderate		126	25	22	12	4	20					83	43
Total RHNA by COG. Enter allocation number:		264	25	37	12	4	21					99	165
Total Units ► ► ►													
Remaining Need for RHNA Period ► ► ► ► ►													

Note: units serving extremly low-income households are included in the very low-income permitted units totals.

TABLE C

CITY OF AUBURN
Program Implementation Status
Reporting Period: 1/1/10 – 12/31/10

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.	Early-2011 for adoption of the BRSP	Ongoing. *11/2010 – Planning Commission recommends approval of BRSP and certifies EIR.. Forwarded to City Council.*
2. Pursue available and appropriate State and Federal funding sources for very low-, low-, and moderate-income households	Ongoing	*8/2010 – City applied for 2010 HOME funds for a Housing Rehabilitation Program ($292,500) and First Time Home Buyer Program ($487,500)* *10/2010 – Auburn AUDA commits $400,000 to the Mercy Auburn Senior Apartments project*
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 *8/2010 – Mercy Auburn Senior Apartments approved with 48-unit density bonus*
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.	ongoing	Preliminary discussions held
6. Continue implementing residential zoning and development standards, with appropriate design review in multi-family zoning districts.	Ongoing	Ongoing

Work Task	Time Frame	Comments
7. The City will promote second unit dwelling standards on the City's website.	Ongoing	Second Unit Ordinance adopted 4/14/08 *2010 - Two (2) second units permitted*
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.	FY 2008-2009	*8/2010 – City applied for 2010 HOME funds for a Housing Rehabilitation Program ($292,500); received award 1/2011*
a. Provide information at the City's customer service counter		To be done
b. Provide information on the City's website.		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.	FY 2008-2009	*8/2010 – City applied for 2010 HOME funds for a First Time Home Buyers Program ($487,500); received award 1/2011*
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.	Done – Jan 2010	*Annual report completed by housing consultant Feb 2010. Six projects in Auburn; no units at risk of converting.*
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

Work Task	Time Frame	Comments
12. Facilitate construction of affordable rental housing for very low- and low-income seniors.	Ongoing	Ongoing as opportunities occur *8/2010 – Mercy Auburn Senior Apartments approved with 48-unit density bonus* *10/2010 – Auburn AUDA commits $400,000 to the Mercy Auburn Senior Apartments project*
13. Amend the Zoning Ordinance to allow residential care facilities in the multi-family residential (R-3) and central business district (C-2) zones.	Ongoing	*Ongoing as part of 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.	To be done	*Ongoing as part of 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
20. City may establish a position of Housing Coordinator.	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.	To be done	*Ongoing as part of Zoning Ordinance update*