# Department of Housing and Community Development

## ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: City of Folsom

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Reporting Period by Calendar Year: from Jan. 1, 2011 to Dec. 31, 2011

These forms and tables, (see sample – next page) must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year for the prior calendar year; submit separate reports directly to both HCD 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

Housing Policy Department
Received on:

MAR 28 2012

# DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

## ANNUAL HOUSING ELEMENT PROGRESS REPORT


**City or County Name:** City of Folsom

**Mailing Address:** 50 Natoma Street
Folsom, CA 95630

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**Reporting Period by Calendar Year:** January 1, 2011 to December 31, 2011

**Submitted to:**

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 Folsom

Reporting Period January 1, 2011 - December 31, 2011

### 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 | |
| Forestwood Apartments | 5+ | R | 11 | 43 | 1 | | 55 | | HOME, RDA, Housing Trust Fund, Tax Credits | Inc., Affordable Housing Agreement | 0 |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| (9) Total of **Moderate and Above Moderate** from Table A3 ► | | | | | 78 | 28 | 106 | N/A | | | |
| (10) Total by income Table A/A3 ► | | | 11 | 43 | 79 | 28 | 161 | | | | |
| (11) Total **Extremely Low-Income** Units* | | | 0 | | | | | | | | |

* Note: These fields are voluntary

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

Jurisdiction City of Folsom

Reporting Period January 1, 2011 - December 31, 2011

### Table A2
### Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section65583.1(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 which meet 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 | 0 | 0 | 0 | |
| (2) Preservation of Units At-Risk | 0 | 0 | 0 | 0 | |
| (3) Acquisition of Units | 0 | 0 | 0 | 0 | |
| (5) Total Units by Income | 0 | 0 | 0 | 0 | |

* Note: This field is voluntary.

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

Jurisdiction City of Folsom

Reporting Period January 1, 2011 – December 31, 2011

**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** | 31 | 6 | 40 | 1 | 0 | 78 | N/A |
| No. of Units Permitted for **Above Moderate** | 28 | 0 | 0 | 0 | 0 | 28 | N/A |

* Note: This field is voluntary.

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

Jurisdiction City of Folsom

Reporting Period January 1, 2011 - December 31, 2011

### 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 | | | | 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 | 1,073 | 145 | 0 | 0 | 18 | 0 | 11 | | | | 174 | 899 |
| | Non-deed restricted | | 0 | 0 | 0 | 0 | 0 | 0 | | | | 0 | |
| Low | Deed Restricted | 766 | 32 | 2 | 0 | 0 | 0 | 43 | | | | 77 | 687 |
| | Non-deed restricted | | 1 | 1 | 0 | 0 | 0 | 0 | | | | 2 | |
| Moderate | Deed Restricted | 810 | 0 | 0 | 0 | 0 | 0 | 0 | | | | 0 | 523 |
| | Non-deed restricted | | 100 | 9 | 27 | 11 | 61 | 79 | | | | 287 | |
| Above Moderate | | 952 | 358 | 182 | 106 | 83 | 13 | 28 | | | | 770 | 182 |
| Total RHNA by COG. Enter allocation number: | | 3,601 | 636 | 194 | 133 | 112 | 74 | 161 | | | | 1,310 | 2,291 |
| Total Units ► ► ► | | | | | | | | | | | | | |
| Remaining Need for RHNA Period ► ► ► ► ► | | | | | | | | | | | | | |

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

# ANNUAL HOUSING ELEMENT PROGRESS REPORT

## Table C
## Program Implementation Status

| Name of Program | Timeframe in H.E. | Status of Program Implementation |
|---|---|---|
| **Program 18a – Adequate Sites Monitoring:** The City shall annually update its vacant land inventory, including an updated inventory of potential infill sites (smaller vacant and underutilized parcels). The City shall also conduct an annual review of the composition of the housing stock, the types of dwellings units under construction or expected to be under construction during the following year, and the anticipated mix, based on development proposals approved or under review by the City, of the housing to be developed during the remainder of the period covered by the Housing Element. | Annually | The City continues to update its vacant land inventory and monitor housing stock. The vacant land inventory was last updated in March 2010. As part of amendment to the General Plan Land Use Element to increase the maximum building intensities for the MMD and MHD designations as required by Program 18j (PN 11-201), the City developed an inventory of MMD and MHD parcels that have potential for infill development.<br>A previously approved PD Permit for Forestwood Apartments (including 43 low-income units, 11 very low-income units, and 1 non deed-restricted unit) was extended in January 2009, and the project is anticipated to be completed in spring 2012. A PD Permit for Granite City Apartments (including 62 low-income units and 17 very low-income units, and 2 non deed-restricted units) was approved in September 2011, and the project is slated for construction in 2012. The City is currently reviewing a new PD Permit application for an 80-unit affordable housing project (Remington Apartments), which was filed in December 2011. This project is also slated for construction in 2012. |
| **Program 18b – Affordability Monitoring:** The City shall establish and implement a comprehensive annual monitoring program to document the sales price or rental rates for all new units within the City constructed in the previous year and to determine housing affordability levels. The City shall explore the possibility of documenting the sales price and rental rates for all residential units within the city for purpose of evaluating potential assistance for affordable housing. | December 2010; and annually thereafter | The City sends a questionnaire to each of the owners of affordable housing developments annually. Based on the responses to the questionnaire, the City updates its database on the sales price and rental rates for all affordable units within the City and determines housing affordable levels. |

| Name of Program | Timeframe in H.E. | Status of Program Implementation |
|---|---|---|
| **Program 18c – Second Units:** The City shall adopt a Second Dwelling Unit Ordinance that adheres to the requirements of State law by allowing construction of second units by right in all single-family residential zones. The City shall revise its Zoning Code to include provisions that will encourage the creation of second units in single-family neighborhoods. It will provide an established process with standards by which interested residents can construct such units. The City shall also consider the feasibility of modifying parking requirements for second units to require only one uncovered off-street parking space in addition to the parking required for the primary dwelling. | October 8, 2008 | Completed. The City adopted a Second Dwelling Unit ordinance on October 8, 2008 (Ordinance No. 1100). |
| **Program 18d – Mixed-Use Overlay Zone:** The City shall create a Mixed-Use Overlay Zone within one-quarter mile of transit stops to allow mixed-use development with a residential component within commercial and industrial zones. | Within one year of adoption of the Housing Element | The Planning Commission is schedule to hold a public hearing on February 15, 2012 to review amendment to the General Plan Land Use Element to adopt a Mixed-Use District and to the Municipal Code to adopt Mixed-Use zoning regulations (PN 12-027). These amendments are scheduled for adoption by the City Council in April 2012. In the meantime, the City is actively encouraging developers of property located near transit stops to include residential and/or affordable residential components in their projects. |
| **Program 18e – Parking Requirements:** The City shall evaluate parking needs to determine whether or not current parking standards contained in the Municipal Code and Design Guidelines for Multifamily Development are appropriate for different housing types (i.e., multi-family housing, senior housing, and affordable housing). If necessary, the City shall amend current parking standards to ensure that they are appropriate and do not unreasonably hinder the ability for a residential developer to achieve the maximum allowable density for a site. Additionally, the City shall amend the Municipal Code and/or the Design Guidelines for Multifamily Development to ensure that parking requirements are clear and consistent. | December 2010 | The City is in the process of evaluating the current parking standards in the Municipal Code and the Design Guidelines for Multifamily Development. The City has not determined whether the current parking standards should be amended. The City has been working with affordable housing developers to resolve any issues related to parking requirements by examining each project and adjusting parking requirements for affordable projects on a case-by-case basis. The City is in the process of adopting Mixed-Use zoning regulations (PN 12-027), and flexible parking standards are being proposed as part of the Mixed-Use zoning regulations. |
| **Program 18f – Residential Mobilehome Zone:** The City shall amend the boundaries of the Residential Mobilehome (RMH) zones to be consistent with areas designated as Single-Family High Density/Mobile Home Park (SFHD) in the General Plan Land Use Diagram. Additionally, the City shall amend the language in the Zoning Code to remove references to the "Trailer and Trailer Parks" Zone. | December 2011 | The City of Folsom is in the process of amending the RMH boundaries. The City plans to complete this program in 2012. |

| Name of Program | Timeframe in H.E. | Status of Program Implementation |
|---|---|---|
| **Program 18g – Development Standards**: The City shall review and revise, as appropriate, its infrastructure and other development standards to ensure that they allow for a full variety of housing types, and do not unfairly burden residential developers while maintaining appropriate fire, health, and safety standards. | Within two years of adoption of the Housing Element | The City is in the process of reviewing the infrastructure and other development standards, and amending them if necessary. |
| **Program 18h – Consistent Guidelines for Multifamily Housing:** The City shall review the Design Guidelines for Multifamily Development to ensure consistency between development standards in the Municipal Code and those in the Design Guidelines. Additionally, the City shall create a single document that consolidates all of the development and design standards for multi-family housing. | Within two years of adoption of the Housing Element | The City is in the process of reviewing the Design Guidelines for Multifamily Development for consistency with the Municipal Code, and amending them if necessary. |
| **Program 18i – Architectural Review:** The City shall consider eliminating the Architectural Review Committee and review projects at the staff level (ministerial review), reducing the processing and review time for residential development projects | Completed September 23, 2008 | This program was completed on September 23, 2008. |
| **Program 18j – Multi-Family Housing Density Increase:** The City shall amend its General Plan to increase the maximum density of the Multifamily Medium Density (MMD) land use designation from 17.9 to 20 units per acre and the Multifamily High Density (MHD) land use designation from 25 to 30 units per acre. | Within one year of adoption | The Planning Commission is schedule to hold a public hearing on February 15, 2012 to review the proposed amendments to the General Plan Land Use Element to increase the maximum density in MMD and MHD designations (PN 11-201). These amendments are scheduled for adoption by the City Council in April 2012. The Specific Plan for the Folsom Plan Area (SOI area), which has been adopted, includes the MMD and MHD designations at 20 and 30 units per acre, respectively. |
| **Program 18k – Monitoring the Planned Development (PD) Permit Process:** The City shall monitor the PD process throughout the Housing Element planning period to track the impacts of the PD process on the costs, timing, and certainty of residential development and ensure that the process does not act as a constraint on the production of multi-family housing. | December 2011 | The City has reviewed the PD Ordinance (FMC 17.38), and determined that the Ordinance does not pose any impediment to development of multi-family housing. In fact, the process helps provide flexibility for multi-family housing projects.<br>A previously approved PD Permit (Forestwood Apartments) was extended in January 2009 and a PD Permit for Granite City Apartments was approved in September 2011. The City is currently reviewing a new PD application for an 80-unit affordable housing project (Remington Apartments), which was submitted in December 2011. Flexible development standards allowed through the PD Ordinance have helped facilitate development of the PDs. |

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| **Program 18l – Amend Requirements in R-M Zone:** The City shall amend the Zoning Code to remove the provision that a CUP must be secured in order to reduce minimum lot area in R-M zones. | Within one year of adoption of the Housing Element | This program was completed on June 14, 2011 (Ordinance No. 1144). |
| **Program 18m – Redesignate and Rezone:** To accommodate the remaining RHNA of 235 low-income units, the City shall redesignate and rezone parcel APN 072-001-011 or another site(s) equal to approximately 9 acres, as RHD/R4. Assuming a development density of 27 units per acre (90 percent of the maximum density of 30 units per acre for MHD/R4 designation/zoning), accommodating 235 units requires 8.7 acres. The City shall follow the requirements of subdivision (h) of Section 65583.2 of the Government Code and shall ensure that owner-occupied and multi-family residential development is allowed "by right", without a conditional use permit, planned unit development permit, or other discretionary review or approval that would constitute a "project" for the purposes of Division 13 of the Public Resources Code . | Within one year of adoption of the Housing Element | Completed. On October 26, 2010, the City rezoned APN 072-001-011 from C-3-P-D to MHD/R-4 to accommodate the City's remaining allocation of 235 low-income units (Resolution 8746). |
| **Program 19a – Residential Program Specialist:** The City shall continue to designate a staff position Residential Program Specialist to coordinate housing-related programs and policy initiatives in the City. The City shall ensure that adequate resources are available to continue to improve housing program coordination. The housing coordinator shall be responsible for the annual monitoring of housing programs and producing the Housing Element Annual Progress Report to the California Department of Housing and Community Development (HCD). | Ongoing | Although budget cuts forced the elimination of the Residential Program Specialist, the City remains committed to coordinating housing-related programs and policy initiatives in the City and has distributed the duties of the position among multiple staff members. In 2010, the City hired an equivalent position (Housing Coordinator) on a part-time contract basis. In 2011, the City hired an Associate Planner to continue to address housing-related duties. |
| **Program 19b – Housing Information:** The Residential Program Specialist shall continue to act as the centralized information/referral source for residents requiring housing assistance. The Specialist shall provide information about available subsidized and assisted housing in the City and about future projects through informational meetings, promotional materials, and the City website. The Specialist shall also refer residents to available SHRA programs. | Ongoing | In 2011, the City hired an Associate Planner responsible for these duties. The City's website includes information regarding the City's housing programs and resources available to the public. |
| **Program 19c – Housing Advisory Committee:** The Redevelopment Citizen's Advisory Committee shall continue to advise the Redevelopment Agency Board and the City Council on affordable housing issues and help set policies for the administration of affordable units and priorities for funding. | Ongoing | The Redevelopment Citizen's Advisory Committee is no longer an active commission, due to difficulties securing members. The Community Development Department Director will advise the Redevelopment Agency Board and the City Council on affordable housing issues. When needed, expertise will be obtained through consulting agreements. |

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| **Program 19d – Updated Housing Density Bonus:** The City shall revise its General Plan to include housing density bonus provisions consistent with new requirements of State law, including statewide parking standards for affordable housing. | Within one year of adoption of the Housing Element | This program was completed on June 14, 2011 (Ordinance No. 1145). |
| **Program 19e – Tax-Exempt Bond Financing:** Consistent with the City's debt management policy, the City shall consider pursuing applications for the authority to issue tax-exempt bonds for affordable housing. If the City determines that it would be infeasible to issue bonds, it will consider pursuing the alternative option of mortgage credit certificates that may be issued to qualified borrowers. Mortgage credit certificates provide tax credits to borrowers, and have the equivalent effect of low-interest rate financing. | Ongoing | The City continues to be committed to and open to pursuing this policy if so requested by a home builder. |
| **Program 19f – Coordination with SHRA:** The City shall continue to coordinate directly with SHRA to program CDBG and HOME funds for the development of affordable housing in Folsom. The City shall publicize programs, such as Mortgage Credit Certificates (MCCs), that are available through SHRA for Folsom residents. The City shall consider participating in other programs through SHRA, such as tax-exempt bonds for multifamily housing. The City shall consider contracting with SHRA, or another entity, for technical assistance in carrying out certain functions, such as monitoring the number of affordable units that have been produced and will be produced in the City. | Ongoing | The City continues to maintain a close working relationship with SHRA and continue to publicize their programs, including the Mortgage Credit Certificates. |
| **Program 19g– Development Impact and Permit Fee Schedule Review and Revision:** The City shall undertake a review of its current development impact and permit fees related to multi-family development, second units, and other affordable housing to reconfirm the relationship between required services and fees paid. As part of this study, the City shall review the financial needs of affordable housing projects, determine whether or not City fees can be reduced to facilitate affordable housing development, and identify options for the City to offset the foregone revenues from other sources. | Within two years of adoption of the Housing Element | The City is undertaking a review of its development impact and permit fees related to multi-family development, second units, and other affordable housing. The review is scheduled to be completed in 2012. |
| **Program 19h – Permit Streamlining:** The City shall revise development review procedures in its Zoning Code to provide fast-track permitting to encourage affordable housing projects. | Completed September 3, 2008 | The City completed this program on September 3, 2008. |

| | | |
|---|---|---|
| **Program 19i – Inclusionary Zoning Ordinance.** The City adopted an Inclusionary Housing Ordinance (Chapter 17.104 of the Folsom Municipal Code) in 2002 to provide policies, incentives, assistance, and alternative methods for production of rental and owner-occupied housing that are affordable to low- and very low-income households. The City shall review said Ordinance within three years of adoption of the Housing Element focusing on areas that could potentially assist or affect housing production in the city. | Within three years of adoption of the Housing Element | In 2010, the City conducted a review of the Inclusionary Housing Ordinance and found that it was negatively impacting housing production. In early 2011, the City Council elected to utilize development agreements and provide direct subsidy to affordable multi-family developers. By 2012, the City plans to prepare alternative affordable housing strategies and/or incentives designed to encourage development of affordable housing and all types of housing in the City. |
| **Program 19j – Down Payment Assistance Loan Program:** The City shall consider using the Housing Trust Fund to expand the First Time Homebuyer Down Payment Assistance Loan Program to include persons with moderate incomes. | Within two years of adoption of the Housing Element | With housing prices having fallen significantly since 2006, City analysis has indicated that there is a sufficient supply of units priced affordably for moderate-income households and that this is not true for low- and very low-income households. The City will reevaluate allowing the Housing Trust Fund to be used to assist moderate-income households in the event that housing prices escalate out of their reach and/or in the event that there is sufficient housing available for low- and very low-income residents. |
| **Program 19k – Additional State and Federal Funding:** The City shall work to secure additional funding from state and federal sources that can be used to help increase the supply of affordable housing in Folsom. Such programs may include, but are not limited to, the Housing Enabled by Local Partnerships Program (HELP), operated by the California Finance Agency; the Low and No Down Payment Program sponsored by the California Housing Loan Insurance Fund (CAHLIF), the HOME program that has local funds distributed by the Sacramento Housing and Redevelopment Agency (SHRA), and the state Multifamily Housing Program, sponsored by the Department of Housing and Community Development (HCD). | Ongoing | The City, particularly the Community Development Department, continues to work to secure additional funding from state and federal sources that can be used to help increase the supply of affordable housing in City. In 2010, the City worked to secure its HOME allocation through SHRA for calendar years 2012-2014 for the Forestwood affordable housing project. Although many of the available affordable housing funding sources are on hold because of budget challenges at the state and federal levels, the City will continue to explore new opportunities. |
| **Program 19l – Housing Program Workshops:** The City shall annually conduct a workshop(s) with for-profit and non-profit housing developers, local and regional funding agencies, and other organizations interested in affordable housing to review currently available programs, including housing rehabilitation programs, Seniors Helping Seniors, and the First Time Homebuyer Program. The City shall advertise the workshops by mailing fliers, sending emails, and phone calls to local housing stakeholders. | October 2009, and annually thereafter | The City continues to partner with NeighborWorks, a non-profit that offers first time home buyer workshops at least twice a month in their Sacramento office. |
| **Program 19m – Affordable Housing Evaluation Criteria**: The City shall develop a set of program criteria for use in reviewing funding assistance requests for affordable housing projects. | Within one year of adoption of the Housing Element | In 2010, the City commissioned a set of draft funding criteria from its consultant, Vernazza Wolfe. Staff continues to evaluate these criteria and make appropriate adjustments. |

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|---|---|---|
| **Program 19n – Redevelopment Housing Set-aside Funds.** The City shall continue to utilize available Redevelopment Housing Set-aside funds to assist affordable housing production by private developers. The availability of grants and loans shall be publicized. | Ongoing | The City is strongly committed to providing affordable housing, and continues to utilize available redevelopment housing set-aside funds to assist affordable housing production by private developers. The City has negotiated a Disposition and Development Agreement with St. Anton for an 80-unit, 100-percent affordable housing project, including 63 low-income and 17 very low-income units, on Sibley Street (awaiting RDA lawsuit resolution in January 2012). The City has approved a MOU with Lewis Properties, and is negotiating an Owner Participation Agreement with Lewis Properties for a 60-unit, 100-percent affordable housing project on Parkshore Drive. Both of the above projects will use Redevelopment Housing Set-aside funds. |
| **Program 19o – Housing Trust Fund and Extremely Low-Income Households:** The City shall amend the language of the Housing Trust Fund (Municipal Code Chapter 3.90) to include extremely low-income households and shall consider revisions to the Housing Trust Fund to allow more flexibility in funding affordable housing. | Within two years of adoption of the Housing Element | Completed on May 10, 2011 (Ordinance No. 1143). |
| **Program 20a – Rehabilitation of Substandard Units:** The City shall apply annually, or as frequently as is needed based on housing rehabilitation demand, for funding under the Community Development Block Grant Program, the California Housing Rehabilitation Program, and other State and Federal funding programs. In addition, the City shall provide information to, and assist owners of, rental properties in applying for funding under available state and federal housing rehabilitation funding programs. | Ongoing | The City and Redevelopment Agency have funding programs that assist homeowners and owners of rental housing with the rehabilitation of substandard units. In 2011, the City received no requests for rental rehabilitation funding or for assistance applying to other resources for funding. |
| **Program 20b – Housing Conditions Database**: The City shall maintain current information on the condition of dwelling units by preparing and periodically updating a housing conditions database. The City shall develop a standard survey instrument (e.g., windshield survey). Additionally, the City shall consider expanding the survey area outside the current limits of the Redevelopment Area. | September 2010; update every 5 years thereafter | The City will be conducting a windshield survey in spring of 2012 to establish a housing conditions database. |

| | | |
|---|---|---|
| **Program 20c – Redevelopment Housing Set-Aside Plan:** The City shall periodically update a plan that shows how the City plans to meet the requirements of redevelopment law concerning the percentage of newly constructed or rehabilitated units within the redevelopment area that must be affordable to low- and moderate-income households. The City will also update the section of the plan that contains the strategy for the use of the City's tax-increment housing set-aside funds to assist low- and moderate-income households. | Update every five years | The City continues to periodically update the Redevelopment Housing Set-Aside Plan to meet the requirements of redevelopment law. The Five-Year Implementation Plan was last updated in 2009, and the next update will be due for the 2014-2015 fiscal year, assuming that redevelopment funding remains intact. AB 1X 26 provides for a successor agency and oversight board in the event the City does not "opt in" under AB 1X 27. The City has determined that it will assume housing functions under AB1X 26. The City will continue to evaluate its options and resources to continue to develop with developers of affordable housing. The legal climate surrounding funds, bonds, and staffing require continued evaluation of RDA programs during the Housing Element period. |
| **Program 20d – Adaptive Reuse:** The City shall inventory sites in the Central Folsom Redevelopment Project Area for adaptive reuse for housing. Some properties in Project Area may be suitable for reuse as residential. One of the goals of the Redevelopment Plan is to invigorate the historic district by bringing additional residents to the area. | 2011/2012 | In 2010, the City applied for and awarded a grant through the Infill Streamlining Program to complete the West Liedesdorff Area Plan, which in part would plan for the reuse of an underutilized corporation yard site as mixed-use with a residential component. The City will continue to evaluate options within the Redevelopment Project Area. The passage of AB1X 26 and legal issues surrounding it, as well as availability of RDA funding and bonds have caused uncertainty. The City will continue to look for ways to develop affordable housing in its capacity. |
| **Program 20e – Monitoring Assisted Housing Developments.** The City shall continue to monitor the affordability status of all publicly-assisted housing developments in Folsom to ensure that qualifying moderate- or lower-income households occupy assisted units. | Ongoing | The City continues to monitor the affordability status of all publicly-assisted housing developments in the City. The City has elected to assume housing functions, and this will be ongoing during the Housing Element term. |
| **Program 21a – Sites for Special Group Housing:** The City shall revise its Zoning Code to allow group homes serving special need populations of up to six persons by right in all residential districts. The Zoning Code shall also be revised to allow group homes of more than six persons with a conditional use permit. The City will ensure that its conditional use permit procedures for group homes do not unduly constrain the development of group homes for special needs populations. | Within one year of adoption of the Housing Element | This program was completed on June 14, 2011 (Ordinance No. 1144). |

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| **Program 21b – Emergency Shelter Facility Zoning:** The City shall revise the Emergency Shelter provisions in Chapter 17.108 of the Zoning Code to permit the development of emergency shelter facilities in the R-3 and R-4 districts as an allowed use (i.e., allowed by-right without a CUP or other discretionary action). As part of these Zoning Code revisions, the City shall ensure that there are sufficient opportunities to accommodate the identified need for emergency shelter facilities during the Housing Element planning period. In addition, the permit processing, development, and management standards for emergency shelters shall be revised to ensure that they are consistent with State law and that they encourage and facilitate the development of emergency shelters. | Within one year of adoption of the Housing Element | This program was completed on June 14, 2011 (Ordinance No. 1144). |
| **Program 21c – Emergency Shelter Facility Development:** The City shall continue to provide financial and technical assistance to local organizations and community groups to help develop emergency shelter facilities in Folsom. | Ongoing | The City continues to provide financial and technical assistance to local organizations and community groups to help develop emergency shelter facilities in the city. The passage of AB1X 26 poses constraints on the potential funds available for emergency shelter development. Loss of 20% set aside funds could impact this program. The City in its capacity as the Housing Agency will continue to assist where resources and compelling demands warrant use of such funds. |
| **Program 21d – Emergency Shelters:** The City shall facilitate the public outreach necessary to help in the removal of any neighborhood barriers for any applications required under the Zoning Code for an emergency shelter. | Ongoing | When the City receives an application for an emergency shelter that meets the requirements of the Zoning Code, staff will assist with public outreach efforts necessary to gain neighborhood support. |
| **Program 21e – Transitional, Supportive Housing, and SROs**: The City shall revise its Zoning Code to ensure that transitional and supportive housing, single room occupancy (SRO) units, and other group living situations are accommodated in Folsom with minimal regulatory barriers. The Zoning Code will be amended to state that transitional and supportive housing are residential uses subject only to those restrictions that apply to other residential uses of the same type in the same zone. Additionally, the City shall amend the Zoning Code to define Single Room Occupancy (SRO) units and explicitly allow SROs as a residential use in certain zones. | Within one year of adoption of the Housing Element | This program was completed on June 14, 2011 (Ordinance No. 1144). |
| **Program 21f – Barrier-Free Housing**: The City shall consider adopting a Universal Design Ordinance modeled after the California Department of Housing and Community Development "Model Universal Design Local Ordinance" to encourage developers to use barrier-free and/or universal design in new housing developments. | 2011/2012 | The City's Building Department will consider adoption of a Universal Design Ordinance in 2012. This may be considered in coordination with updates to the City's Zoning Ordinance. |

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| **Program 21g – Child Care Services to Assist Single Parents with Children:** The City shall review its Zoning Code to ensure that City requirements do not overly restrict the location of child care services. | Within two years of adoption of the Housing Element | The City is planning to undertake a comprehensive Zoning Ordinance update in 2012. The potential locations for child care services will be evaluated at this time, and amended if necessary. |
| **Program 21h – Reasonable Accommodation.** The City shall amend its Municipal Code to provide individuals with disabilities reasonable accommodation in rules, policies, practices and procedures that may be necessary to ensure equal access to housing. The purpose of this is to provide an expedient process for individuals with disabilities to make requests for exemptions from, or modification of, the various land use, zoning, or building laws, rules, policies, practices and/or procedures of the City. | Within one year of adoption of the Housing Element | This program was completed on June 14, 2011 (Ordinance No. 1147). |
| **Program 21i – Public Information for Reasonable Accommodation.** The City shall provide information in written form and on the City's website on reasonable accommodation for persons with disabilities. | Within one year of adoption of the Housing Element | The City makes the information regarding reasonable accommodation available in written form and on the City's website. The City has a designated ADA Coordinator and contracts with an outside consultant to provide information and research if necessary. |
| **Program 21j – Zoning and Development Procedures.** The City shall review its Zoning Ordinance and other development procedures to ensure compliance with fair housing laws and ensure that these regulations do not create a hardship for persons with disabilities. The City shall amend its Zoning Ordinance and change its permit processing procedures, as needed, to facilitate accessibility for persons with disabilities. | Within one year of adoption of the Housing Element | The City is planning to undertake a comprehensive Zoning Ordinance update in 2012. Compliance with fair housing laws and accessibility requirements will be evaluated at this time. |
| **Program 22a – Fair Housing Program:** The City shall continue to make information regarding state and federal fair housing requirements available at a designated office in City Hall. In addition, the City shall make copies of the information available for the public on the City's website and at the Folsom Public Library. The City will also assist individuals with complaints in contacting either the Code Enforcement Division or one of the following appropriate agencies to file a complaint:<br>• Sacramento Housing and Redevelopment Agency;<br>• State of California's Landlord/Tenant Dispute line or Mobile home Park Ombudsman;<br>• Sacramento Regional Human Rights/Fair Housing Commission;<br>• Sacramento County Health Department; and<br>California Department of Fair Housing and Employment. | Ongoing | The City/Agency continues to make information regarding fair housing available as well as continues to assist individuals with complaints in contacting the appropriate agency.<br><br>The City has fair housing handbooks provided by the Human Rights/Fair Housing Commission available at the Building Counter. City staff refers individuals with complaints to the Human Rights/Fair Housing Commission and other appropriate agencies. SHRA uses a portion of its CDBG funding (which includes Folsom) to subsidize the Human Rights/Fair Housing Commission's fair housing activities, including landlord/tenant mediation and complaint investigation. |

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| **Program 22b – Group Homes:** The City shall add provisions to its Zoning Code regarding group homes of six or fewer persons to ensure consistency with State law requirements to allow group homes in single-family residential neighborhoods. The City shall also amend the definition of "family" in the Zoning Code to include groups of six or fewer persons living together as a single housekeeping unit. | Within one year of adoption of the Housing Element | This program was completed on June 14, 2011 (Ordinance No. 1144). |
| **Program 23a – Energy Conservation Assistance:** The City shall continue to include weatherization and energy conservation as eligible activities under CDBG programs that it administers. In addition, the City shall seek new resources to assist homeowners in increasing energy efficiency (e.g., upgrading older ductwork, HVAC systems, windows, and insulation). The City shall provide information and refer eligible property owners to other available programs. | Ongoing | Weatherization improvements, including such activities as window replacement, are primarily completed through the City's Housing Trust Fund Minor Home Repair and Rehabilitation Programs. |
| **Program 23b – Increased Energy Standards:** Energy conservation standards for new residential construction, as contained in Title 24 of the California Code of Regulations, shall be periodically reviewed to identify opportunities for adopting standards which more closely respond to local conditions, especially in the area of passive design to reduce cooling. The City shall study the feasibility of providing incentives for new developments that exceed California Energy Standards (Title 24). Incentives could include expediting project permit processing, plan check fast-tracking, and reduced fees. | Within two years of adoption of Housing Element | In support of improving energy efficiency, the City adopted code updates for the 2011 calendar year. All new projects will meet the CalGreen standards specified in the code update. The City will continue to evaluate the need to encourage higher levels of energy conservation through incentive measures. |
| **Program 23c – Design Guidelines:** The City shall establish design guidelines to increase the opportunity for passive solar energy and future use of renewable energy sources. These guidelines should address solar use, building orientation for solar energy use and winds, orientation or provision of adequate structural support for solar collectors, the use of light-colored roofing materials, appropriate trees for landscaping, and use of cogeneration. The City shall also consider implementing an ordinance to require solar water heating systems and pool covers for new heated residential swimming pools. The City shall also consider implementing a solar access ordinance that states that no building permit shall be issued for any construction, if, when completed, it would interfere with solar access to the rooftop of any structure or to any preexisting active solar collector on nearby property. The ordinance should also encourage the use of solar easements to guarantee access. The City's pursuit of affordable housing opportunities shall have priority over the design guidelines. | 2009/2010 | The CalGreen code standards that went into effect on January 1, 2011 address some of these items. The City will continue to evaluate whether there is a need for separate design guidelines to cover solar energy and landscaping. |

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| **Program 23d – Landscaping Standards:** The City shall review and, if necessary, modify its landscaping standards and requirements to ensure that they adequately support the use of climate-appropriate shade trees and landscaping to provide for summer cooling, require trees in new developments to provide maximum shading, and allow for winter lighting and passive solar heating in new or renovated homes. | Within two years of adoption of the Housing Element | The policies of AB 1881, which provided guidance on landscaping requirements, were incorporated as a part of the Cal Green code standards that went into effect on January 1, 2011. |
| **Program 24a – Preservation of Historic Residences:** The City shall preserve historically and architecturally significant building by undertaking the following actions:<br>• Evaluate the potential impact of development or rehabilitation activities on historic properties;<br>• Continue to designate certain areas as historic districts and consider adopting guidelines for historic structures; and<br>• Exempt property owners from specific historic preservation requirements, to the extent that it has the authority to do so, if such requirements would conflict with access for persons with disabilities, energy conservation, seismic safety retrofitting, or if the strict application of requirements would impose an unreasonable hardship on the property owner. | Ongoing | With the establishment of the Historic District and the Historic District Commission, the City remains committed to preserving historical residences within the city. No exemptions from historic preservation requirements due to hardship were requested in 2011. |
| **Program 24b – Historic Home Restoration Program**: The City shall continue to provide low-interest loans to qualified homeowners for the restoration of historic owner-occupied, single-family homes located in the Historic District. The City shall advertise the Historic Home Restoration Program through brochures available at City Hall, the Library, and other public venues, and on the City website. | Ongoing | The City continues to offer low-interest loans to qualified homeowners for the restoration of historic owner-occupied, single-family homes located in the Historic District, subject to the availability of redevelopment funding. No loans were made in 2011, and there were no additional requests for funds. The City will evaluate available resources in light of the elimination of the RDA through AB1X 26. The housing resources through the RDA continue to be in flux and will be evolved during the term of Housing Element. |

# DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

## ANNUAL HOUSING ELEMENT PROGRESS REPORT

Housing Policy Department
Received on:
MAR 2 7 2012

**City or County Name:** City of Folsom

**Mailing Address:** 50 Natoma Street
Folsom, CA 95630

**Contact Person:** David Miller, Community Development Director

**Phone:** (916) 355-7222
**Fax:** (916) 355-7274
**E-mail:** dmiller@folsom.ca.us

**Reporting Period by Calendar Year:** January 1, 2011 to December 31, 2011

**Submitted to:**

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 Folsom

Reporting Period January 1, 2011 - December 31, 2011

### 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 | |
| Forestwood Apartments | 5+ | R | 11 | 43 | 1 | | 55 | | HOME, RDA, Housing Trust Fund, Tax Credits | Inc., Affordable Housing Agreement | 0 |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| (9) Total of Moderate and Above Moderate from Table A3 ► | | | | | 78 | 28 | 106 | N/A | | | |
| (10) Total by income Table A/A3 ► | | | 11 | 43 | 79 | 28 | 161 | | | | |
| (11) Total Extremely Low-Income Units* | | | 0 | | | | | | | | |

* Note: These fields are voluntary

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

Jurisdiction City of Folsom

Reporting Period January 1, 2011 - December 31, 2011

### Table A2
### Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section65583.1(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 which meet 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 | 0 | 0 | 0 | |
| (2) Preservation of Units At-Risk | 0 | 0 | 0 | 0 | |
| (3) Acquisition of Units | 0 | 0 | 0 | 0 | |
| (5) Total Units by Income | 0 | 0 | 0 | 0 | |

* Note: This field is voluntary.

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

Jurisdiction City of Folsom

Reporting Period January 1, 2011 – December 31, 2011

**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** | 31 | 6 | 40 | 1 | 0 | 78 | N/A |
| No. of Units Permitted for **Above Moderate** | 28 | 0 | 0 | 0 | 0 | 28 | N/A |

* Note: This field is voluntary.

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

Jurisdiction City of Folsom

Reporting Period January 1, 2011 - December 31, 2011

### 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 | | | | 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 | 1,073 | 145 | 0 | 0 | 18 | 0 | 11 | | | | 174 | 899 |
| | Non-deed restricted | | 0 | 0 | 0 | 0 | 0 | 0 | | | | 0 | |
| Low | Deed Restricted | 766 | 32 | 2 | 0 | 0 | 0 | 43 | | | | 77 | 687 |
| | Non-deed restricted | | 1 | 1 | 0 | 0 | 0 | 0 | | | | 2 | |
| Moderate | Deed Restricted | 810 | 0 | 0 | 0 | 0 | 0 | 0 | | | | 0 | 523 |
| | Non-deed restricted | | 100 | 9 | 27 | 11 | 61 | 79 | | | | 287 | |
| Above Moderate | | 952 | 358 | 182 | 106 | 83 | 13 | 28 | | | | 770 | 182 |
| Total RHNA by COG. Enter allocation number: | | 3,601 | 636 | 194 | 133 | 112 | 74 | 161 | | | | 1,310 | 2,291 |
| Total Units ► ► ► | | | | | | | | | | | | | |
| Remaining Need for RHNA Period ► ► ► ► ► | | | | | | | | | | | | | |

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

# ANNUAL HOUSING ELEMENT PROGRESS REPORT

## Table C
## Program Implementation Status

| Name of Program | Timeframe in H.E. | Status of Program Implementation |
|---|---|---|
| **Program 18a – Adequate Sites Monitoring:** The City shall annually update its vacant land inventory, including an updated inventory of potential infill sites (smaller vacant and underutilized parcels). The City shall also conduct an annual review of the composition of the housing stock, the types of dwellings units under construction or expected to be under construction during the following year, and the anticipated mix, based on development proposals approved or under review by the City, of the housing to be developed during the remainder of the period covered by the Housing Element. | Annually | The City continues to update its vacant land inventory and monitor housing stock. The vacant land inventory was last updated in March 2010. As part of amendment to the General Plan Land Use Element to increase the maximum building intensities for the MMD and MHD designations as required by Program 18j (PN 11-201), the City developed an inventory of MMD and MHD parcels that have potential for infill development.<br>A previously approved PD Permit for Forestwood Apartments (including 43 low-income units, 11 very low-income units, and 1 non deed-restricted unit) was extended in January 2009, and the project is anticipated to be completed in spring 2012. A PD Permit for Granite City Apartments (including 62 low-income units and 17 very low-income units, and 2 non deed-restricted units) was approved in September 2011, and the project is slated for construction in 2012. The City is currently reviewing a new PD Permit application for an 80-unit affordable housing project (Remington Apartments), which was filed in December 2011. This project is also slated for construction in 2012. |
| **Program 18b – Affordability Monitoring:** The City shall establish and implement a comprehensive annual monitoring program to document the sales price or rental rates for all new units within the City constructed in the previous year and to determine housing affordability levels. The City shall explore the possibility of documenting the sales price and rental rates for all residential units within the city for purpose of evaluating potential assistance for affordable housing. | December 2010; and annually thereafter | The City sends a questionnaire to each of the owners of affordable housing developments annually. Based on the responses to the questionnaire, the City updates its database on the sales price and rental rates for all affordable units within the City and determines housing affordable levels. |

| Name of Program | Timeframe in H.E. | Status of Program Implementation |
|---|---|---|
| **Program 18c – Second Units:** The City shall adopt a Second Dwelling Unit Ordinance that adheres to the requirements of State law by allowing construction of second units by right in all single-family residential zones. The City shall revise its Zoning Code to include provisions that will encourage the creation of second units in single-family neighborhoods. It will provide an established process with standards by which interested residents can construct such units. The City shall also consider the feasibility of modifying parking requirements for second units to require only one uncovered off-street parking space in addition to the parking required for the primary dwelling. | October 8, 2008 | Completed. The City adopted a Second Dwelling Unit ordinance on October 8, 2008 (Ordinance No. 1100). |
| **Program 18d – Mixed-Use Overlay Zone:** The City shall create a Mixed-Use Overlay Zone within one-quarter mile of transit stops to allow mixed-use development with a residential component within commercial and industrial zones. | Within one year of adoption of the Housing Element | The Planning Commission is schedule to hold a public hearing on February 15, 2012 to review amendment to the General Plan Land Use Element to adopt a Mixed-Use District and to the Municipal Code to adopt Mixed-Use zoning regulations (PN 12-027). These amendments are scheduled for adoption by the City Council in April 2012. In the meantime, the City is actively encouraging developers of property located near transit stops to include residential and/or affordable residential components in their projects. |
| **Program 18e – Parking Requirements:** The City shall evaluate parking needs to determine whether or not current parking standards contained in the Municipal Code and Design Guidelines for Multifamily Development are appropriate for different housing types (i.e., multi-family housing, senior housing, and affordable housing). If necessary, the City shall amend current parking standards to ensure that they are appropriate and do not unreasonably hinder the ability for a residential developer to achieve the maximum allowable density for a site. Additionally, the City shall amend the Municipal Code and/or the Design Guidelines for Multifamily Development to ensure that parking requirements are clear and consistent. | December 2010 | The City is in the process of evaluating the current parking standards in the Municipal Code and the Design Guidelines for Multifamily Development. The City has not determined whether the current parking standards should be amended. The City has been working with affordable housing developers to resolve any issues related to parking requirements by examining each project and adjusting parking requirements for affordable projects on a case-by-case basis. The City is in the process of adopting Mixed-Use zoning regulations (PN 12-027), and flexible parking standards are being proposed as part of the Mixed-Use zoning regulations. |
| **Program 18f – Residential Mobilehome Zone:** The City shall amend the boundaries of the Residential Mobilehome (RMH) zones to be consistent with areas designated as Single-Family High Density/Mobile Home Park (SFHD) in the General Plan Land Use Diagram. Additionally, the City shall amend the language in the Zoning Code to remove references to the "Trailer and Trailer Parks" Zone. | December 2011 | The City of Folsom is in the process of amending the RMH boundaries. The City plans to complete this program in 2012. |

| Name of Program | Timeframe in H.E. | Status of Program Implementation |
|---|---|---|
| **Program 18g – Development Standards**: The City shall review and revise, as appropriate, its infrastructure and other development standards to ensure that they allow for a full variety of housing types, and do not unfairly burden residential developers while maintaining appropriate fire, health, and safety standards. | Within two years of adoption of the Housing Element | The City is in the process of reviewing the infrastructure and other development standards, and amending them if necessary. |
| **Program 18h – Consistent Guidelines for Multifamily Housing:** The City shall review the Design Guidelines for Multifamily Development to ensure consistency between development standards in the Municipal Code and those in the Design Guidelines. Additionally, the City shall create a single document that consolidates all of the development and design standards for multi-family housing. | Within two years of adoption of the Housing Element | The City is in the process of reviewing the Design Guidelines for Multifamily Development for consistency with the Municipal Code, and amending them if necessary. |
| **Program 18i – Architectural Review:** The City shall consider eliminating the Architectural Review Committee and review projects at the staff level (ministerial review), reducing the processing and review time for residential development projects | Completed September 23, 2008 | This program was completed on September 23, 2008. |
| **Program 18j – Multi-Family Housing Density Increase:** The City shall amend its General Plan to increase the maximum density of the Multifamily Medium Density (MMD) land use designation from 17.9 to 20 units per acre and the Multifamily High Density (MHD) land use designation from 25 to 30 units per acre. | Within one year of adoption | The Planning Commission is schedule to hold a public hearing on February 15, 2012 to review the proposed amendments to the General Plan Land Use Element to increase the maximum density in MMD and MHD designations (PN 11-201). These amendments are scheduled for adoption by the City Council in April 2012. The Specific Plan for the Folsom Plan Area (SOI area), which has been adopted, includes the MMD and MHD designations at 20 and 30 units per acre, respectively. |
| **Program 18k – Monitoring the Planned Development (PD) Permit Process:** The City shall monitor the PD process throughout the Housing Element planning period to track the impacts of the PD process on the costs, timing, and certainty of residential development and ensure that the process does not act as a constraint on the production of multi-family housing. | December 2011 | The City has reviewed the PD Ordinance (FMC 17.38), and determined that the Ordinance does not pose any impediment to development of multi-family housing. In fact, the process helps provide flexibility for multi-family housing projects.<br>A previously approved PD Permit (Forestwood Apartments) was extended in January 2009 and a PD Permit for Granite City Apartments was approved in September 2011. The City is currently reviewing a new PD application for an 80-unit affordable housing project (Remington Apartments), which was submitted in December 2011. Flexible development standards allowed through the PD Ordinance have helped facilitate development of the PDs. |

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| **Program 18l – Amend Requirements in R-M Zone:** The City shall amend the Zoning Code to remove the provision that a CUP must be secured in order to reduce minimum lot area in R-M zones. | Within one year of adoption of the Housing Element | This program was completed on June 14, 2011 (Ordinance No. 1144). |
| **Program 18m – Redesignate and Rezone:** To accommodate the remaining RHNA of 235 low-income units, the City shall redesignate and rezone parcel APN 072-001-011 or another site(s) equal to approximately 9 acres, as RHD/R4. Assuming a development density of 27 units per acre (90 percent of the maximum density of 30 units per acre for MHD/R4 designation/zoning), accommodating 235 units requires 8.7 acres. The City shall follow the requirements of subdivision (h) of Section 65583.2 of the Government Code and shall ensure that owner-occupied and multi-family residential development is allowed "by right", without a conditional use permit, planned unit development permit, or other discretionary review or approval that would constitute a "project" for the purposes of Division 13 of the Public Resources Code . | Within one year of adoption of the Housing Element | Completed. On October 26, 2010, the City rezoned APN 072-001-011 from C-3-P-D to MHD/R-4 to accommodate the City's remaining allocation of 235 low-income units (Resolution 8746). |
| **Program 19a – Residential Program Specialist:** The City shall continue to designate a staff position Residential Program Specialist to coordinate housing-related programs and policy initiatives in the City. The City shall ensure that adequate resources are available to continue to improve housing program coordination. The housing coordinator shall be responsible for the annual monitoring of housing programs and producing the Housing Element Annual Progress Report to the California Department of Housing and Community Development (HCD). | Ongoing | Although budget cuts forced the elimination of the Residential Program Specialist, the City remains committed to coordinating housing-related programs and policy initiatives in the City and has distributed the duties of the position among multiple staff members. In 2010, the City hired an equivalent position (Housing Coordinator) on a part-time contract basis. In 2011, the City hired an Associate Planner to continue to address housing-related duties. |
| **Program 19b – Housing Information:** The Residential Program Specialist shall continue to act as the centralized information/referral source for residents requiring housing assistance. The Specialist shall provide information about available subsidized and assisted housing in the City and about future projects through informational meetings, promotional materials, and the City website. The Specialist shall also refer residents to available SHRA programs. | Ongoing | In 2011, the City hired an Associate Planner responsible for these duties. The City's website includes information regarding the City's housing programs and resources available to the public. |
| **Program 19c – Housing Advisory Committee:** The Redevelopment Citizen's Advisory Committee shall continue to advise the Redevelopment Agency Board and the City Council on affordable housing issues and help set policies for the administration of affordable units and priorities for funding. | Ongoing | The Redevelopment Citizen's Advisory Committee is no longer an active commission, due to difficulties securing members. The Community Development Department Director will advise the Redevelopment Agency Board and the City Council on affordable housing issues. When needed, expertise will be obtained through consulting agreements. |

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| **Program 19d – Updated Housing Density Bonus:** The City shall revise its General Plan to include housing density bonus provisions consistent with new requirements of State law, including statewide parking standards for affordable housing. | Within one year of adoption of the Housing Element | This program was completed on June 14, 2011 (Ordinance No. 1145). |
| **Program 19e – Tax-Exempt Bond Financing:** Consistent with the City's debt management policy, the City shall consider pursuing applications for the authority to issue tax-exempt bonds for affordable housing. If the City determines that it would be infeasible to issue bonds, it will consider pursuing the alternative option of mortgage credit certificates that may be issued to qualified borrowers. Mortgage credit certificates provide tax credits to borrowers, and have the equivalent effect of low-interest rate financing. | Ongoing | The City continues to be committed to and open to pursuing this policy if so requested by a home builder. |
| **Program 19f – Coordination with SHRA:** The City shall continue to coordinate directly with SHRA to program CDBG and HOME funds for the development of affordable housing in Folsom. The City shall publicize programs, such as Mortgage Credit Certificates (MCCs), that are available through SHRA for Folsom residents. The City shall consider participating in other programs through SHRA, such as tax-exempt bonds for multifamily housing. The City shall consider contracting with SHRA, or another entity, for technical assistance in carrying out certain functions, such as monitoring the number of affordable units that have been produced and will be produced in the City. | Ongoing | The City continues to maintain a close working relationship with SHRA and continue to publicize their programs, including the Mortgage Credit Certificates. |
| **Program 19g– Development Impact and Permit Fee Schedule Review and Revision:** The City shall undertake a review of its current development impact and permit fees related to multi-family development, second units, and other affordable housing to reconfirm the relationship between required services and fees paid. As part of this study, the City shall review the financial needs of affordable housing projects, determine whether or not City fees can be reduced to facilitate affordable housing development, and identify options for the City to offset the foregone revenues from other sources. | Within two years of adoption of the Housing Element | The City is undertaking a review of its development impact and permit fees related to multi-family development, second units, and other affordable housing. The review is scheduled to be completed in 2012. |
| **Program 19h – Permit Streamlining:** The City shall revise development review procedures in its Zoning Code to provide fast-track permitting to encourage affordable housing projects. | Completed September 3, 2008 | The City completed this program on September 3, 2008. |

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| **Program 19i – Inclusionary Zoning Ordinance.** The City adopted an Inclusionary Housing Ordinance (Chapter 17.104 of the Folsom Municipal Code) in 2002 to provide policies, incentives, assistance, and alternative methods for production of rental and owner-occupied housing that are affordable to low- and very low-income households. The City shall review said Ordinance within three years of adoption of the Housing Element focusing on areas that could potentially assist or affect housing production in the city. | Within three years of adoption of the Housing Element | In 2010, the City conducted a review of the Inclusionary Housing Ordinance and found that it was negatively impacting housing production. In early 2011, the City Council elected to utilize development agreements and provide direct subsidy to affordable multi-family developers. By 2012, the City plans to prepare alternative affordable housing strategies and/or incentives designed to encourage development of affordable housing and all types of housing in the City. |
| **Program 19j – Down Payment Assistance Loan Program:** The City shall consider using the Housing Trust Fund to expand the First Time Homebuyer Down Payment Assistance Loan Program to include persons with moderate incomes. | Within two years of adoption of the Housing Element | With housing prices having fallen significantly since 2006, City analysis has indicated that there is a sufficient supply of units priced affordably for moderate-income households and that this is not true for low- and very low-income households. The City will reevaluate allowing the Housing Trust Fund to be used to assist moderate-income households in the event that housing prices escalate out of their reach and/or in the event that there is sufficient housing available for low- and very low-income residents. |
| **Program 19k – Additional State and Federal Funding:** The City shall work to secure additional funding from state and federal sources that can be used to help increase the supply of affordable housing in Folsom. Such programs may include, but are not limited to, the Housing Enabled by Local Partnerships Program (HELP), operated by the California Finance Agency; the Low and No Down Payment Program sponsored by the California Housing Loan Insurance Fund (CAHLIF), the HOME program that has local funds distributed by the Sacramento Housing and Redevelopment Agency (SHRA), and the state Multifamily Housing Program, sponsored by the Department of Housing and Community Development (HCD). | Ongoing | The City, particularly the Community Development Department, continues to work to secure additional funding from state and federal sources that can be used to help increase the supply of affordable housing in City. In 2010, the City worked to secure its HOME allocation through SHRA for calendar years 2012-2014 for the Forestwood affordable housing project. Although many of the available affordable housing funding sources are on hold because of budget challenges at the state and federal levels, the City will continue to explore new opportunities. |
| **Program 19l – Housing Program Workshops:** The City shall annually conduct a workshop(s) with for-profit and non-profit housing developers, local and regional funding agencies, and other organizations interested in affordable housing to review currently available programs, including housing rehabilitation programs, Seniors Helping Seniors, and the First Time Homebuyer Program. The City shall advertise the workshops by mailing fliers, sending emails, and phone calls to local housing stakeholders. | October 2009, and annually thereafter | The City continues to partner with NeighborWorks, a non-profit that offers first time home buyer workshops at least twice a month in their Sacramento office. |
| **Program 19m – Affordable Housing Evaluation Criteria**: The City shall develop a set of program criteria for use in reviewing funding assistance requests for affordable housing projects. | Within one year of adoption of the Housing Element | In 2010, the City commissioned a set of draft funding criteria from its consultant, Vernazza Wolfe. Staff continues to evaluate these criteria and make appropriate adjustments. |

| | | |
|---|---|---|
| **Program 19n – Redevelopment Housing Set-aside Funds.** The City shall continue to utilize available Redevelopment Housing Set-aside funds to assist affordable housing production by private developers. The availability of grants and loans shall be publicized. | Ongoing | The City is strongly committed to providing affordable housing, and continues to utilize available redevelopment housing set-aside funds to assist affordable housing production by private developers. The City has negotiated a Disposition and Development Agreement with St. Anton for an 80-unit, 100-percent affordable housing project, including 63 low-income and 17 very low-income units, on Sibley Street (awaiting RDA lawsuit resolution in January 2012). The City has approved a MOU with Lewis Properties, and is negotiating an Owner Participation Agreement with Lewis Properties for a 60-unit, 100-percent affordable housing project on Parkshore Drive. Both of the above projects will use Redevelopment Housing Set-aside funds. |
| **Program 19o – Housing Trust Fund and Extremely Low-Income Households:** The City shall amend the language of the Housing Trust Fund (Municipal Code Chapter 3.90) to include extremely low-income households and shall consider revisions to the Housing Trust Fund to allow more flexibility in funding affordable housing. | Within two years of adoption of the Housing Element | Completed on May 10, 2011 (Ordinance No. 1143). |
| **Program 20a – Rehabilitation of Substandard Units:** The City shall apply annually, or as frequently as is needed based on housing rehabilitation demand, for funding under the Community Development Block Grant Program, the California Housing Rehabilitation Program, and other State and Federal funding programs. In addition, the City shall provide information to, and assist owners of, rental properties in applying for funding under available state and federal housing rehabilitation funding programs. | Ongoing | The City and Redevelopment Agency have funding programs that assist homeowners and owners of rental housing with the rehabilitation of substandard units. In 2011, the City received no requests for rental rehabilitation funding or for assistance applying to other resources for funding. |
| **Program 20b – Housing Conditions Database:** The City shall maintain current information on the condition of dwelling units by preparing and periodically updating a housing conditions database. The City shall develop a standard survey instrument (e.g., windshield survey). Additionally, the City shall consider expanding the survey area outside the current limits of the Redevelopment Area. | September 2010; update every 5 years thereafter | The City will be conducting a windshield survey in spring of 2012 to establish a housing conditions database. |

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| **Program 20c – Redevelopment Housing Set-Aside Plan:** The City shall periodically update a plan that shows how the City plans to meet the requirements of redevelopment law concerning the percentage of newly constructed or rehabilitated units within the redevelopment area that must be affordable to low- and moderate-income households. The City will also update the section of the plan that contains the strategy for the use of the City's tax-increment housing set-aside funds to assist low- and moderate-income households. | Update every five years | The City continues to periodically update the Redevelopment Housing Set-Aside Plan to meet the requirements of redevelopment law. The Five-Year Implementation Plan was last updated in 2009, and the next update will be due for the 2014-2015 fiscal year, assuming that redevelopment funding remains intact. AB 1X 26 provides for a successor agency and oversight board in the event the City does not "opt in" under AB 1X 27. The City has determined that it will assume housing functions under AB1X 26. The City will continue to evaluate its options and resources to continue to develop with developers of affordable housing. The legal climate surrounding funds, bonds, and staffing require continued evaluation of RDA programs during the Housing Element period. |
| **Program 20d – Adaptive Reuse:** The City shall inventory sites in the Central Folsom Redevelopment Project Area for adaptive reuse for housing. Some properties in Project Area may be suitable for reuse as residential. One of the goals of the Redevelopment Plan is to invigorate the historic district by bringing additional residents to the area. | 2011/2012 | In 2010, the City applied for and awarded a grant through the Infill Streamlining Program to complete the West Liedesdorff Area Plan, which in part would plan for the reuse of an underutilized corporation yard site as mixed-use with a residential component. The City will continue to evaluate options within the Redevelopment Project Area. The passage of AB1X 26 and legal issues surrounding it, as well as availability of RDA funding and bonds have caused uncertainty. The City will continue to look for ways to develop affordable housing in its capacity. |
| **Program 20e – Monitoring Assisted Housing Developments.** The City shall continue to monitor the affordability status of all publicly-assisted housing developments in Folsom to ensure that qualifying moderate- or lower-income households occupy assisted units. | Ongoing | The City continues to monitor the affordability status of all publicly-assisted housing developments in the City. The City has elected to assume housing functions, and this will be ongoing during the Housing Element term. |
| **Program 21a – Sites for Special Group Housing:** The City shall revise its Zoning Code to allow group homes serving special need populations of up to six persons by right in all residential districts. The Zoning Code shall also be revised to allow group homes of more than six persons with a conditional use permit. The City will ensure that its conditional use permit procedures for group homes do not unduly constrain the development of group homes for special needs populations. | Within one year of adoption of the Housing Element | This program was completed on June 14, 2011 (Ordinance No. 1144). |

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| **Program 21b – Emergency Shelter Facility Zoning:** The City shall revise the Emergency Shelter provisions in Chapter 17.108 of the Zoning Code to permit the development of emergency shelter facilities in the R-3 and R-4 districts as an allowed use (i.e., allowed by-right without a CUP or other discretionary action). As part of these Zoning Code revisions, the City shall ensure that there are sufficient opportunities to accommodate the identified need for emergency shelter facilities during the Housing Element planning period. In addition, the permit processing, development, and management standards for emergency shelters shall be revised to ensure that they are consistent with State law and that they encourage and facilitate the development of emergency shelters. | Within one year of adoption of the Housing Element | This program was completed on June 14, 2011 (Ordinance No. 1144). |
| **Program 21c – Emergency Shelter Facility Development:** The City shall continue to provide financial and technical assistance to local organizations and community groups to help develop emergency shelter facilities in Folsom. | Ongoing | The City continues to provide financial and technical assistance to local organizations and community groups to help develop emergency shelter facilities in the city. The passage of AB1X 26 poses constraints on the potential funds available for emergency shelter development. Loss of 20% set aside funds could impact this program. The City in its capacity as the Housing Agency will continue to assist where resources and compelling demands warrant use of such funds. |
| **Program 21d – Emergency Shelters:** The City shall facilitate the public outreach necessary to help in the removal of any neighborhood barriers for any applications required under the Zoning Code for an emergency shelter. | Ongoing | When the City receives an application for an emergency shelter that meets the requirements of the Zoning Code, staff will assist with public outreach efforts necessary to gain neighborhood support. |
| **Program 21e – Transitional, Supportive Housing, and SROs**: The City shall revise its Zoning Code to ensure that transitional and supportive housing, single room occupancy (SRO) units, and other group living situations are accommodated in Folsom with minimal regulatory barriers. The Zoning Code will be amended to state that transitional and supportive housing are residential uses subject only to those restrictions that apply to other residential uses of the same type in the same zone. Additionally, the City shall amend the Zoning Code to define Single Room Occupancy (SRO) units and explicitly allow SROs as a residential use in certain zones. | Within one year of adoption of the Housing Element | This program was completed on June 14, 2011 (Ordinance No. 1144). |
| **Program 21f – Barrier-Free Housing**: The City shall consider adopting a Universal Design Ordinance modeled after the California Department of Housing and Community Development "Model Universal Design Local Ordinance" to encourage developers to use barrier-free and/or universal design in new housing developments. | 2011/2012 | The City's Building Department will consider adoption of a Universal Design Ordinance in 2012. This may be considered in coordination with updates to the City's Zoning Ordinance. |

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| **Program 21g – Child Care Services to Assist Single Parents with Children:** The City shall review its Zoning Code to ensure that City requirements do not overly restrict the location of child care services. | Within two years of adoption of the Housing Element | The City is planning to undertake a comprehensive Zoning Ordinance update in 2012. The potential locations for child care services will be evaluated at this time, and amended if necessary. |
| **Program 21h – Reasonable Accommodation.** The City shall amend its Municipal Code to provide individuals with disabilities reasonable accommodation in rules, policies, practices and procedures that may be necessary to ensure equal access to housing. The purpose of this is to provide an expedient process for individuals with disabilities to make requests for exemptions from, or modification of, the various land use, zoning, or building laws, rules, policies, practices and/or procedures of the City. | Within one year of adoption of the Housing Element | This program was completed on June 14, 2011 (Ordinance No. 1147). |
| **Program 21i – Public Information for Reasonable Accommodation.** The City shall provide information in written form and on the City's website on reasonable accommodation for persons with disabilities. | Within one year of adoption of the Housing Element | The City makes the information regarding reasonable accommodation available in written form and on the City's website. The City has a designated ADA Coordinator and contracts with an outside consultant to provide information and research if necessary. |
| **Program 21j – Zoning and Development Procedures.** The City shall review its Zoning Ordinance and other development procedures to ensure compliance with fair housing laws and ensure that these regulations do not create a hardship for persons with disabilities. The City shall amend its Zoning Ordinance and change its permit processing procedures, as needed, to facilitate accessibility for persons with disabilities. | Within one year of adoption of the Housing Element | The City is planning to undertake a comprehensive Zoning Ordinance update in 2012. Compliance with fair housing laws and accessibility requirements will be evaluated at this time. |
| **Program 22a – Fair Housing Program:** The City shall continue to make information regarding state and federal fair housing requirements available at a designated office in City Hall. In addition, the City shall make copies of the information available for the public on the City's website and at the Folsom Public Library. The City will also assist individuals with complaints in contacting either the Code Enforcement Division or one of the following appropriate agencies to file a complaint:<br>• Sacramento Housing and Redevelopment Agency;<br>• State of California's Landlord/Tenant Dispute line or Mobile home Park Ombudsman;<br>• Sacramento Regional Human Rights/Fair Housing Commission;<br>• Sacramento County Health Department; and<br>California Department of Fair Housing and Employment. | Ongoing | The City/Agency continues to make information regarding fair housing available as well as continues to assist individuals with complaints in contacting the appropriate agency.<br><br>The City has fair housing handbooks provided by the Human Rights/Fair Housing Commission available at the Building Counter. City staff refers individuals with complaints to the Human Rights/Fair Housing Commission and other appropriate agencies. SHRA uses a portion of its CDBG funding (which includes Folsom) to subsidize the Human Rights/Fair Housing Commission's fair housing activities, including landlord/tenant mediation and complaint investigation. |

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| **Program 22b – Group Homes:** The City shall add provisions to its Zoning Code regarding group homes of six or fewer persons to ensure consistency with State law requirements to allow group homes in single-family residential neighborhoods. The City shall also amend the definition of "family" in the Zoning Code to include groups of six or fewer persons living together as a single housekeeping unit. | Within one year of adoption of the Housing Element | This program was completed on June 14, 2011 (Ordinance No. 1144). |
| **Program 23a – Energy Conservation Assistance:** The City shall continue to include weatherization and energy conservation as eligible activities under CDBG programs that it administers. In addition, the City shall seek new resources to assist homeowners in increasing energy efficiency (e.g., upgrading older ductwork, HVAC systems, windows, and insulation). The City shall provide information and refer eligible property owners to other available programs. | Ongoing | Weatherization improvements, including such activities as window replacement, are primarily completed through the City's Housing Trust Fund Minor Home Repair and Rehabilitation Programs. |
| **Program 23b – Increased Energy Standards:** Energy conservation standards for new residential construction, as contained in Title 24 of the California Code of Regulations, shall be periodically reviewed to identify opportunities for adopting standards which more closely respond to local conditions, especially in the area of passive design to reduce cooling. The City shall study the feasibility of providing incentives for new developments that exceed California Energy Standards (Title 24). Incentives could include expediting project permit processing, plan check fast-tracking, and reduced fees. | Within two years of adoption of Housing Element | In support of improving energy efficiency, the City adopted code updates for the 2011 calendar year. All new projects will meet the CalGreen standards specified in the code update. The City will continue to evaluate the need to encourage higher levels of energy conservation through incentive measures. |
| **Program 23c – Design Guidelines:** The City shall establish design guidelines to increase the opportunity for passive solar energy and future use of renewable energy sources. These guidelines should address solar use, building orientation for solar energy use and winds, orientation or provision of adequate structural support for solar collectors, the use of light-colored roofing materials, appropriate trees for landscaping, and use of cogeneration. The City shall also consider implementing an ordinance to require solar water heating systems and pool covers for new heated residential swimming pools. The City shall also consider implementing a solar access ordinance that states that no building permit shall be issued for any construction, if, when completed, it would interfere with solar access to the rooftop of any structure or to any preexisting active solar collector on nearby property. The ordinance should also encourage the use of solar easements to guarantee access. The City's pursuit of affordable housing opportunities shall have priority over the design guidelines. | 2009/2010 | The CalGreen code standards that went into effect on January 1, 2011 address some of these items. The City will continue to evaluate whether there is a need for separate design guidelines to cover solar energy and landscaping. |

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| **Program 23d – Landscaping Standards:** The City shall review and, if necessary, modify its landscaping standards and requirements to ensure that they adequately support the use of climate-appropriate shade trees and landscaping to provide for summer cooling, require trees in new developments to provide maximum shading, and allow for winter lighting and passive solar heating in new or renovated homes. | Within two years of adoption of the Housing Element | The policies of AB 1881, which provided guidance on landscaping requirements, were incorporated as a part of the Cal Green code standards that went into effect on January 1, 2011. |
| **Program 24a – Preservation of Historic Residences:** The City shall preserve historically and architecturally significant building by undertaking the following actions:<br>• Evaluate the potential impact of development or rehabilitation activities on historic properties;<br>• Continue to designate certain areas as historic districts and consider adopting guidelines for historic structures; and<br>• Exempt property owners from specific historic preservation requirements, to the extent that it has the authority to do so, if such requirements would conflict with access for persons with disabilities, energy conservation, seismic safety retrofitting, or if the strict application of requirements would impose an unreasonable hardship on the property owner. | Ongoing | With the establishment of the Historic District and the Historic District Commission, the City remains committed to preserving historical residences within the city. No exemptions from historic preservation requirements due to hardship were requested in 2011. |
| **Program 24b – Historic Home Restoration Program**: The City shall continue to provide low-interest loans to qualified homeowners for the restoration of historic owner-occupied, single-family homes located in the Historic District. The City shall advertise the Historic Home Restoration Program through brochures available at City Hall, the Library, and other public venues, and on the City website. | Ongoing | The City continues to offer low-interest loans to qualified homeowners for the restoration of historic owner-occupied, single-family homes located in the Historic District, subject to the availability of redevelopment funding. No loans were made in 2011, and there were no additional requests for funds. The City will evaluate available resources in light of the elimination of the RDA through AB1X 26. The housing resources through the RDA continue to be in flux and will be evolved during the term of Housing Element. |