



HOUSING POLICY
DEVELOPMENT, HCD

MAR 21 2011

City of Galt

Annual 2030 Galt General Plan And Housing Element Progress Report: 2010

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Introduction

Government Code Section 65400 (b) (1) requires the City to file an annual report addressing the status of the General Plan and progress made toward implementation of its goals, policies, and programs, including progress in meeting its share of regional housing needs and efforts to remove governmental constraints to the maintenance, improvement, and development of housing. The annual report requires presentation to the City Council for review and acceptance. A copy of the annual report is required by and provided to the Office of Planning and Research and the Department of Housing and Community Development by April 1 of each year.

This annual report covers the calendar year January 1 to December 31, 2010.

Acceptance Date

The 2010 Annual General Plan Progress Report was reviewed by the Planning Commission on March 10, 2011 and accepted by the City Council on March 15, 2011.

Planning Division

"The Legislature finds and declares that California's land is an exhaustible resource, not just a commodity, and is essential to the economy, environment and general well-being of the people of California. It is the policy of the state and the intent of the Legislature to protect California's land resource, to insure its preservation and use in ways which are economically and socially desirable in an attempt to improve the quality of life in California." Government Code Section 65030

To this end, the Planning Division plans for and promotes reasonable, productive, and safe long-term uses of the land, which fosters economic and environmental prosperity.

Planning Division activities include preparing and administering the City's General Plan and Zoning Ordinance, processing amendments, conducting environmental reviews, preparing specific plans, reviewing subdivisions and development proposals, informing the public of the City's land use policies and development ordinances, processing annexation requests, and providing demographic and census information.

Planning Commission's Activities

The Planning Commission has authority over planning and zoning matters as set forth by City Code and State law. The Planning Commission makes recommendations to the City Council regarding general plan amendments, zone changes, planned developments, and amendments to the Zoning and Subdivision Ordinances. The Commission may approve, conditionally approve, or deny applications for tentative subdivision maps, development plans, architectural plans, conditional use permits, and variances. The latter items are reviewed by the City Council only on appeal. The Commission also performs review of environmental documents in accordance with California Environmental Quality Act (CEQA) in conjunction with review of applications.

The Planning Division provides staff support to the Planning Commission. Routine tasks include the scheduling of meetings, preparing agendas, posting hearing notices, preparing staff reports and recommendations, and preparing minutes. Planning Division staff provides environmental review as

required under the California Environmental Quality Act (CEQA) and land use analysis, and prepares staff reports for the Planning Commission and City Council.

During the 2010 annual report period, the Planning Commission reviewed: one Zone Change, two Architectural Reviews, one Conditional Use Permit, one Tentative Subdivision Map, one Draft Environmental Impact Report, one Final Environmental Impact Report, one General Plan Amendment and one Specific Plan Amendment.

Status of General Plan

Each element of the General Plan was completed according to the General Plan Guidelines developed and adopted by the Governor's Office of Planning and Research. The City Council adopted the City of Galt's General Plan on April 7, 2009. The General Plan consists of ten elements. Adoption of the General Plan in 2009 culminated a five year period during which the City worked with the General Plan Advisory Committee, Planning Commission, and the City Council to update the General Plan. This process involved over 50 public meetings during this timeframe.

Table 1. General Plan Elements

Element	Date of Adoption or Major Revision	Comment
Land Use	4/7/09	
Circulation	4/7/09	
Housing	6/5/03	The Housing Element is under review by HCD.
Economic Development	4/7/09	
Public Facilities and Services	4/7/09	
Conservation and Open Space	4/7/09	
Historic Resources	4/7/09	
Noise	4/7/09	
Safety and Seismic	4/7/09	
Community Character	4/7/09	

LAND USE ELEMENT – Adoption Date: April 7, 2009

This part is the most familiar of all of the policy chapters in the General Plan. It contains the Land Use and Circulation Diagram that prescribes uses for all of the Planning Area and describes standards for each of the land use designations shown on Diagram (page 6). The element defines a series of goals, policies, and implementation measures related to the following topics:

- Overall City Growth and Expansion
- New Development
- Downtown
- Residential Growth
- Commercial, Mixed-Use, and Public/Quasi-Public Development
- Office Professional Development
- Industrial Development
- Agriculture, Open Space, and Parks
- Environmental Justice
- General Plan Maintenance

It is important that the users of this Policy Document understand that the goals, policies, standards, and implementation programs described in Part II are as important, if not more so, than the Land Use and Circulation Diagram in representing the City’s land use and development policy. Accordingly, any development proposals or review thereof must consider this Policy Document as a whole, rather than focusing solely on the Land Use and Circulation Diagram or on particular policies and programs.

The Land Use and Circulation Diagram include 13 land use designations falling within two major categories: residential and nonresidential.

Pending Amendments: None

CIRCULATION ELEMENT – Adoption Date: April 7, 2009

The General Plan addresses several transportation issues that are critical to the continued development of Galt. The Land Use and Circulation Diagram (page 6) depicts the proposed circulation system. This circulation system is represented on the diagram as a set of roadway classifications that have been developed to guide Galt's long-range planning and programming. Roadways are systematically classified based on the linkages they provide and their function, both of which reflect their importance to the land use pattern, traveler, and general welfare.

Major improvements to the roadway system include the widening of State Route 99; improvements and realignments of major State Route 99 overpasses and on- and off-ramps; and new north-south extensions of Carillion Boulevard, Marengo Road, and Industrial Drive; and new east-west extensions of Walnut Avenue, Simmerhorn Road, Boessow Road. The Land Use and Circulation Diagram and related policies also call for the widening and improvement of Twin Cities Road through the Planning Area.

In addition to addressing future roadway plans and improvements, the Circulation Element contains goals, policies, and implementation programs related to the following issues:

- City Street System
- Freeways and Highways
- Residential Streets
- Automobile Parking
- Transit Facilities and Services
- Non-Motorized Transportation
- Airports
- Complete Streets

Pending Amendments: None, however the City undertook an update of the City Bicycle Transportation Plan which was adopted on March 1, 2011.

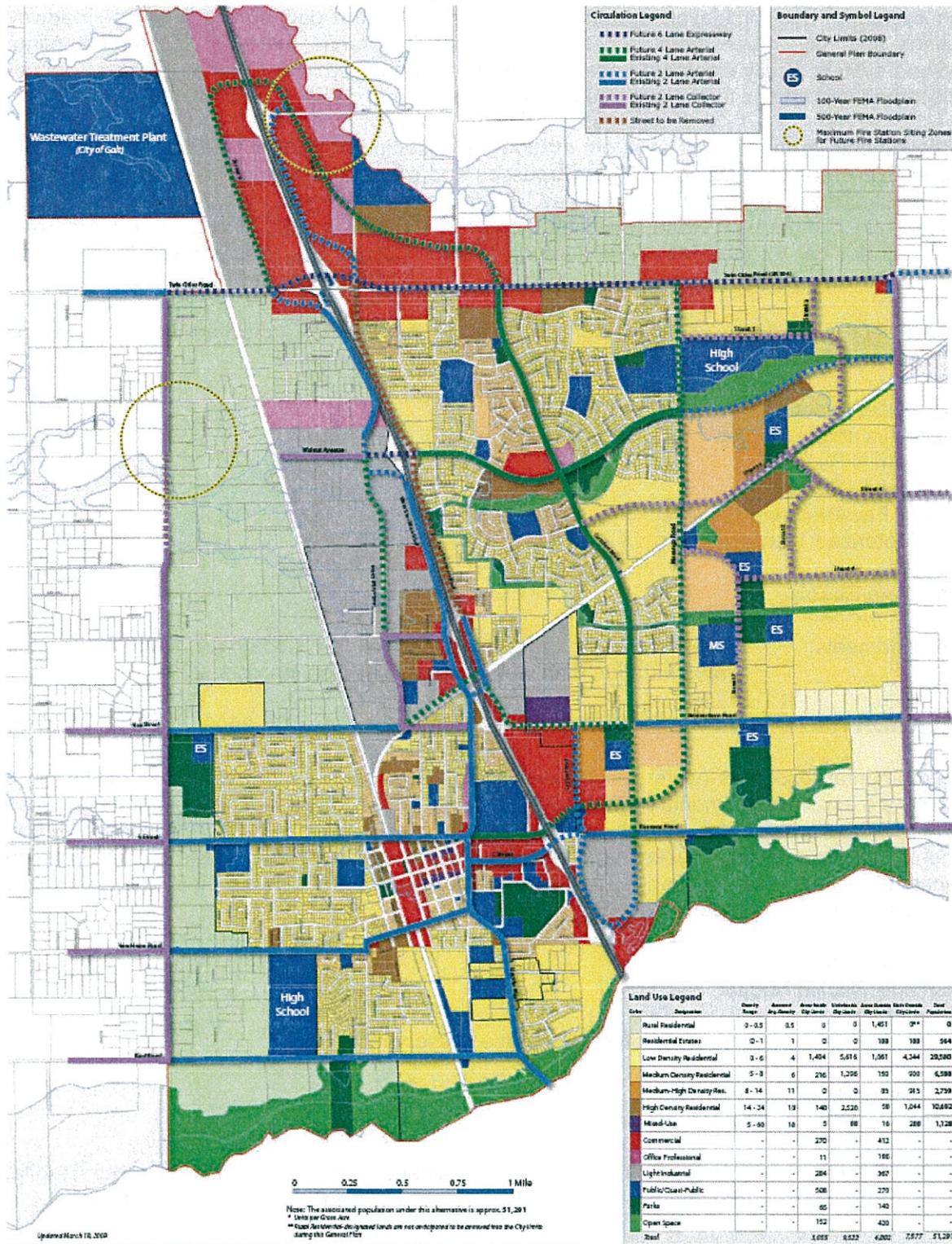
CONSERVATION AND OPEN SPACE ELEMENT– Adoption Date: April 7, 2009

Galt's environmental resources (water, vegetation, wildlife, and open space) contribute to the city's economy and are important elements in the quality of life of Galt's residents. These natural resources exist in limited quality and are at risk of destruction or degradation through continued urban development. The General Plan seeks to balance the need for growth with the need for conservation and enhancement of the area's natural resources, frequently in cooperation with other agencies. This chapter addresses the following topics:

- Water Resources
- Fish and Wildlife Habitat
- Vegetation
- Agriculture, Open Space, and Natural Resource Preservation
- Air Quality–General
- Air Quality–Transportation
- Global Warming and Energy Conservation

Pending Amendments: None. The City is a participant in the South Sacramento Habitat Preservation Plan. This document may be completed in 2011.

2030 Galt General Plan Land Use Map



PUBLIC FACILITIES & SERVICES ELEMENT – Adoption Date: April 7, 2009

This chapter addresses how to provide public facilities and services needed to adequately serve development within the General Plan. While the development of detailed plans for facilities and services is beyond the purview of the General Plan, this chapter does establish a framework for guiding planning decisions related to facility development and service provision. The general emphasis of the policies and programs is on ensuring the provision and maintenance of adequate services, while discouraging unnecessary, wasteful, or inefficient extension of existing systems or development of new facilities. This chapter contains goals, policies, and implementation programs related to the following facilities and services:

- Public Facilities and Services Funding
- Water Supply, Treatment, and Delivery
- Wastewater Collection, Treatment, Disposal, and Reuse
- Stormwater Drainage
- Solid Waste Collection and Disposal
- Law Enforcement
- Fire Protection and Emergency Medical Services
- Parks and Recreational Open Space
- Education
- Childcare
- Gas and Electric Services
- Information Technology

Pending Amendments: None.

COMMUNITY CHARACTER ELEMENT – Adoption Date: April 7, 2009

This chapter establishes qualitative urban design goals and policies which reinforce communitywide concepts depicting a framework of neighborhoods, corridors, and landmarks. Community design integrates diverse development concepts at an array of levels. From the overall city to neighborhoods and districts to streetscape and structure design, the goals and policies presented in this element provide for the visual pattern of land uses and circulation.

Key issues include the maintenance and enhancement of the quality of life in Galt by providing an overall theme of Galt as an urban city in the midst of a rural and open space landscape, establishing well-designed and inviting gateways and corridors in the city, providing the framework for the protection of Galt's Downtown and its historical assets, and preserving and enhancing Galt's trees.

The Community Character Element contains goals, policies, and implementation programs related to the following issues:

- Overall Community Design
- Gateways and Community Corridors
- Downtown
- Trees

Pending Amendments: None.

ECONOMIC DEVELOPMENT ELEMENT – Adoption Date: April 7, 2009

This chapter addresses key economic development issues relating to the maintenance and enhancement of Galt's quality of life by retaining and encouraging the expansion of existing industries and businesses in the community; encouraging the development of new industries and businesses in the community thereby creating new jobs for Galt residents; and preserving and enhancing the rich historic character

Economic development is about planning for a community where businesses can thrive and attract wealth, provide jobs and income growth for local residents, generate revenue for local government, and revitalize existing neighborhoods. The policies in this chapter will help Galt to identify its role within the regional economy and position the community to benefit from economic opportunities as they arise. This includes targeting the types of businesses that the community wants to attract and retain, ensuring that resources are available for the labor force to improve its occupational skills, and creating a business climate that makes the community attractive for business location and expansion.

This chapter addresses the following topics:

- Retail Attraction and Development
- Downtown Development
- Industrial and Office Attraction and Development
- Business Retention and Expansion
- Workforce Development

Pending Amendments: None.

NOISE ELEMENT – Adoption Date: April 7, 2009

A feature of Galt's small-town character and quality of life is its relatively quiet atmosphere. Noise results from many sources, including road traffic, railroad operations, aircraft, and industrial activities. Exposure to excessive noise has often been cited as a health problem, not so much in terms of actual physiological damage such as hearing impairment, but more in terms of general well-being and contributing to undue stress and annoyance.

This chapter contains goals, policies, and implementation measures on the following topic:

- Noise

Pending Amendments: None.

SAFETY AND SEISMIC ELEMENT – Adoption Date: April 7, 2009

Many of the health and safety risks associated with development can be avoided through location-specific decisions made at the planning stages of development, while others may be lessened through the use of mitigation measures in the planning and land use regulation process. This chapter outlines the City's strategy for ensuring the maintenance of a healthy and safe physical environment in Galt, and contains goals, policies, and implementation measures related to the following topics:

- General Health and Safety
- Seismic and Geologic Hazards

- Flood Hazards
- Fire Hazards
- Hazardous Materials
- Rail Corridors

Pending Amendments: None.

HISTORIC RESOURCES ELEMENT – Adoption Date: April 7, 2009

Galt has a rich historic heritage, and many significant historic buildings, events, and artifacts reflect its past. Downtown Galt in particular includes over twenty-five historically-significant buildings. The General Plan sets the framework for a comprehensive program to foster historic preservation efforts in Galt through a systematic program, community education, and coordination within the City and with historic preservation groups. This chapter contains goals, policies, and implementation measures related to the following topics:

- Historic Preservation
- Economic Incentives for Historic Preservation
- Historic Preservation Education and Awareness
- Archeological Resources

Pending Amendments: None.

HOUSING ELEMENT – Adoption Date: June 5, 2003

The Housing Element identifies and analyzes existing and projected housing needs and includes a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The housing element is required to identify adequate sites for housing, including rental housing, factory-built housing, and mobilehomes, and to make adequate provisions for the existing and projected needs of all economic segments of the community.

HCD Compliance Date: September 15, 2003

Amendment/Pending Update: The Housing Element has been in the process of an update for the last several years. The Draft Element is currently under review by the California Department of Housing and Community Development (HCD). Following this 60 day review and comment period, the document will be presented to the Planning Commission and City Council for review and adoption. This will occur in late spring or early summer of 2011.

REGIONAL HOUSING NEEDS ALLOCATION (RHNA)

In accordance with Government Code (Section 65584), the Sacramento Area Council of Governments (SACOG) adopted the Regional Housing Needs Allocation (RHNA) Plan in Sept. 2001. For the seven year period of the plan (2000-2007), the City of Galt was allocated 2,162 households in the RHNA Plan. Table 2 provides the housing need allocation for the City, classified by income level, as identified in the RHNA Plan.

Table 2. City of Galt RHNA By Income Level 2000-2007

Total Units	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income
2,162	489	349	398	926

Source: Sacramento Area Council of Governments (SACOG). Regional Housing Needs Allocation (RHNA) Plan, 2000-2007 – Final Sept. 2001.

Table 3 provides the 2010 maximum household income limits for Sacramento County (very low-, low-, moderate-and above-moderate) as determined by the California Department of Housing and Community Development and derived from the U.S. Department of Housing and Urban Development. Although household incomes vary considerably throughout Sacramento County, the City is required to use countywide California Department of Housing and Community Development income limits to evaluate housing affordability.

Table 3. 2010 Sacramento County Maximum Household Income Limits

Income Level	Household Size				
	1 Person	2 Person	3 Person	4 Person	5 Person
Very Low Income	25,600	29,250	32,900	36,550	39,500
Lower Income	40,950	46,800	52,650	58,500	63,200
Median Income	51,150	58,500	65,800	73,100	78,950
Moderate Income	61,400	70,150	78,950	87,700	94,700

Source: California Department of Housing and Community Development (Based on the 2010 median family income of \$72,800 for Sacramento County).

Table 4 shows the number of dwelling units added in calendar year 2010.

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	Mod. Income	Above Mod Income			See Instructions	See Instructions	
Galt Place	5+	R	56	24		1	81	81	80 TCAC/RDA	80 DB	
(9) Total of Mod. And Above Mod. from Table 6 ▶ ▶ ▶					0	1	81	81			
(10) Total by income Table 4/6 ▶ ▶ ▶			56	24	0	1	81	81			
(11) Total Extremely Low-Income Units*								8			

* Note: These fields are voluntary.

State law requires the annual report to include “. . . the progress in meeting its share of regional housing needs . . .” for monitoring the effectiveness of the implementation programs of the Housing Element of the General Plan.

**Table 5
Annual Building Activity Report Summary – Units Rehabilitated, Preserved and Acquired pursuant to
GC Section 65583.1(c)(1)**

Please note: Units may only be credited to the table below when a jurisdiction has included a program in 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 Gov. Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

*Note: This field is voluntary.

Table 6
Annual Building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table 4)

	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						0	
No. of Units Permitted for Above Moderate						0	

*Note: This field is voluntary.

Table 7 provides a tabulation of Galt's regional fair share allocation within the RHNA and the City's overall progress in meeting its share of the projected regional housing needs for the various income levels.

Table 7
Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Income Level		RHNA Allocation by Income Level	2000-2005 Year 1-6	2006 Year 7	2007 Year 8	2008 Year 9	2009 Year 10	2010 Year 11	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very low	Deed Restricted	489	20					56	76	344
	Non-deed restricted		69					69		
Low	Deed Restricted	349	3	26		1		24	54	93
	Non-deed restricted		199	2			1	202		
Moderate	Deed Restricted	398		28					28	-183
	Non-deed restricted		531	3		18	1	553		
Above Moderate		926	349	182	130	32	1	1	695	231
Total RHNA by COG		2,162								
Total Units ▶ ▶ ▶			1,171	241	130	51	3	81	1,677	485
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶										

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

**Table 8
Program Implementation Status**

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
<u>Policy 1.</u> Ensure that sufficient sites are appropriately zoned, with access to public services and facilities, between 2009 and 2013, and beyond, to accommodate the County's share of regional housing needs.	Provide for very low, low, moderate, and above moderate income housing	2000-2007	The City identified an anticipated gap of 49 lower income units, and committed to rezone additional acreage to R3 to accommodate multi-family housing. Evaluation: The City is working towards meeting this objective and has designated approximately 50 acres for high density (14 to 24 du/ac) development in the 2030 General Plan. This action should be updated to reflect the City's 2006-2013 RHNA allocation.
<u>Policy 2.</u> Any residential down zoning approvals shall require compensation for loss of land zoned at higher residential densities (R-2 and R-3) intended for very low- and low income	To guarantee no net loss of higher density residential land.	On-going	No residential down zoning approvals have been granted since adoption of the 2002-2007 Housing Element. The City is meeting this objective and will continue this action, especially after economic conditions improve.
<u>Policy 3.</u> Allow for the development of affordable housing.	The City shall not disapprove very low-, low-, and/or moderate income housing developments or condition project approvals in a manner that would make the project infeasible for development, according to the requirements of CG Code Sections 65913.2 and 65589.5.	On-going	The City is meeting this objective and the action should be continued.
<u>Policy 4.</u> Review progress toward meeting housing affordability targets and implementation of each housing policy.	Tabulate housing starts in each affordability category and compare to targets. Building permit and development applications will be revised to request proposed rent or sales cost information.	On-going	The City has been successful in establishing a process by which to track progress towards achieving affordability targets. The action should be reworded to tabulate housing "finals", and should be continued.
<u>Policy 5.</u> City will offer density bonuses and other incentives in the construction of affordable housing.	The City will amend its Zoning Code to add a chapter implementing Section 65915 of the California Government Code.	2000-2007	The City amended its zoning code in December, 2007 to incorporate the density bonus provisions of the Government Code (Section 65915). This information is now codified in Galt Municipal Code Section 18.20.025.
<u>Policy 6.</u> Encourage infill development.	Allow for development of existing non-conforming small frontage lots. The City will encourage and facilitate the development of infill lots	On-going	The City is meeting this objective and the action will be continued. The City approved Galt Place in 2007, a mixed-use project, which will provide 80 extremely low-(8 du) very low (48 du), and low-income (24 du) restricted senior apartments in the City's downtown area.

<p><u>Policy 7.</u> Encourage developers to utilize innovative approaches to providing affordable housing in the City.</p>	<p>Use a proactive approach with housing developers when requested to provide information concerning the Zoning Ordinance's features (e.g., lot sizes, density bonuses, Planned Development zoning) aimed at promoting affordable housing in Galt.</p>	<p>On-going</p>	<p>The City has had success in achieving this objective (Galt Place, Grizzley Hollow) and will continue efforts in the next housing cycle. This action will be continued.</p>
<p><u>Policy 8.</u> Continue to encourage planned unit developments or specific plans containing innovative planning approaches.</p>	<p>Encourage the use of planned unit development and specific plans</p>	<p>On-going</p>	<p>The City has been successful in educating developers about the benefits of planned unit developments and specific plans.</p>
<p><u>Policy 9.</u> The City shall continue to monitor "at-risk" subsidized housing when subsidies are within ten years of expiring (CA Gov. Code Section 65583).</p>	<p>Continue to annually monitor "at risk" subsidized rental housing at Sunset Garden Apartments for its Section 8 status, and prepare a plan for the preservation of these units as affordable rental housing.</p>	<p>2000-2007</p>	<p>Sunset Garden Apartments have been on an annual renewal schedule for the past several years and are considered to be "at risk". The City continues to monitor the project, but there has been no change.</p>
<p><u>Policy 10.</u> Assist in the rehabilitation of both owner and renter-occupied housing.</p>	<p>Continue providing grants and low interest loans to very low- and low-income owner occupants.</p>	<p>On-going</p>	<p>The Galt Housing Rehabilitation Loan and Grant Program have remained active since its inception in 1997. Sixty-six projects were funded from 2002-2007 for a total commitment of over \$1.1 million.</p>
<p><u>Policy 11.</u> Continue to implement a residential code enforcement program.</p>	<p>Continue to implement a code enforcement program through the Code Compliance Officer, operating primarily on a complaint basis.</p>	<p>On-going</p>	<p>During the 2002-2007 Housing Element cycle, the City continued to sponsor an annual clean-up day where residents could dispose of most unwanted materials at no charge. Elderly and disabled residents were able to call the City and request pick up at their homes; all other residents were permitted to bring their refuse to the collection site at the City's flea market grounds near City Hall. The City also added an annual Household Hazardous Waste Collection event in 2000 and has continued that program every year since.</p>
<p><u>Policy 13.</u> Permit migrant farm worker housing in Galt.</p>	<p>Amend the Zoning Code to add a separate use category and definition for migrant farm worker housing and designate zones where migrant farm worker housing will be permitted.</p>	<p>2010</p>	<p>The City has not met this objective.</p>
<p><u>Policy 14.</u> Assist in maintaining existing senior housing to meet the needs of older residents.</p>	<p>Provide elderly residents financial assistance to modify homes for handicapped accessibility.</p>	<p>On-going</p>	<p>The City/Redevelopment Agency's Housing Rehabilitation Loan and Grant Program routinely provides funding for modifying mobile homes and single family homes for handicapped accessibility and to address various other necessary health and safety improvements.</p>
<p><u>Policy 15.</u> Assist in increasing the supply of housing that meets the needs of older adults.</p>	<p>Continue to allow second residential units under the City's ordinance.</p>	<p>On-going</p>	<p>The City continues to allow second residential units, but there have been only two such units constructed in this Housing Element cycle (133-1/2 Oak Avenue and 346 Oak Avenue).</p>

<p><u>Policy 16.</u> Provide for single-room occupancy and studio type living arrangements.</p>	<p>Continue to allow mixed-use developments that include housing and commercial activities, such as the areas identified in the Downtown Revitalization and Historic Preservation Specific Plan.</p>	<p>On-going</p>	<p>The City allows mixed-use developments in the Downtown Revitalization and Historic Preservation Specific Plan area. However, during the 2002-2007 reporting period, there were no new residential mixed-use projects proposed. There are four existing second story apartments (SROs) at 227-4th Street and the City did approve the Galt Place mixed-use project, which will provide 80 extremely low-(8 du) very low (48 du), and low-income (24 du) restricted senior apartments.</p>
<p><u>Policy 17.</u> Permit emergency shelters in appropriate locations in the City.</p>	<p>Continue to allow emergency shelters, defined by the City's Zoning Code as a permanent facility providing temporary housing for one or more individuals who are otherwise homeless (Section 18.92.040), in the Light Manufacturing (LM) and Public/Quasi Public (PQ) zones with the approval of a conditional use permit.</p>	<p>2000-2007</p>	<p>The City has successfully codified this objective in the Municipal Code (Section 18.92.040).</p>
<p><u>Policy 18.</u> Permit transitional housing and large group homes in appropriate locations in the City.</p>	<p>Amend the Zoning Code to add separate use category and definition for transitional housing and designate the zones in which transitional housing will be permitted. The City will select zoning district(s) in which there are existing vacant or under-utilized sites that could accommodate transitional housing. Appropriate locations for transitional housing are required to be considered during a public hearing process before any commitments can be made regarding suitable sites.</p>	<p>2000-2007</p>	<p>The City has not met this objective, and the action will be continued.</p>
<p><u>Policy 19.</u> Facilitate the provision of family daycare for families in need of financial assistance to meet childcare needs.</p>	<p>Continue to permit family daycare centers by right in all residential zones (R-A, R-1, R-2, and R-3) consistent with state law (California Health and Safety Code Section 1597.4).</p>	<p>2000-2007</p>	<p>The City continues to successfully comply with state law (California Health and Safety Code Section 1597.4) to permit family daycare centers in all residential zones.</p>
<p><u>Policy 20.</u> Encourage the development of housing to meet the needs of very low-, low-, and moderate-income large families.</p>	<p>In multi-family projects of ten or more units, the City shall require that a minimum of 10 percent of the units be three-bedroom or more. Developments guaranteed as retirement communities or for the elderly may be exempted from this requirement.</p>	<p>On-going</p>	<p>The only multi-family project with 10 or more units approved during 2002-2007 was Grizzly Hollow III. That project included 54 units and 18 of them were three-bedroom, representing more than 33 percent of the project. The City had made progress toward this objective.</p>
<p><u>Policy 21.</u> Continue to increase energy efficiency of existing housing.</p>	<p>Continue to increase energy efficiency of existing housing.</p>	<p>On-going</p>	<p>Allowed energy efficiency upgrades as an eligible use in the Galt Housing Rehabilitation Program and provided educational information to residents and home builders.</p>
<p><u>Policy 22.</u> Ensure energy conservation practices in new housing.</p>	<p>The City will implement the energy conservation requirements of the state building code standards (Title 24 of the California Code of Regulations).</p>	<p>On-going</p>	<p>The City implemented state building code energy conservation requirements on all building permits issued during the reporting time frame. The City waived permit fees for residential solar installation and requires a street tree for each new home.</p>

<p><u>Policy 23.</u> Actively promote equal housing opportunities for all regardless of race, religion, sex, marital status, ancestry, national origin, or color.</p>	<p>Promote equal housing opportunities.</p>	<p>On-going</p>	<p>The City does not administer any housing programs (other than the Housing Rehabilitation Loan and Grant Program) nor does it manage any rental properties. Therefore, the City is not typically involved in issues involving equal housing opportunities. However, if a citizen wished to lodge a complaint the City would refer them to the District Office of Fair Employment and Housing.</p>
<p><u>Policy 24.</u> Encourage rehabilitation of older units under the Historic Building Code to lower renovation costs.</p>	<p>Minimize the impacts of governmental constraints.</p>	<p>On-going</p>	<p>The City has used the State Historic Building Code when applicable to assist a property owner with repairs of a historic structure</p>
<p><u>Policy 25.</u> Continue to upgrade sewer and water delivery system and update impact fees as necessary.</p>	<p>Analyze and recommend upgrades to sewer and water delivery system.</p>	<p>On-going</p>	<p>Water and sewer system upgrades are included in the City's Capital Improvement Plan, which is updated annually to include new projects or amend cost estimates. Projects from the CIP are then prioritized and funded in the budget process. Impact fees are regularly updated and were last done in 2009.</p>
<p><u>Policy 26.</u> Ensure that the City's Zoning Code and permitting procedures allow reasonable accommodations for persons with disabilities.</p>	<p>Establish written procedures to make certain that reasonable accommodations are made for persons with disabilities.</p>	<p>2000-2007</p>	<p>The City has made some progress toward this objective. This action should be continued while the City updates its zoning code.</p>
<p><u>Policy 27.</u> Revise the Housing Element every five years or as needed and include public participation in each revision.</p>	<p>Update the Housing Element according to state law.</p>	<p>On-going</p>	<p>The 2008 Housing Element update was delayed while the comprehensive 2030 General Plan Update was completed. The General Plan public process continued well into 2009, causing staff to put the Housing Element on hold and prioritize completion of the General Plan land use diagram and policies. Staff reinitiated the Housing Element update upon adoption of the General Plan.</p>

Sphere of Influence Boundary Amendments

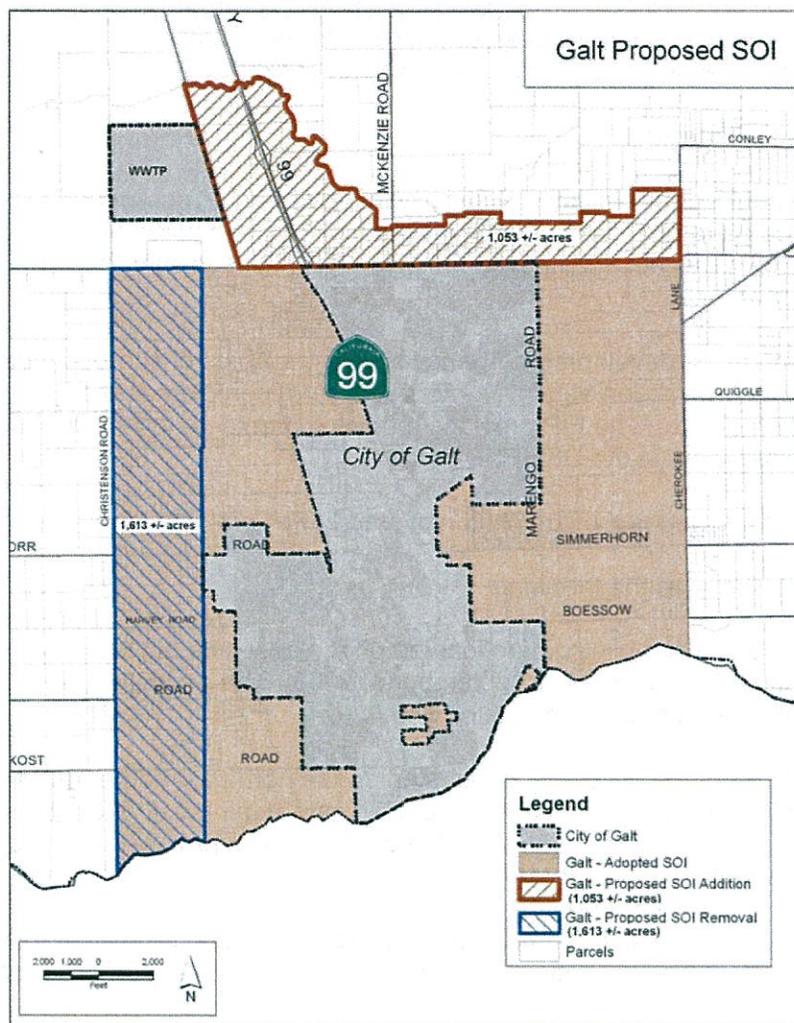
The City of Galt submitted an application to the Sacramento Local Agency Formation Commission (LAFCo) to amend the Sphere of Influence (SOI) on July 20, 2009 and was approved on Jan. 9, 2011. The application is consistent with the newly adopted 2030 Galt General Plan.

As part of this application submission, City staff prepared a Municipal Services Review (MSR), which was submitted with the SOI application.

The amended SOI application requests approximately 1,053 acres be added to the SOI on lands north of Twin Cities Road from Cherokee Road on the east to the U.P.R.R. mainline to the west. The northern boundary generally follows Skunk Creek between the eastern and western margins noted above. (see diagram below.)

A simultaneous detachment of approximately 1,613 acres is also proposed. The detached area is located between Sargent and Christensen Roads and from Twin Cities Road south to the County boundary.

The amended SOI would allow for future annexation and urbanization to the City of Galt.



Redevelopment Activities

The City of Galt established the Redevelopment Agency, pursuant to Redevelopment Law, in 1983 and created the Galt Redevelopment Project Area. The City Council declared itself the Agency and assumed all the rights, powers, duties and privileges vested in a redevelopment agency. The City amended the redevelopment project area in 2007. This amendment extended the expiration date of the project area and expanded its boundaries.

Commercial Revitalization:

Brewster Building Rehabilitation Project

The Galt Redevelopment Agency partnered with D&S Development for the rehabilitation of the historic Brewster building. The building, located at 201 4th Street, is in the City's Downtown Revitalization and Historic Preservation Specific Plan Area (DRHPSP). The building is listed on the National Register of Historic Places and the City of Galt's list of historic sites. The building was in poor shape and contributing to blighting conditions. In addition, the City, and Agency, has targeted this area for renovation. The improvement of the building will help eliminate blight and is consistent with the City's specific plan for the area and the Redevelopment Agency's 5 Year Implementation Plan. In conjunction with other revitalization projects in the area it is hoped that a renewed interest in the historic area will generate enough interest so that a vibrant commercial center could emerge. The project is very near completion, with a target date to open of April 1, 2011.

Façade Improvement Program

The Galt Redevelopment Agency initiated a Façade Improvement Program (FIP) in October of 2007. The program was created to help eliminate blighting conditions and preserve and restore the Downtown and Old Town Business District by providing incentives to stimulate investment in high quality building improvements.

Through this program, the Redevelopment Agency shares the costs of improving building exteriors promoting joint public/private action and investment which will complement and enhance other Agency downtown revitalization efforts. The FIP provides matching grants up to \$15,000 for commercial property and business owners in the DRHPSP area.

Program activity in 2010 includes the completion of two (2) FIP projects for a total of **\$99,000**.

All activity for the year includes the following:

227-241 S. Lincoln Way - The buildings are located on the east side of Lincoln Way between A and C Streets. The application was received in September of 2008. The project is complete is now complete. FIP contribution to the project totaled **\$45,000**.

253-257 S. Lincoln Way – The buildings are located on the northeast corner of Lincoln Way and C Street. The intersection is considered the heart of Galt as it is the crossroads of the City's two main thoroughfares. The application was received in March 2009. The project is complete and the FIP contribution totaled **\$54,000**.

232 S. Lincoln Way – The project is located on the west side of Lincoln Way across from the aforementioned projects. The application was received in June 2009. The project has not yet started.

825 C Street – The projected is located on the north side of C Street. The application was received in September 2010. The project has not yet started.

Affordable Housing Development Progress

Galt is also making significant progress in its affordable housing objectives, utilizing Redevelopment Agency Housing Set-Aside funds.

Affordable Housing Activities:

Galt Place

The Galt Redevelopment Agency partnered with and entered into an agreement (December 2008) with CFY Development, Inc, for the construction of Galt Place, a mixed use affordable senior housing project. The project will be located on a 1± acre property at the southeast corner of 4th and D Street in the City of Galt's Downtown area. The project will consist of one three story building. The ground floor contains commercial space, tenant common areas and parking. The second and thirds floors are comprised of the senior apartments. There will be a total of 81 apartments, 64 one bedroom and 17 two bedroom apartments. One apartment will be used for a live in manager unit. The remaining 80 will be restricted to those meeting age and income restrictions.

The building faces 4th, D and E Streets. Primary pedestrian access for tenants will be from D Street although there will be access points off of 4th Street. Commercial access will be from 4th, D Street and E Street. All parking will be accessed from the alley and E Street. In addition to providing affordable units, the project helps support the overall redevelopment goal of improving the older downtown area. The project broke ground on March 30, 2010 and should be completed by April, 2011.

Galt Housing Rehabilitation Loan Program

The Galt Housing Rehabilitation Program is available to low income owner/occupants and to investors who own rental property that is occupied by a low income household(s). The property must be within the Target Area or be specifically approved by the City. The dwelling unit must be in need of repairs to correct health and safety hazards. Funds may be approved for a room/bathroom addition only if it will correct certain overcrowding conditions as defined in the program guidelines.

The program allows for a range of financing options that will provide the most benefit to the homeowner while protecting the City/Agency and recirculating funds to the extent possible for other rehabilitation loans. In general, the total indebtedness against the property cannot exceed 95% of the after rehabilitation value. Loans will not be approved for less than \$5,000 (due to cost of processing) and the maximum amount shall not exceed \$50,000 unless there are exceptional circumstances and the loan to value ratio is not exceeded. The following is a summary of the programs options:

All projects are reviewed and approved by the Loan Review Committee (LRC). The LRC is comprised of two City of Galt Department Heads (currently the Finance Director and the Community Development Director) and a member of the community at large with working experience in housing loans (currently the Manager of local Union Bank).

GALT HOUSING REHABILITATION PROGRAM PROJECT LIST – CALENDAR YEAR 2010

<u>Address</u>	<u>Amount</u>	<u>Type</u>	<u>Income Category</u>	<u>Date</u>
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604 Pringle Ave. #32	4,895	Grant	Low	1/26/10
604 Pringle Ave. #51	5,000	Grant	Very Low	1/26/10
604 Pringle Ave. #94	2,995	Grant	Very Low	1/26/10
604 Pringle Ave. #2	3,995	Grant	Very Low	1/26/10
604 Pringle Ave. #51	900	Grant	Very Low	4/19/10
Total 2010 Grants		\$17,785		
Total 2010 Loans		0		
Total 2010 Program Expenditures		\$17,785		

Habitat for Humanity Project

The Redevelopment Agency partnered with Habitat for Humanity for the construction of two (2) income restricted for sale homes. In 2005 the Agency donated a single parcel of land to the project. Habitat for Humanity completed a lot split and construction of the homes. The Agency entered into a Housing Affordability Covenants Conditions and Restrictions Agreement with the first home owner, located at 719 Simons St., in May 2008. The second home was completed in July 2009 and the Agency entered into a Housing Affordability Covenants Conditions and Restrictions Agreement with the home owner, located at 725 Simons St., in Oct. 2009 (2009-2010 reporting year).

City of Galt 2010 Accomplishments

Some of the highlights of this year's accomplishments include:

- Completed the City Park Master Plan, 2010
- Began construction of Walker Park
- Provided web access for utility customers
- Continued success of the Galt Winter Bird Festival
- Established the Easter Egg Extravaganza in cooperation with Shop Local Project
- Implemented a city cash-handling policy
- Maintained reserves according to the city's reserve policy
- Completed downtown facade improvements (including 5 separate store fronts)
- Adopted Redevelopment Agency Implementation Plan (2004-2014)
- Completed eight grant applications for the Galt Housing Rehabilitation Program
- Added two new businesses to the Industrial Park
- Delivered a Sphere of Influence application to Local Agency Formation Commission (LAFCO)
- Established Downtown Farmer's Market
- Began construction on the Central Galt Interchange (\$20.9M bid)
- Awarded contract for Central Galt Corridor design and 4th Street railroad property improvements
- Completed Twin Cities and Carillion traffic signals
- Completed numerous ADA requirements for sidewalks and railroad crossings
- Completed 2010 Paving Program
- Completed Downtown 4th Street upgrades
- Installed UPRR Pedestrian Safety Crossing Improvement Project
- Completed Design for the A Street and Lincoln Way Flashing Crosswalk Project
- Completed Lincoln Way public parking lot
- Completed the design of Twin Cities/Highway104 roundabouts
- Completed Northeast Area Bike Lane project and processed 100% reimbursement request
- Completed TCIP, NEA & Capital Facilities fee update

- Public Works Streets staff used approximately 100 tons of asphalt for in-house paving repairs, installed 200 new street name signs, swept over 7,000 miles of streets, removed over 650 cubic yards of debris and cleaned approximately 24 miles of sanitary sewer main line
- Completed arsenic removal processes at the waste water treatment plants
- Near completion of the Wastewater Treatment Plant Upgrade Project (WWTP)
- Initiated negotiations to secure a solar power contract for the Wastewater Treatment Plant
- Completed water, sewage and drainage Master Plans
- Negotiated National Pollutant Discharge Elimination System permit for the WWTP
- Continued to expand the Neighborhood Watch Program; 52 neighborhoods involved
- Hired a school resource officer, three police officers and one dispatcher within last two years
- Increased traffic enforcement
- Reduced injury accidents, fatal accidents and total accidents
- Reduced crime rate by 16.8 % in 2010
- Exceeded closure rate of national average for Cities under 25,000 for all categories except larceny
- Reduced the number and severity of gang crimes
- Updated Police Department Strategic Plan
- Designated one of the 100 best communities for youth in the U.S.
- Developed three Business Watch Groups to prevent crime
- Fully implemented 800 radio system and became member of SRSCS
- Fully implemented COP-Link and placed system in use
- Moved pistol range development into CEQA phase
- Secured 5 year revenue stream from CDCR for range lease
- Selected and implemented SRO program
- Implemented Pastor on the Premises School Program
- Applied for and receive COPS Hiring Program Grant for 1 officer, 1 Sergeant (\$666,662)
- Receive OTS Click It or Ticket Grant (\$1,753.92)
- Received OTR Sobriety Checkpoint Grant (\$8,607.78)
- Participated in the Sacramento Area Green Partnership
- Obtained a Parking Management Grant from LGC (\$5,000)
- Obtained an Infill Streamlining Program Grant from LGC (\$15,000)
- Applied for Energy Efficiency Community Block (Small Cities Competitive Grant)
- Applied for and secured Energy Efficiency Community Block (Formulaic Grant) (\$133,000)
- Coordinated Energy Update California Program for City residents
- Collaborated with SMUD in the "SMUD Home Performance Grant (SEP 2)"
- Continued work on establishing a City owned Swainson's Hawk Mitigation Bank
- Completion rate of 100% for the New Business License Inspection Program
- Continued monthly Code Enforcement Task Force visits
- Issued over 320 building permits
- Received approximately 400 code violation complaints and closed approximately 340 cases

General Plan Implementation Schedule Progress

The City's progress in accomplishing the implementation measures set forth in the General Plan is depicted in Appendix A.

APPENDIX A

LAND USE

Implementation Programs	Status
<p>LU-A: Sphere of Influence</p> <p>The City should request that the Sacramento Local Agency Formation Commission (LAFCo) modify Galt's sphere of influence consistent with the long-term growth plans reflected in the General Plan.</p>	<p>In July 2009, the City submitted an application to amend the SOI consistent with the 2030 General Plan. Additionally, staff prepared and submitted the Municipal Services Review Study (MSR) to accompany the application. The SOI was approved by LAFCo in Jan. 2011.</p>
<p>LU-B: Habitat Conservation Plan</p> <p>The City should work with Sacramento County to identify and protect critical species habitat as shown in the proposed South Sacramento County Habitat Conservation Plan (SSHCP).</p>	<p>The City continues to work with Sacramento County and other participating agencies in the preparation of the SSHCP.</p>
<p>LU-C: Landscape and Lighting District</p> <p>The City should explore the use of a citywide Landscape and Lighting District and other programs to fund landscape maintenance.</p>	<p>In May 2005, the City established Lighting, Landscaping and Maintenance District #3, which provides a funding mechanism addressing this policy for new development.</p>
<p>LU-D: Annual General Plan Reviews</p> <p>The City Council should review the General Plan annually, focusing principally on actions undertaken in the previous year to carry out the implementation programs of the plan.</p>	<p>This report fulfills this program.</p>
<p>LU-E: Major General Plan Reviews</p> <p>The City should conduct a major review of the General Plan, including the General Plan Policy Document and Existing Conditions Report, beginning every ten years from the date of final approval of this General Plan, and should revise it as deemed necessary.</p>	<p>The City will conduct reviews as suggested.</p>
<p>LU-F: Ordinance Consistency</p> <p>The City should review and amend, as necessary, applicable ordinances, regulations, and plans referenced herein to ensure consistency with the General Plan. These shall include, but not be limited to, the Park Master Plan, Bicycle and Pedestrian Plan, Landscape Manual, and Building Code.</p>	<p>Reviews for consistency with the 2030 General Plan have begun. The Adopted Park Master Plan 2010 is consistent with the General Plan. Other ordinances and policies will be reviewed, revised and amended as necessary. The City initiated preparation of the Bicycle Transportation Plan update in 2010 and adopted an update of the Building Codes including the new California Green Code.</p>
<p>LU-G: Downtown Revitalization and Improvement</p> <p>The City should work with Downtown business and property owners to continue revitalization efforts via private property improvements and programs.</p>	<p>The Downtown Revitalization and Historic Preservation Committee meets periodically to review projects for consistency. Staff updates necessary policies periodically to address changed conditions. Staff actively engages property and business owners, encouraging revitalization of property as noted previously in this report.</p>
<p>LU-H: Zoning Ordinance and Zoning Map Consistency</p> <p>The City shall review and amend, as necessary, the Zoning Ordinance and Zoning Map to ensure consistency with the General Plan.</p>	<p>The Zoning Code is currently being evaluated for consistency and amendments. Should be completed in 2011.</p>

CIRCULATION ELEMENT

Implementation Programs	Status
<p>C-A: Capital Improvements Financing Plan and Development Fees</p> <p>The City shall update its Long-Term Capital Improvement Program (CIP) to include all new facilities identified in the General Plan with appropriate funding mechanism such as assessment districts and/or grants. The City shall subsequently update the CIP's five-year implementation plan as deemed appropriate.</p>	<p>In coordination with the completion of the 2030 General Plan, City staff undertook a comprehensive update of the CIP consistent with the General Plan in 2009. This update was completed in March, 2010.</p>
<p>C-B: Park-n-Ride</p> <p>The City shall investigate opportunities for new Park-n-Ride facilities as part of ongoing development project review, during design of new highway interchanges, and major street improvement projects, and during the annual review of the Transit Budget.</p>	<p>Ongoing as part of new project submissions or City initiated projects.</p>
<p>C-C: Bike and Pedestrian Master Plan</p> <p>The City should update the Bike and Pedestrian Master Plan every five years to maintain eligibility for grant funding. The plan shall also be updated to address the issues noted in the policies.</p>	<p>Plan update was undertaken in 2010 and will be completed in 2011.</p>
<p>C-D: Transit Planning</p> <p>The City will work with local transit service providers to improve transit in the City.</p>	<p>The City continues to work cooperatively with South County Transit.</p>
<p>C-E: Sidewalk Maintenance and ADA Program</p> <p>The City should maintain an inventory of City sidewalks and continue implementation of ADA compliance plans and periodic maintenance of sidewalks via the CIP funding program.</p>	<p>The City maintains an inventory of facilities in need of ADA compliance. This inventory is referenced annually for the sidewalk replacement, reconstruction and new construction program.</p>

CONSERVATION ELEMENT

Implementation Programs	Status
<p>COS-A: Annual Review</p> <p>The City should annually review General Plan goals, policies, and implementation programs and identify City priorities and any quantifiable objectives that should be addressed for the upcoming fiscal year.</p>	<p>This report fulfills this measure.</p>
<p>COS-B: Flood Protection Ordinance</p> <p>The City should monitor and update the flood protection ordinance to assure adequate flood controls.</p>	<p>New construction is evaluated regarding flood protection consistent with State, Federal and local laws.</p>

<p>COS-C: Aquifer Monitoring</p> <p>The City should prepare and regularly update a Water Supply Master Plan to monitor any activities that may degrade the aquifers of Cosumnes River, Laguna Creek, Skunk Creek, and Dry Creek and affect City water supplies.</p>	<p>The City completed the Water Supply Master Plan in 2010.</p>
<p>COS-D: Visual Accessibility of Floodplains</p> <p>The City should include in the floodplain ordinance a requirement for direct roadway access of the entire length of any particular stream (perennial or intermittent) and associated floodplain section being developed (both sides). This should include an explanation of the nexus between the requirement and the impact of development.</p>	<p>This policy will dictate development standards until such time as the floodplain or subdivision ordinance is amended to further implement this policy.</p>
<p>COS-E: Infill Development Priority</p> <p>The City should adopt incentives for implementing infill development near job centers and transportation nodes. Incentives can include, but are not limited to, building permit fee waiver, parking standard reductions, etc.</p>	<p>This may be addressed in the update of the Zoning Ordinance.</p>
<p>COS-F: City Fleet Vehicles</p> <p>The City should adopt a program for the phased replacement of City fleet vehicles with low-emission technology vehicles, as appropriate.</p>	<p>No formal program has been established as of this report. The City made its first purchase of a hybrid vehicle in 2009.</p>
<p>COS-G: Support Energy Conservation Legislation</p> <p>The City shall support legislation that promotes cleaner industry, lowest emission technology vehicles, and more efficient-burning engines and fuels.</p>	<p>The City does support low emission technologies and efficient fuels.</p>
<p>COS-H: City Facilities</p> <p>The City should upgrade existing City facilities so that energy use can be derived from sustainable energy sources by 2020. This can include, but is not limited to, the installation of solar panels or by purchasing electricity from service providers that use renewable energy sources.</p>	<p>The City is currently investigating purchasing power from a solar energy provided in attempts to reduce our carbon footprint for the Waste Water Treatment Plant.</p>
<p>COS-I: Energy Efficiency</p> <p>The City should encourage new housing units be constructed to meet and/or exceed LEED Certified energy efficiency standards.</p>	<p>As new development is proposed, the City will encourage such efficiency standards.</p>
<p>COS-J: Energy Conservation Features</p> <p>The City shall coordinate with utility providers to provide City residents with information on a variety of energy conservation features including tree planting programs, energy efficient development, and increased use of renewable energy sources.</p>	<p>In conjunction with SMUD, the City utility provider, several grant applications have been submitted to CEC for this purpose.</p>
<p>COS-K: Greenhouse Gas Emissions Reduction Plan</p> <p>The City will prepare and adopt a Greenhouse Gas Emissions Reduction Plan.</p>	<p>This project will be undertaken when funds are budgeted.</p>

<p>COS-L: Green Construction</p> <p>The City shall amend the municipal code as necessary to remove barriers to green construction.</p>	<p>As barriers are identified, appropriate review and subsequent action will be taken. The City adopted the new California Green Building Codes in December, 2010.</p>
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PUBLIC FACILITIES & SERVICES ELEMENT

Implementation Programs	Status
<p>PFS-A: Infrastructure Master Plans</p> <p>The City shall prepare, annually review, and update every five years a Water Master Plan, Wastewater Master Plan, Storm Drainage Master Plan, and Pavement Management Plan.</p>	<p>The City has prepared all of these Plans. Regular reviews and updates will occur.</p>
<p>PFS-B: Capital Improvement Program</p> <p>The City shall annually review and update the Capital Improvement Program.</p>	<p>Ongoing and compliant.</p>
<p>PFS-C: Development Fee Schedule</p> <p>The City shall prepare development fee schedules based on the Capital Improvement Program.</p>	<p>Regular updates are ongoing and compliant.</p>
<p>PFS-D: Water Supply Alternatives Study</p> <p>The City shall conduct a study of future water supply alternatives to determine the most appropriate long-term water supply to serve Galt.</p>	<p>The City will address this issue in the update of the Urban Water Management Plan in 2011.</p>
<p>PFS-E: Water Management Plan</p> <p>The City shall update the Water Management Plan to include fire protection needs, water conservation, management measures, and monitoring as required by State law.</p>	<p>The City has initiated an update of the Urban Water Management Plan which is scheduled to be complete in July 2011. The City is also participating in preparation of a South Sacramento County Groundwater Management Plan.</p>
<p>PFS-F: Ground Water Protection Response Plan</p> <p>If the results from PFS-E indicate an imbalance between safe groundwater and project water requirements, the City should develop a response plan to address the imbalance, including an appropriate mix of water conservation measures, reuse, surface water supplements, and other water management techniques.</p>	<p>If needed, the City will address this issue in the update of the Urban Water Management Plan, contingent upon budget approval. The City is also participating in preparation of a South Sacramento County Groundwater Management Plan.</p>
<p>PFS-G: Stormwater Management Plan</p> <p>The City shall prepare, periodically update, and implement on an ongoing basis a Stormwater Management Plan in coordination with other member agencies.</p>	<p>Ongoing and compliant.</p>

<p>PFS-H: Stormwater and Flood Protection Ordinance The City shall prepare and adopt a Stormwater and Flood Protection Ordinance to implement the updated Storm Drainage and Flood Protection Master Plan to address stormwater runoff and flood protection.</p>	<p>With the completion in 2010 of the Storm Drain Master Plan, an evaluation will be undertaken to determine the necessity of such an ordinance.</p>
<p>PFS-I: Public Safety Services Master Plan The City shall update the Public Safety Services Master Plan for police services based on future development trends.</p>	<p>Like all other Master Plans, periodic updates occur as needed.</p>
<p>PFS-J: New Fire Substations The City shall work with the Cosumnes Community Services District Fire Department to identify and site new fire stations in accordance with the "maximum fire station siting zones" identified on the Land Use and Circulation Diagram (Figure LU-1).</p>	<p>Upon request, the City and CSD Fire Dept. will work cooperatively on this project as all others.</p>
<p>PFS-K: Park and Recreation Master Plan The City shall update the park and recreation master plan as necessary to outline facility needs and funding mechanisms.</p>	<p>The Parks & Recreation Master Plan was adopted by the City Council in 2010.</p>
<p>PFS-L: Technology Coordinator The City shall designate a Technology Coordinator, within a City department or agency, with responsibility for oversight over communitywide information technology infrastructure development.</p>	<p>This measure was accomplished with the hiring of an IT Coordinator in 2007.</p>
<p>PFS-M: Telecommunications Program The City shall develop and expand telecommunications programs at City Hall.</p>	<p>This is an ongoing process within budget constraints.</p>

COMMUNITY CHARACTER ELEMENT

Implementation Programs	Status
<p>CC-A: Existing Neighborhoods The City shall continue proactive code enforcement and nuisance abatement programs to ensure that existing neighborhoods remain attractive and free of public nuisances. To this end, the City shall work collaboratively with homeowners associations and other community groups to address nuisances, eliminate blight, and ensure that community aesthetic standards are maintained. The City shall also identify infrastructure deficiency needs of existing neighborhoods and incorporate repair and improvement costs into the Capital Improvement Program.</p>	<p>For 2010, Code Enforcement investigated 400 potential violations and closed 336 cases during the same period. Of the total case load, 220 were proactive investigations.</p>

<p>CC-B: Signage The City shall revise the sign provisions in the Zoning Ordinance to require replacement of non-conforming or non-operational signs.</p>	<p>Will be addressed in the Zoning Ordinance update to be undertaken in 2011, pending budget approval.</p>
<p>CC-C: Public Art The City shall adopt an Art in Public Places Ordinance.</p>	<p>Will be addressed as work load permits and priorities are established.</p>
<p>CC-D: Downtown Design Guidelines The City shall continue to enforce and periodically review and update as necessary the design guidelines of the Downtown Revitalization and Historic Preservation Specific Plan.</p>	<p>The Downtown Revitalization and Historic Preservation Committee meets periodically to review projects for consistency. Staff updates necessary policies periodically to address changed conditions.</p>
<p>CC-E: Tree Selection The City shall immediately prepare an informational addendum to the Galt Landscape Manual to encourage selection of tree species with low biogenic emissions and discourage those species with high emissions and to provide a list of trees in each category. In the longer term, the City shall conduct a comprehensive update of the Galt Landscape Manual and include a section on biogenic tree emissions.</p>	<p>The Air Quality Management District has provided a list of low biogenic species to include with our landscape/irrigation application package. A formal addendum to the Landscape Manual will occur as work load permits.</p>
<p>CC-F: Master Landscape and Lighting District Plan The City shall prepare a Master Landscape and Lighting District to finance the maintenance of natural areas in new developments or provide an alternative financing mechanism.</p>	<p>In May 2005, the City established Lighting, Landscaping and Maintenance District #3, which provides a funding mechanism addressing this police for new development.</p>
<p>CC-G: Enhance Visual Quality The City should work to improve visual quality of rail corridors and major road corridors in the city.</p>	<p>As new projects are considered for approval, appropriate consideration will be given toward visual enhancements.</p>

ECONOMIC DEVELOPMENT ELEMENT

Implementation Programs	Status
<p>ED-A: City Staff Participation The City should dedicate staff resources to economic development activities and identify ways to improve upon existing initiatives. The role of City staff should include business assistance, business recruitment, participation in regional economic development initiatives, coordination with regional labor force development agencies, promoting Galt as a business location, coordinating funding resources, business outreach, and participation with local business associations.</p>	<p>The City will continue to implement the strategies outlined in the City Economic Development Roadmap policy document, April 2008. This policy document focuses on four specific goals; 1) improving jobs/housing balance, 2) business retention, expansion, and attraction, 3) achieve competitive advantage and maintain a quality community, and 4) provide a business friendly climate.</p>

<p>ED-B: Sales Tax Trend Tracking</p> <p>The City should use audits of its sales tax data to track taxable sales growth by industry category. This data can be used to track retail store sales, as well as identify non-retail businesses that generate sales tax from point-of-sale transactions. This information would also be used to prioritize the business outreach program, and provide comparison data for fiscal analyses.</p>	<p>The City has retained the services of The HDL Companies to assist the City of Galt in analyzing sales activity and the subsequent reporting of sales tax. Information is received and reviewed on a quarterly basis.</p>
<p>ED-C: Targeted Marketing Message</p> <p>The City shall develop specific marketing messages for different industry sectors, based on Galt's strengths, local and regional market positions, and future growth opportunities. Local-serving sectors would focus on Galt's location along State Route 99, the significant unmet local spending demand, and future spending growth. Export-oriented industry prospects would focus on available sites, the attributes of the local workforce, and growth prospects from Galt's proximity to regional economic centers around Sacramento and Stockton.</p>	<p>The City will continue to implement the strategies development in the City Economic Development Roadmap policy document, April 2008. This policy document focuses on four specific goals; 1) improving jobs/housing balance, 2) business retention, expansion, and attraction, 3) achieve competitive advantage and maintain a quality community, and 4) provide a business friendly climate.</p>
<p>ED-D: Business Attraction</p> <p>The City should Implement and prioritize business attraction initiatives in the categories identified in Goals ED-1.3, 3.3, and 3.4. This can include the development of an overall Economic Development Strategy.</p>	<p>The City will continue to implement the strategies development in the City Economic Development Roadmap policy document, April 2008. This policy document focuses on four specific goals; 1) improving jobs/housing balance, 2) business retention, expansion, and attraction, 3) achieve competitive advantage and maintain a quality community, and 4) provide a business friendly climate.</p>
<p>ED-E: Vacancy and Parcel Tracking</p> <p>The City should track and continually update available land parcels. This information should be matched up with any individual business needs identified through business outreach.</p>	<p>A Vacant Land Inventory is currently maintained by the Community Development Dept. and made available to interested parties.</p>

<p>ED-F: Funding Resources</p> <p>The City should continue to identify funding resources and apply for those resources for which the City of Galt qualifies. Outside funding resource that City can consider include the following:</p> <ul style="list-style-type: none"> ▪ Federal transportation funds (TEA 3 Funding Programs) ▪ CA Business, Transportation, & Housing Agency and CA Environmental Protection Agency ▪ California Infrastructure and Economic Development Bank: Infrastructure State Revolving Fund ▪ Economic Development Administration: Public Works Grants ▪ US Department of Agriculture Rural Development: Community Facilities Grants and Loans ▪ US Environmental Protection Agency: Brownfields Assessment, Revolving Loan Fund, and Clean-up Grants ▪ California Statewide Communities Development Authority ▪ State Transportation Improvement Program (STIP) 	<p>The City actively competes in various state and federal grant and other appropriation requests.</p>
<p>ED-G: Supplier Business Attraction</p> <p>The City should refine business attraction targets to include business-to-business suppliers, potentially including material distributors, service providers, and component manufacturing.</p>	<p>The City will continue to implement the strategies development in the City Economic Development Roadmap policy document, April 2008. This policy document focuses on four specific goals; 1) improving jobs/housing balance, 2) business retention, expansion, and attraction, 3) achieve competitive advantage and maintain a quality community, and 4) provide a business friendly climate.</p>
<p>ED-H: Employment Trend Tracking</p> <p>The City should consider dedicating staff resources to tracking employment and payroll trends. The U.S. Census ZIP Code Business Patterns can be used for tracking aggregate employment trends. In order to systematically track employment by detailed industry category, the City should request a custom data run from the California Employment Development Department, and continue to update this data on an annual basis. This data will also include wage and salary data, which can be used to track income growth by industry.</p>	<p>The City will continue to implement the strategies development in the City Economic Development Roadmap policy document, April 2008. This policy document focuses on four specific goals; 1) improving jobs/housing balance, 2) business retention, expansion, and attraction, 3) achieve competitive advantage and maintain a quality community, and 4) provide a business friendly climate.</p>

<p>ED-I: Existing Business Outreach</p> <p>The City should establish and implement a business outreach program that prioritizes businesses and/or industry sectors that constitute the most prominent sources for jobs and fiscal revenue in Galt. The outreach entails making initial contact with the local facility manager, and where applicable, making higher level corporate contacts. The outreach process would identify business climate issues, and future plans for the business, allowing time for the City to respond. Also use the outreach process to ensure that businesses that generate sales tax revenue are designating Galt as the point-of-sale location.</p>	<p>The City will continue to implement the strategies development in the City Economic Development Roadmap policy document, April 2008. This policy document focuses on four specific goals; 1) improving jobs/housing balance, 2) business retention, expansion, and attraction, 3) achieve competitive advantage and maintain a quality community, and 4) provide a business friendly climate.</p>
<p>ED-J: Business Climate Improvement</p> <p>The City should proactively use the business outreach process to identify priorities for business climate improvement, including issues such as the approval process and permitting, the quality of public services, infrastructure issues, public spaces, quality of life issues, labor force preparedness, business costs, and the quality and cost of business space. Once priorities are identified, the City can apply resources to addressing any identified weaknesses.</p>	<p>The City will continue to implement the strategies development in the City Economic Development Roadmap policy document, April 2008. This policy document focuses on four specific goals; 1) improving jobs/housing balance, 2) business retention, expansion, and attraction, 3) achieve competitive advantage and maintain a quality community, and 4) provide a business friendly climate.</p>
<p>ED-K: Rapid Response to Major Business Needs</p> <p>The City should assign staff and personnel from appropriate agencies to a "rapid response" team that will respond to changing needs for large employers in Galt and coordinate efforts with the Sacramento Area Commerce and Trade Organization. A rapid response approach entails having a designated team of city officials, and representatives from regional workforce development, business retention, and other agencies available to respond quickly in case of a major event that affects the local labor force, such as a large employer coming to or leaving the community, a significant facility expansion, or a change in facility operations that necessitates retraining the existing workforce.</p>	<p>The City will continue to implement the strategies development in the City Economic Development Roadmap policy document, April 2008. This policy document focuses on four specific goals; 1) improving jobs/housing balance, 2) business retention, expansion, and attraction, 3) achieve competitive advantage and maintain a quality community, and 4) provide a business friendly climate.</p>
<p>ED-L: Job Training</p> <p>The City should work with education providers, workforce investment boards, and other public agencies and private job training providers to develop and refine job training programs that meet the needs of private industry and prospective businesses seeking to locate in Galt. The City shall continue to assess these programs and make necessary adjustments in terms of how well they respond to the needs of local businesses and the degree to which they improve the employment prospects and skill sets for participating workers.</p>	<p>The City will continue to implement the strategies development in the City Economic Development Roadmap policy document, April 2008. This policy document focuses on four specific goals; 1) improving jobs/housing balance, 2) business retention, expansion, and attraction, 3) achieve competitive advantage and maintain a quality community, and 4) provide a business friendly climate.</p>

<p>ED-M: Job Training Agencies in Galt</p> <p>The City should identify opportunities to locate job training sites in Galt. Most of the existing job training and business assistance resources are based in Sacramento. Other agencies serving San Joaquin County residents are primarily based out of Stockton. If a major facility development or expansion can be attracted to Galt, opportunities should be explored to base any resultant job training activities within Galt.</p>	<p>The 2030 Galt General Plan provides for expanded industrial, commercial and office professional site development opportunities. Many of the locations are adjacent Highway 99 and provide good visibility and access desirable for such uses.</p>
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NOISE ELEMENT

Implementation Programs	Status
<p>N-A: EIR Guidelines</p> <p>The City should incorporate noise mitigation requirements into the citywide Environmental Impact Report (EIR) guidelines.</p>	<p>When the City adopts local guidelines, noise analysis will be a component.</p>
<p>N-B: Noise-Impacted Areas Overlay Zone</p> <p>The City should update the Zoning Ordinance to include the "Noise-Impacted" overlay designation for areas within the city exposed to existing or projected exterior noise levels exceeding 60 db Ldn/CNEL or the Noise Level Performance Standards in Table N-1.</p>	<p>Such an analysis is desirable, but will be subject to budgetary constraints.</p>

SAFETY AND SEISMIC ELEMENT

Implementation Programs	Status
<p>SS-A: Uniform Address System</p> <p>The City shall continue to implement a Uniform Address System.</p>	<p>This is an ongoing process.</p>
<p>SS-B: Unreinforced Masonry Structures Inventory</p> <p>The City shall complete an inventory of non-single family unreinforced masonry structures.</p>	<p>Staff surveys such structures as opportunities arise. Inventories will be maintained or suggested by this measure.</p>
<p>SS-C: Sacramento County Hazardous Waste Management Plan</p> <p>The City should continue to implement the County's Hazardous Waste Management Plan.</p>	<p>This program is ongoing.</p>
<p>SS-D: Use, Production, or Transport of Hazardous Materials and Wastes</p> <p>The City should develop siting and enforcement criteria for businesses that use, produce, or transport hazardous materials and wastes.</p>	<p>In conjunction with CSD Fire Dept., the City currently reviews projects on a case by case basis. Enforcement criteria are based on existing State and local laws, ordinances, policies and rules.</p>

HISTORIC ELEMENT

Implementation Programs	Status
<p>HRE-A: Façade Improvement Loan/Grant Program</p> <p>The City should consider establishing a façade improvement loan/grant program to improve the appearance of commercial structures. Special consideration should be given to historic structures and structures within the boundaries of the Downtown Revitalization and Historic Preservation Specific Plan (DRHPSP) that contribute to the aesthetic appearance of the Downtown area.</p>	<p>The City first adopted the Façade Improvement Program (FIP) in October 2007. The FIP focuses on properties located in the DRHPSP area. The FIP was amended in December 2009, allowing additional funding opportunities for on and offsite public improvements as needed.</p>
<p>HRE-B: Preservation Plan</p> <p>The City should develop a Historic Preservation Plan.</p>	<p>As resources are available, consideration will be given to complete this project.</p>
<p>HRE-C: Incentives for Historic Preservation</p> <p>The City should pursue establishing a Mills Act tax relief program, building permit fee reduction or waiver, and/or other programs to provide an incentive to property owners for the preservation and maintenance of historic structures and the revitalization of the Downtown commercial district.</p>	<p>The Façade Improvement Program and Housing Rehabilitation Program further implement this program.</p>
<p>HRE-D: Federal and State Grants</p> <p>The City should pursue Federal and State grants for historic preservation projects involving public-private partnerships, including HOME, Community Development Block Grant (CDBG), and Transportation Enhancement Activities (TEA) grant applications, where appropriate.</p>	<p>The City actively competes in various state and federal grant and other appropriation requests.</p>

HOUSING ELEMENT

Implementation Programs	Status
<p>NOTE: The Housing Element is currently being updated on a separate track from the rest of the General Plan. Once the Housing Element is updated and adopted, implementation programs will be included here. For more information on the Housing Element Update please visit the City's website at: http://www.ci.galt.ca.us/</p>	

Appendix B

State Income Limits for 2010

County	Income Category	Number of Persons in Household							
		1	2	3	4	5	6	7	8
Napa County	Extremely Low	17,200	19,650	22,100	24,550	26,550	28,500	30,450	32,450
Area Median Income:	Very Low Income	28,650	32,750	36,850	40,900	44,200	47,450	50,750	54,000
81,800	Lower Income	45,100	51,550	58,000	64,400	69,600	74,750	79,900	85,050
	Median Income	57,250	65,450	73,600	81,800	88,350	94,900	101,450	108,000
	Moderate Income	68,700	78,500	88,350	98,150	106,000	113,850	121,700	129,550
Nevada County	Extremely Low	14,550	16,600	18,700	20,750	22,450	24,100	25,750	27,400
Area Median Income:	Very Low Income	24,250	27,700	31,150	34,600	37,400	40,150	42,950	45,700
69,200	Lower Income	38,750	44,300	49,850	55,350	59,800	64,250	68,650	73,100
	Median Income	48,450	55,350	62,300	69,200	74,750	80,250	85,800	91,350
	Moderate Income	58,150	66,450	74,750	83,050	89,700	96,350	103,000	109,650
Orange County	Extremely Low	19,500	22,300	25,100	27,850	30,100	32,350	34,550	36,800
Area Median Income:	Very Low Income	32,550	37,200	41,850	46,450	50,200	53,900	57,600	61,350
87,200	Lower Income	52,050	59,450	66,900	74,300	80,250	86,200	92,150	98,100
	Median Income	61,050	69,750	78,500	87,200	94,200	101,150	108,150	115,100
	Moderate Income	73,250	83,700	94,200	104,650	113,000	121,400	129,750	138,150
Placer County	Extremely Low	15,400	17,600	19,800	21,950	23,750	25,500	27,250	29,000
Area Median Income:	Very Low Income	25,600	29,250	32,900	36,550	39,500	42,400	45,350	48,250
73,100	Lower Income	40,950	46,800	52,650	58,500	63,200	67,900	72,550	77,250
	Median Income	51,150	58,500	65,800	73,100	78,950	84,800	90,650	96,500
	Moderate Income	61,400	70,150	78,950	87,700	94,700	101,750	108,750	115,750
Plumas County	Extremely Low	13,050	14,900	16,750	18,600	20,100	21,600	23,100	24,600
Area Median Income:	Very Low Income	21,700	24,800	27,900	31,000	33,500	36,000	38,450	40,950
62,000	Lower Income	34,750	39,700	44,650	49,600	53,600	57,550	61,550	65,500
	Median Income	43,400	49,600	55,800	62,000	66,950	71,900	76,900	81,850
	Moderate Income	52,100	59,500	66,950	74,400	80,350	86,300	92,250	98,200
Riverside County	Extremely Low	13,650	15,600	17,550	19,500	21,100	22,550	24,200	25,750
Area Median Income:	Very Low Income	22,750	26,000	29,250	32,500	35,100	37,700	40,300	42,900
65,000	Lower Income	36,400	41,800	46,800	52,000	56,200	60,350	64,500	68,650
	Median Income	45,500	52,000	58,500	65,000	70,200	75,400	80,600	85,800
	Moderate Income	54,600	62,400	70,200	78,000	84,250	90,500	96,700	102,950
Sacramento County	Extremely Low	15,400	17,600	19,800	21,950	23,750	25,500	27,250	29,000
Area Median Income:	Very Low Income	25,600	29,250	32,900	36,550	39,500	42,400	45,350	48,250
73,100	Lower Income	40,950	46,800	52,650	58,500	63,200	67,900	72,550	77,250
	Median Income	51,150	58,500	65,800	73,100	78,950	84,800	90,650	96,500
	Moderate Income	61,400	70,150	78,950	87,700	94,700	101,750	108,750	115,750
San Benito County	Extremely Low	17,050	19,500	21,950	24,350	26,300	28,250	30,200	32,150
Area Median Income:	Very Low Income	28,400	32,450	36,500	40,550	43,800	47,050	50,300	53,550
81,100	Lower Income	45,100	51,550	58,000	64,400	69,600	74,750	79,900	85,050
	Median Income	56,750	64,900	73,000	81,100	87,600	94,100	100,550	107,050
	Moderate Income	68,100	77,850	87,550	97,300	105,100	112,850	120,650	128,450
San Bernardino County	Extremely Low	13,650	15,600	17,550	19,500	21,100	22,550	24,200	25,750
Area Median Income:	Very Low Income	22,750	26,000	29,250	32,500	35,100	37,700	40,300	42,900
65,000	Lower Income	36,400	41,800	46,800	52,000	56,200	60,350	64,500	68,650
	Median Income	45,500	52,000	58,500	65,000	70,200	75,400	80,600	85,800
	Moderate Income	54,600	62,400	70,200	78,000	84,250	90,500	96,700	102,950

Appendix C

**Home Prices Affordable to
Designated Income Categories 2010**

Income Category¹	Affordable Home Price Range²	Home Type and Family Size
Extremely Low: Very Low: Low: Moderate: Above Moderate:	under - \$59,220 \$59,221 - \$98,700 \$98,701 - \$157,920 \$157,921 - \$236,880 over \$236,880	1 Bedroom Home Family of 3 Annual Median Income: \$65,800
Extremely Low: Very Low: Low: Moderate: Above Moderate:	under - \$65,790 \$65,791 - \$109,650 \$109,651 - \$175,440 \$175,441 - \$263,160 over \$263,160	2 Bedroom Home Family of 4 Annual Median Income: \$73,100
Extremely Low: Very Low: Low: Moderate: Above Moderate:	under - \$71,055 \$71,056 - \$118,425 \$118,426 - \$189,480 \$189,481 - \$284,220 over \$284,220	3 Bedroom Home Family of 5 Annual Median Income: \$78,950
Extremely Low: Very Low: Low: Moderate: Above Moderate:	under - \$81,585 \$81,586 - \$135,975 \$135,976 - \$217,560 \$217,561 - \$326,340 over \$326,340	4 Bedroom Home Family of 7 Annual Median Income: \$90,650
Extremely Low: Very Low: Low: Moderate: Above Moderate:	under - \$92,070 \$92,071 - \$153,450 \$153,451 - \$245,520 \$245,521 - \$368,280 over \$368,280	5 Bedroom Home Family of 9 Annual Median Income: \$102,300

¹ Extremely Low Income: less than 30% of area median income

Very Low Income: 30-50% of area median income

Low Income: 50-80% of area median income

Moderate Income: 80-120% of area median income

Above Moderate: over 120% of area median income

² Based on the generalized formula that a home is considered affordable if the sales price is no more than 3 times the family's annual income.

**Home Prices Affordable to
Designated Income Categories 2009**

Income Category¹	Affordable Home Price Range²	Home Type and Family Size
Extremely Low: Very Low: Low: Moderate: Above Moderate:	under - \$58,950 \$58,951 - \$98,250 \$98,251 - \$157,200 \$157,201 - \$235,800 over \$235,800	1 Bedroom Home Family of 3 Annual Median Income: \$65,500
Extremely Low: Very Low: Low: Moderate: Above Moderate:	under - \$65,520 \$65,521 - \$109,200 \$109,201 - \$174,720 \$174,721 - \$262,080 over \$262,080	2 Bedroom Home Family of 4 Annual Median Income: \$72,800
Extremely Low: Very Low: Low: Moderate: Above Moderate:	under - \$70,740 \$70,741 - \$117,900 \$117,901 - \$188,640 \$188,641 - \$282,960 over \$282,960	3 Bedroom Home Family of 5 Annual Median Income: \$78,600
Extremely Low: Very Low: Low: Moderate: Above Moderate:	under - \$81,225 \$81,226 - \$135,375 \$135,376 - \$216,600 \$216,601 - \$324,900 over \$324,900	4 Bedroom Home Family of 7 Annual Median Income: \$90,250
Extremely Low: Very Low: Low: Moderate: Above Moderate:	under - \$91,710 \$91,711 - \$152,850 \$152,851 - \$244,560 \$244,561 - \$366,840 over \$366,840	5 Bedroom Home Family of 9 Annual Median Income: \$101,900

¹ Extremely Low Income: less than 30% of area median income

Very Low Income: 30-50% of area median income

Low Income: 50-80% of area median income

Moderate Income: 80-120% of area median income

Above Moderate: over 120% of area median income

² Based on the generalized formula that a home is considered affordable if the sales price is no more than 3 times the family's annual income.

**Home Prices Affordable to
Designated Income Categories 2008**

Income Category¹	Affordable Home Price Range²	Home Type and Family Size
Extremely Low: Very Low: Low: Moderate: Above Moderate:	under - \$57,510 \$57,511 - \$95,850 \$95,851 - \$153,360 \$153,361 - \$230,040 over \$230,040	1 Bedroom Home Family of 3 Annual Median Income: \$63,900
Extremely Low: Very Low: Low: Moderate: Above Moderate:	under - \$63,900 \$63,901 - \$106,500 \$106,501 - \$170,400 \$170,401 - \$255,600 over \$255,600	2 Bedroom Home Family of 4 Annual Median Income: \$71,000
Extremely Low: Very Low: Low: Moderate: Above Moderate:	under - \$69,030 \$69,031 - \$115,050 \$115,051 - \$184,080 \$184,081 - \$276,120 over \$276,120	3 Bedroom Home Family of 5 Annual Median Income: \$76,700
Extremely Low: Very Low: Low: Moderate: Above Moderate:	under - \$79,200 \$79,201 - \$132,000 \$132,001 - \$211,200 \$211,201 - \$316,800 over \$316,800	4 Bedroom Home Family of 7 Annual Median Income: \$88,000
Extremely Low: Very Low: Low: Moderate: Above Moderate:	under - \$89,460 \$89,461 - \$149,100 \$149,101 - \$238,560 \$238,561 - \$357,840 over \$357,840	5 Bedroom Home Family of 9 Annual Median Income: \$99,400

¹ Extremely Low Income: less than 30% of area median income

Very Low Income: 30-50% of area median income

Low Income: 50-80% of area median income

Moderate Income: 80-120% of area median income

Above Moderate: over 120% of area median income

² Based on the generalized formula that a home is considered affordable if the sales price is no more than 3 times the family's annual income.

**Home Prices Affordable to
Designated Income Categories 2007**

Income Category¹	Affordable Home Price Range²	Home Type and Family Size
Extremely Low: Very Low: Low: Moderate: Above Moderate:	under - \$54,450 \$54,451 - \$90,750 \$90,751 - \$145,200 \$145,201 - \$217,800 over \$217,800	1 Bedroom Home Family of 3 Annual Median Income: \$60,500
Extremely Low: Very Low: Low: Moderate: Above Moderate:	under - \$60,480 \$60,481 - \$100,800 \$100,801 - \$161,280 \$161,281 - \$241,920 over \$241,920	2 Bedroom Home Family of 4 Annual Median Income: \$67,200
Extremely Low: Very Low: Low: Moderate: Above Moderate:	under - \$65,340 \$65,341 - \$108,900 \$108,901 - \$174,240 \$174,241 - \$261,360 over \$261,360	3 Bedroom Home Family of 5 Annual Median Income: \$72,600
Extremely Low: Very Low: Low: Moderate: Above Moderate:	under - \$74,970 \$74,971 - \$124,950 \$124,951 - \$199,920 \$199,921 - \$299,880 over \$299,880	4 Bedroom Home Family of 7 Annual Median Income: \$83,300
Extremely Low: Very Low: Low: Moderate: Above Moderate:	under - \$84,690 \$84,691 - \$141,150 \$141,151 - \$225,840 \$225,841 - \$338,760 over \$338,760	5 Bedroom Home Family of 9 Annual Median Income: \$94,100

¹ Extremely Low Income: less than 30% of area median income
Very Low Income: 30-50% of area median income
Low Income: 50-80% of area median income
Moderate Income: 80-120% of area median income
Above Moderate: over 120% of area median income

² Based on the generalized formula that a home is considered affordable if the sales price is no more than 3 times the family's annual income.

**Home Prices Affordable to
Designated Income Categories 2006**

Income Category¹	Affordable Home Price Range²	Home Type and Family Size
Very Low:	\$53,011 - \$88,350	1 Bedroom Home
Low:	\$88,351 - \$141,360	Family of 3
Moderate:	\$141,361 - \$212,040	Annual Median Income: \$58,900
Above Moderate:	over \$212,040	
Very Low:	\$58,861 - \$98,100	2 Bedroom Home
Low:	\$98,101 - \$156,960	Family of 4
Moderate:	\$156,961 - \$235,440	Annual Median Income: \$65,400
Above Moderate:	over \$235,440	
Very Low:	\$63,541 - \$105,900	3 Bedroom Home
Low:	\$105,901 - \$169,440	Family of 5
Moderate:	\$169,441 - \$254,160	Annual Median Income: \$70,600
Above Moderate:	over \$254,160	
Very Low:	\$72,991 - \$121,650	4 Bedroom Home
Low:	\$121,651 - \$194,640	Family of 7
Moderate:	\$194,641 - \$291,960	Annual Median Income: \$81,100
Above Moderate:	over \$291,960	
Very Low:	\$82,441 - \$137,400	5 Bedroom Home
Low:	\$137,401 - \$219,840	Family of 9
Moderate:	\$219,841 - \$329,760	Annual Median Income: \$91,600
Above Moderate:	over \$329,760	

¹ Very Low Income: 30-50% of area median income
 Low Income: 50-80% of area median income
 Moderate Income: 80-120% of area median income
 Above Moderate: over 120% of area median income

² Based on the generalized formula that a home is considered affordable if the sales price is no more than 3 times the family's annual income.

**Home Prices Affordable to
Designated Income Categories 2005**

Income Category¹	Affordable Home Price Range²	Home Type and Family Size
Very Low: Low: Moderate: Above Moderate:	\$51,931 - \$86,550 \$86,551 - \$138,480 \$138,481 - \$207,720 over \$207,720	1 Bedroom Home Family of 3 Annual Median Income: \$57,700
Very Low: Low: Moderate: Above Moderate:	\$57,691 - \$96,150 \$96,151 - \$153,840 \$153,841 - \$230,760 over \$230,760	2 Bedroom Home Family of 4 Annual Median Income: \$64,100
Very Low: Low: Moderate: Above Moderate:	\$62,326 - \$103,875 \$103,876 - \$166,200 \$166,201 - \$249,300 over \$249,300	3 Bedroom Home Family of 5 Annual Median Income: \$69,250
Very Low: Low: Moderate: Above Moderate:	\$71,551 - \$119,250 \$119,251 - \$190,800 \$190,801 - \$286,200 over \$286,200	4 Bedroom Home Family of 7 Annual Median Income: \$79,500
Very Low: Low: Moderate: Above Moderate:	\$80,731 - \$134,550 \$134,551 - \$215,280 \$215,281 - \$322,920 over \$322,920	5 Bedroom Home Family of 9 Annual Median Income: \$89,700

¹ Very Low Income: 30-50% of area median income
Low Income: 50-80% of area median income
Moderate Income: 80-120% of area median income
Above Moderate: over 120% of area median income

² Based on the generalized formula that a home is considered affordable if the sales price is no more than 3 times the family's annual income.

**Home Prices Affordable to
Designated Income Categories 2004**

Income Category¹	Affordable Home Price Range²	Home Type and Family Size
Very Low: Low: Moderate: Above Moderate:	\$51,931 - \$86,550 \$86,551 - \$138,480 \$138,481 - \$207,720 over \$207,720	1 Bedroom Home Family of 3 Annual Median Income: \$57,700
Very Low: Low: Moderate: Above Moderate:	\$57,691 - \$96,150 \$96,151 - \$153,840 \$153,841 - \$230,760 over \$230,760	2 Bedroom Home Family of 4 Annual Median Income: \$64,100
Very Low: Low: Moderate: Above Moderate:	\$62,326 - \$103,875 \$103,876 - \$166,200 \$166,201 - \$249,300 over \$249,300	3 Bedroom Home Family of 5 Annual Median Income: \$69,250
Very Low: Low: Moderate: Above Moderate:	\$71,551 - \$119,250 \$119,251 - \$190,800 \$190,801 - \$286,200 over \$286,200	4 Bedroom Home Family of 7 Annual Median Income: \$79,500
Very Low: Low: Moderate: Above Moderate:	\$80,731 - \$134,550 \$134,551 - \$215,280 \$215,281 - \$322,920 over \$322,920	5 Bedroom Home Family of 9 Annual Median Income: \$89,700

¹ Very Low Income: 30-50% of area median income
Low Income: 50-80% of area median income
Moderate Income: 80-120% of area median income
Above Moderate: over 120% of area median income

² Based on the generalized formula that a home is considered affordable if the sales price is no more than 3 times the family's annual income.

**Home Prices Affordable to
Designated Income Categories 2003**

Income Category¹	Affordable Home Price Range²	Home Type and Family Size
Very Low:	under -\$80,700	1 Bedroom Home Family of 3 Median Income: \$53,800/yr
Low:	\$80,700 - \$129,150	
Moderate:	\$129,151 - \$193,800	
Above Moderate:	over \$193,800	
Very Low:	under -\$87,000	2 Bedroom Home Family of 4 Median Income: \$59,800/yr
Low:	\$87,000 - \$143,550	
Moderate:	\$143,551 - \$215,250	
Above Moderate:	over \$215,250	
Very Low:	under -\$96,900	3 Bedroom Home Family of 5 Median Income: \$64,600/yr
Low:	\$96,900 - \$154,950	
Moderate:	\$154,951 - \$232,500	
Above Moderate:	over \$232,500	
Very Low:	under - \$111,300	4 Bedroom Home Family of 7 Median Income: \$74,150/yr
Low:	\$111,300 - \$177,900	
Moderate:	\$177,901 - \$266,850	
Above Moderate:	over \$266,850	
Very Low:	under -\$122,700	5 Bedroom Home Family of 9 Median Income: \$83,750/yr
Low:	\$122,700 - \$201,000	
Moderate:	\$201,001 - \$301,350	
Above Moderate:	over \$301,350	

¹Very Low Income: less than 50% of area median income
Low Income: 50-80% of area median income
Moderate Income: 80-120% of area median income
Above Moderate: over 120% of area median income

²Based on the generalized formula that a home is considered affordable if the sales price is no more than 3 times the family's annual income.

**Home Prices Affordable to
Designated Income Categories 2002**

Income Category³	Affordable Home Price Range⁴	Home Type and Family Size
Very Low:	under - \$77,325	1 Bedroom Home Family of 3 Median Income: \$51,550/yr
Low:	\$77,325-\$123,600	
Moderate:	\$123,601-\$185,400	
Above Moderate:	over \$185,400	
Very Low:	under - \$85,950	2 Bedroom Home Family of 4 Median Income: \$57,300/yr
Low:	\$85,950-\$137,520	
Moderate:	\$137,521-\$206,280	
Above Moderate:	over \$206,280	
Very Low:	under - \$92,850	3 Bedroom Home Family of 5 Median Income: \$61,900/yr
Low:	\$92,850- \$148,560	
Moderate:	\$148,561-\$222,840	
Above Moderate:	over \$222,840	
Very Low:	under - \$106,575	4 Bedroom Home Family of 7 Median Income: \$71,050/yr
Low:	\$106,575-\$170,520	
Moderate:	\$170,521-\$255,780	
Above Moderate:	over \$255,780	
Very Low:	under - \$120,375	5 Bedroom Home Family of 9 Median Income: \$80,250/yr
Low:	\$120,375-\$192,600	
Moderate:	\$192,601-\$288,900	
Above Moderate:	over \$288,900	

³Very Low Income: less than 50% of area median income
Low Income: 50-80% of area median income
Moderate Income: 80-120% of area median income
Above Moderate: over 120% of area median income

⁴Based on the generalized formula that a home is considered affordable if the sales price is no more than 3 times the family's annual income.

**Home Prices Affordable to
Designated Income Categories 2001**

Income Category¹	Affordable Home Price Range²	Home Type and Family Size
Very Low:	under - \$84,468	2 Bedroom Home Family of 4 Median Income: \$56,312/yr
Low:	\$84,468 - \$135,149	
Moderate:	\$135,150 - \$202,723	
Above Moderate:	over \$202,723	
Very Low:	under - \$91,218	3 Bedroom Home Family of 5 Median Income: \$60,812/yr
Low:	\$91,218 - \$145,950	
Moderate:	\$145,951 - \$218,923	
Above Moderate:	over \$218,923	
Very Low:	under \$104,719	4 Bedroom Home Family of 7 Median Income: \$69,813/yr
Low:	\$104,719 - \$167,550	
Moderate:	\$167,551 - \$251,327	
Above Moderate:	over \$251,327	
Very Low:	under \$118,226	5 Bedroom Home Family of 9 Median Income: \$78,818/yr
Low:	\$118,226 - \$189,162	
Moderate:	\$189,163 - \$283,745	
Above Moderate:	over \$283,745	

¹Very Low Income: less than 50% of area median income
Low Income: 50-80% of area median income
Moderate Income: 80-120% of area median income
Above Moderate: over 120% of area median income

²Based on the generalized formula that a home is considered affordable if the sales price is no more than 3 times the family's annual income.

**Home Prices Affordable to
Designated Income Categories 2000**

Income Category¹	Affordable Home Price Range²	Home Type and Family Size
Very Low:	under - \$79,313	2 Bedroom Home Family of 4 Median Income: \$52,875/yr
Low:	\$79,313 - \$126,900	
Moderate:	\$126,901 - \$190,350	
Above Moderate:	over \$190,350	
Very Low:	under - \$87,563	3 Bedroom Home Family of 5 Median Income: \$58,375/yr
Low:	\$87,563 - \$140,100	
Moderate:	\$140,101 - \$210,150	
Above Moderate:	over \$210,150	
Very Low:	under \$98,438	4 Bedroom Home Family of 7 Median Income: \$65,625/yr
Low:	\$98,438 - \$157,500	
Moderate:	\$157,501 - \$236,250	
Above Moderate:	over \$236,250	
Very Low:	under \$111,064	5 Bedroom Home Family of 9 Median Income: \$74,043/yr
Low:	\$111,064 - \$177,702	
Moderate:	\$177,703 - \$266,555	
Above Moderate:	over \$266,555	

¹Very Low Income: less than 50% of area median income
Low Income: 50-80% of area median income
Moderate Income: 80-120% of area median income
Above Moderate: over 120% of area median income

²Based on the generalized formula that a home is considered affordable if the sales price is no more than 3 times the family's annual income.