City of Galt
Community Development Department
Building • Planning • Redevelopment

March 26, 2012

HCD – Division of Housing Policy Department
P.O. Box 952053
Sacramento, CA 94252-2062

Housing Policy Department
Received on:
MAR 2 8 2012

To Whom It May Concern:

Attached, please find the City of Galt Annual 2030 Galt General Plan and Housing Element Progress Report: 2011 pursuant Government Code Section 65400 (a) (2). This report is also available on the City's website at www.ci.galt.ca.us on the Planning Department's General Plan page.

If you have any questions or need additional information, please feel free to contact me.

Sincerely,

Sandra Kiriu, Principal Planner
Community Development Department

Enclosure

c: Jason Behrmann, City Manager (w/o enclosure)
Governor's Office of Planning & Research

495 Industrial Drive • Galt, CA 95632
(209) 366-7200 Building • (209) 366-7230 Planning/Redevelopment • Fax (209) 744-1642
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Department of Housing and Community Development
ANNUAL HOUSING ELEMENT PROGRESS REPORT
For 2011

City or County Name: City of Galt

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

These forms and tables, (see sample – next page) must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year for the prior calendar year; submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

-and-

Governor's Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

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

Jurisdiction City of Galt

Reporting Period 1/1/2011 - 12/31/2011

Table A

Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6		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 See Instructions		Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income					
None											
(9) Total of **Moderate and Above Moderate** from Table A3 ► ►					0	0	0	0			
(10) Total by income Table A/A3 ► ►			0	0	0	0	0	0			
(11) Total **Extremely Low-Income** Units*			0								

* Note: These fields are voluntary

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

Jurisdiction City of Galt

Reporting Period 1/1/2011 - 12/31/2011

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

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

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

* Note: This field is voluntary

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

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for **Moderate**						0	
No. of Units Permitted for **Above Moderate**						0	

* Note: This field is voluntary

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

Jurisdiction City of Galt

Reporting Period 1/1/2011 - 12/31/2011

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.			2006	2007	2008	2009	2010	2011	2012	2013	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6				
Extreme Low	Deed	68					8				8	60
Very Low	Deed Restricted	69					48				48	21
	Non-deed restricted											
Low	Deed Restricted	66	26	1	1		24				52	11
	Non-deed restricted		2			1					3	
Moderate	Deed Restricted	93	28								28	43
	Non-deed restricted		3		18	1					22	
Above Moderate		339	182	130	32	1	1				346	-7
Total RHNA by COG. Enter allocation number:		635	241	131	51	3	81	0			507	128
Total Units ► ► ►												
Remaining Need for RHNA Period ► ► ► ► ►												

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

Jurisdiction City of Galt

Reporting Period 1/1/2011 - 12/31/2011

Table C

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**
Policy 1. Implement land use designations and zoning that permits opportunities to meet the City's target objectives under the SACOG Regional Housing Needs Plan.	Provide for very low, low, moderate, and above moderate income housing	2000-2007	In the 2000-2007 Housing Element, 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 designated approximately 50 acres for high density (14 to 24 du/ac) development in the 2030 General Plan. This action will be updated to reflect the City's 2006-2013 RHNA allocation.
Policy 2. 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.
Policy 3. 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.
Policy 4. 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	This process has been in place for several years and housing finals (which is the more accurate measurement) continue to be tracked.
Policy 5. 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.
Policy 6. 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) age-restricted senior apartments in the City's downtown area. Project construction is complete and several units are occupied.
Policy 7. Encourage developers to utilize innovative approaches to providing affordable housing in the City.	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.	On-going	The City has had success in achieving this objective (Galt Place Senior Apartment/Mixed Use Project, Grizzly Hollow 3 Apartments with Clubhouse/daycare and various family facilities, and 2 Habitat for Humanity houses) and will continue efforts in the next housing cycle.

ANNUAL ELEMENT PROGRESS REPORT
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Jurisdiction City of Galt

Reporting Period 1/1/2011 - 12/31/2011

Policy 8. Continue to encourage planned unit developments or specific plans containing innovative planning approaches.	Encourage the use of planned unit development and specific plans	On-going	The City has been successful in educating developers about the benefits of planned unit developments and specific plans. The Grizzly Mesa Townhome Project, Emerald Village Senior Project, and Habitat for Humanity Project were the three most recent PUD's approved.
Policy 9. The City shall continue to monitor "at-risk" subsidized housing when subsidies are within ten years of expiring (CA Gov. Code Section 65583).	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.	2000-2007	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.
Policy 10. Assist in the rehabilitation of both owner and renter-occupied housing.	Continue providing grants and low interest loans to very low- and low-income owner occupants.	On-going	The Galt Housing Rehabilitation Loan and Grant Program was an important funding source for providing grants and loans to low income homeowners and landlords who rent to low income tenants. However, the State of California abolished Redevelopment Agencies this year, so the current funding source for this program has been eliminated. It is unknown at this time whether the City will be able to create a replacement program.
Policy 11. Continue to implement a residential code enforcement program.	Continue to implement a code enforcement program through the Code Compliance Officer, operating primarily on a complaint basis.	On-going	The City has a full time code enforcement officer who routinely worked with the Police Department in 2011 to schedule task force events whereby different neighborhoods would be the focus of code enforcement efforts. The Police Department typically addresses non-registered or illegally parked vehicles and code enforcement would property maintenance, un-permitted structures, and zoning violations. The City's franchise refuse hauler also holds an annual household hazardous waste event and each single family resident is given the opportunity to have a bulk waste curb-side pick up twice a year at their convenience. In addition, household batteries and certain electronic devices can also be disposed of curbside.
Policy 13. Permit migrant farm worker housing in Galt.	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.	2000-2007	The City has not met this objective, but there has not been a specific request for migrant farm worker housing in the city. The objective will be continued to the next housing cycle.
Policy 14. Assist in maintaining existing senior housing to meet the needs of older residents.	Provide elderly residents financial assistance to modify homes for handicapped accessibility.	On-going	The City/Redevelopment Agency's Housing Rehabilitation Loan and Grant Program routinely provided funding for modifying mobile homes and single family homes for handicapped accessibility and to address various other necessary health and safety improvements. Since the State eliminated Redevelopment funding this year, there is no ready funding source for this type of activity. It will be explored further in the future to see if there are alternative funding opportunities.
Policy 15. Assist in increasing the supply of housing that meets the needs of older adults.	Continue to allow second residential units under the City's ordinance.	On-going	The City's zoning code permits the construction of 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). The City will evaluate ways to further encourage such units.
Policy 16. Provide for single-room occupancy and studio type living arrangements.	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.	On-going	The City allows mixed-use developments in the Downtown Revitalization and Historic Preservation Specific Plan area. There are four existing second story apartments (SROs) at 227-4th Street and the City approved the Galt Place mixed-use project, which is now providing 80 extremely low (8 du) very low (48 du), and low-income (24 du) restricted senior apartments.

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

Jurisdiction City of Galt

Reporting Period 1/1/2011 - 12/31/2011

Policy 17. Permit emergency shelters in appropriate locations in the City.	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.	2000-2007	The City successfully codified this objective in the Municipal Code (Section 18.92.040).
Policy 18. Permit transitional housing and large group homes in appropriate locations in the City.	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.	2000-2007	The City has not met this objective, and the action will be continued to the next housing element cycle.
Policy 19. Facilitate the provision of family daycare for families in need of financial assistance to meet childcare needs.	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).	Ongoing	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.
Policy 20. Encourage the development of housing to meet the needs of very low-, low-, and moderate-income large families.	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.	2000-2007	The only qualifying 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 satisfied this objective
Policy 21. Continue to increase energy efficiency of existing housing.	Continue to increase energy efficiency of existing housing.	On-going	The City is a participant in the Energy Upgrade California Program which allows property owners to obtain financing and information on various energy efficiency programs available to them at www.energyupgradeca.org. The City is also a participant in SMUD's Home Performance Program and income-qualified Galt residents are also eligible for home weatherization programs from the Community Resource Project. All of these programs were advertised in the City Newsletter and links were provided on the city's website. The City is also currently exploring participation with Sacramento County in a Property Assessed Clean Energy Program whereby homeowners would be able to finance energy efficiency improvements on their property tax bill.
Policy 22. Ensure energy conservation practices in new housing.	The City will implement the energy conservation requirements of the state building code standards (Title 24 of the California Code of Regulations).	On-going	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.

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

Jurisdiction City of Galt

Reporting Period 1/1/2011 - 12/31/2011

Policy 23. Actively promote equal housing opportunities for all regardless of race, religion, sex, marital status, ancestry, national origin, or color.	Promote equal housing opportunities.	On-going	The City did 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.
Policy 24. Encourage rehabilitation of older units under the Historic Building Code to lower renovation costs.	Minimize the impacts of governmental constraints.	On-going	The City has used the State Historic Building Code when applicable to assist a property owner with repairs of a historic structure.
Policy 25. Continue to upgrade sewer and water delivery system and update impact fees as necessary.	Analyze and recommend upgrades to sewer and water delivery system.	On-going	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.
Policy 26. Ensure that the City's Zoning Code and permitting procedures allow reasonable accommodations for persons with disabilities.	Establish written procedures to make certain that reasonable accommodations are made for persons with disabilities.	2000-2007	Due to delays in adopting the 2030 General Plan coupled with the economic downturn of 2008-present, the City has not yet comprehensively amended the zoning code to address this issue. This action should be continued while the City updates its zoning code.
Policy 27. Revise the Housing Element every five years or as needed and include public participation in each revision.	Update the Housing Element according to state law.	On-going	The 2006-2013 Housing Element update was significantly delayed while the comprehensive 2030 General Plan Update was completed. The General Plan public process continued six years and wasn't adopted until 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, but there has been limited staff time available to work on it due to the economic recession of 2008-Present. The Draft 2006-2013 Housing Element was reviewed by HCD, but the changes they are requesting to the zoning densities will take significant staff time. Staff is currently working with HCD to determine if they will accept the current Draft and allow the City to address the zoning density issue in the upcoming 2013-2021 cycle.

City of Galt
Annual 2030 Galt General Plan And Housing Element Progress Report: 2011

City Council

Barbara Payne, Mayor
Mary Lou Powers, Vice Mayor
Mark Crews, Councilmember
Randy Shelton, Councilmember
Mike Singleton, Councilmember

City Manager

Jason Behrmann

Planning Commission

LeeAnn McFaddin Chairperson
Robert Dees, Vice Chairperson
Craig Morris
Jim Pellandini
Alfredo Rodriguez

Community Development Department

Sandra Kiriu, Principal Planner
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Introduction

Government Code Section 65400 (a) (2) 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, 2011.

Acceptance Date

The 2011 Annual General Plan Progress Report was reviewed by the Planning Commission on March 8, 2012 and accepted by the City Council on March 20, 2012.

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 2011 annual reporting period, the Planning Commission reviewed: one industrial parcel map and certificate of compliance, two specific plan amendments, one rezone, three conditional use permits, four ordinances amending the Galt Municipal Code, a time extension request for the Walmart site plan/use permit/design review approval, one Final Environmental Impact Report (recertification), the Capital Improvement Program project list for consistency with the General Plan, and the 2010 General Plan and Housing Element Progress Report.

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 nearly six 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 in progress with 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 March, 2010, the City updated its Citywide Traffic Capital Improvement Program (TCIP) and the Northeast Area (NEA) Public Facilities Program to ensure that the City's traffic fees, NEA fees, and other capital facilities fees reflect the updated General Plan and meet the requirements of Government Code 66000 for fee imposition. The TCIP also further refined some of the General Plan circulation improvement descriptions.

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.

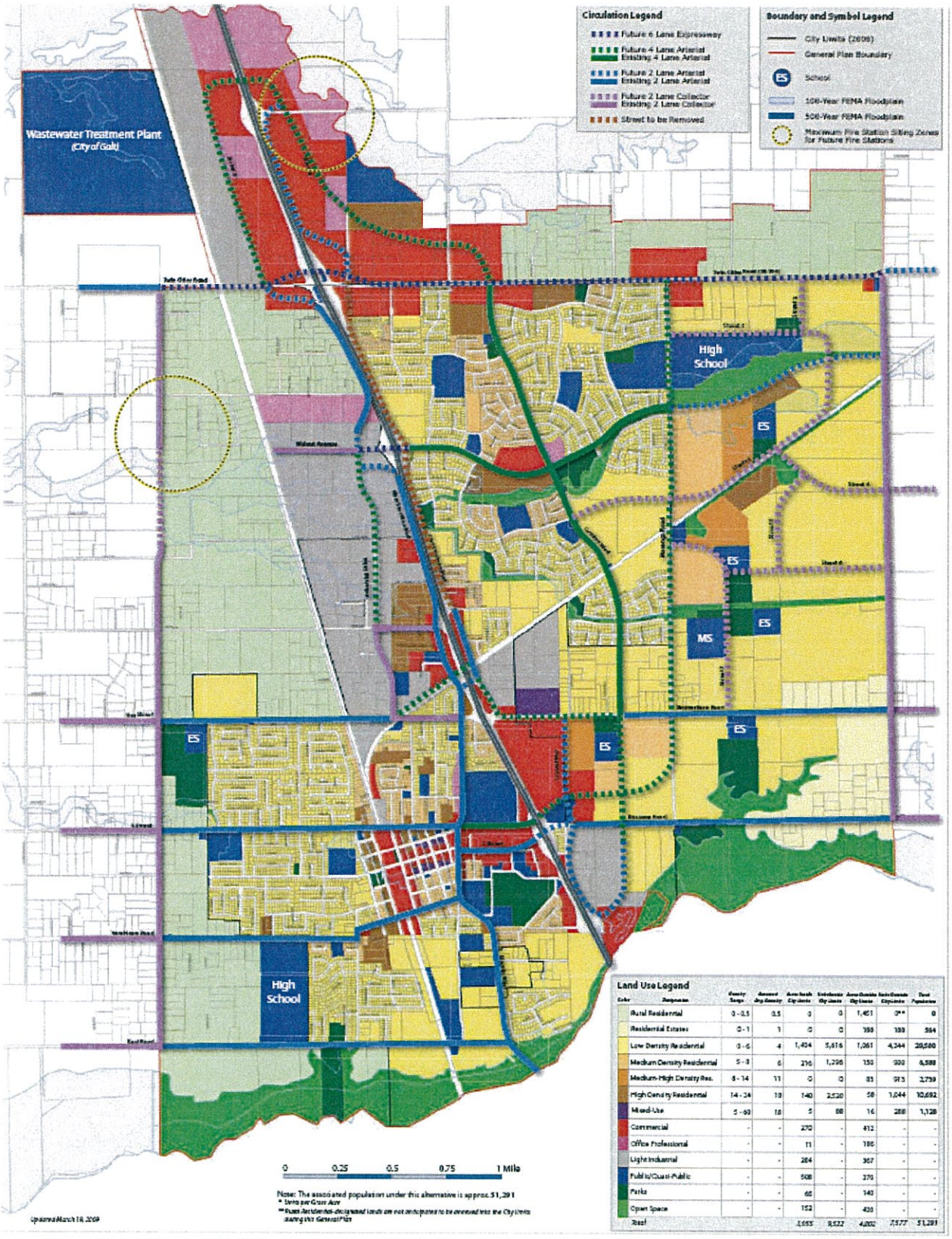
CONSERVATION AND OPEN SPACE ELEMENT– Adoption Date: April 7, 2009

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 continues to participate in the ongoing planning process for the South Sacramento Habitat Conservation Plan. Progress has been slow, but the County is hopeful to commence CEQA analysis on the Draft Plan in the near future and release the documents for public review in 2012/2013.

2030 Galt General Plan Land Use Map



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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 several buildings that are on a local cultural resources inventory. 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 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: In 2012, the City plans to review the local inventory of cultural resources in order to update the status of the structures and to have a professional evaluation of the historic nature and significance of each of the listed sites. The current list, created in 1988, does not include that information, so it is sometimes unclear as to what specific features of the site are deemed historically significant and should be preserved. There are also some errors that need correction.

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 adopted 2002-2007 Housing Element has been in the process of an update for the last several years. The initial update for the 2008-2013 cycle was put on hold because the comprehensive amendment of the General Plan Land Use Element (which would be the basis for much of the housing element) took longer than anticipated. It was not adopted until 2009 and that was in the time period of the significant economic downturn in the state (2007-current). Consequently, the City has had minimal staff resources to allocate to finishing the Housing Element. However, the Draft Element has now been reviewed by the California Department of Housing and Community Development (HCD). The only substantive remaining issue to address is the state's requested 20 units/acre minimum density for the high density land use designation.

Because of the poor economy and the fact that the next housing element cycle will be commencing January 1, 2013 (less than a year from now), the city is in discussions with HCD about whether the Draft Element could be certified in its current condition and the density issue could be addressed in the next cycle or whether it would be more prudent to cease work on this current update and put that effort into the next cycle.

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 for the 2000-2007 housing element cycle in September, 2001. Since that is the adopted Housing Element still in effect for Galt, the housing data for that time period (January 2000 through June 2007) is shown below in Tables 2 and 3. **However, the data for the current housing element cycle (January 2008 through June 2013) follows immediately after.**

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 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. Appendix C shows how the City determined the home prices affordable to different income levels for each year.

Table 3.
2000-2007 Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability through 6/30/07

Income Level		RHNA Allocation by Income Level	2000-2005 Year 1-6	2006 Year 7	2007 Year 8 Thru 6/30	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very low*	Deed Restricted	489	20		1	21	399
	Non-deed restricted		69			69	
Low	Deed Restricted	349	3	26		29	119
	Non-deed restricted		199	2		201	
Moderate	Deed Restricted	398		28		28	-164
	Non-deed restricted		531	3		534	
Above Moderate		926	349	182	14	545	381
Total RHNA by COG		2,162	1,171	241	15	1,427	735
Total Units ► ► ►							

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

The City's housing data so far for the current RHNA period (January 2008 through June 2013) is shown in Tables 4 and 5 below. Even though the 2008-2013 Housing Element has not yet been adopted or certified by the City of Galt, the data is presented to show the City's current production status.

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 4. City of Galt RHNA By Income Level 2006-2013

Total Units	Extremely Low-Income	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income
635	68	69	66	93	339

Source: Sacramento Area Council of Governments (SACOG). Regional Housing Needs Allocation (RHNA) Plan, 2006-2013 – Final Revised 10/17/07

Table 5.
2006-2013 Regional Housing Needs Allocation Progress To Date

Permitted Units Issued by Affordability as of 12/31/11

Income Level		RHNA Allocation by Income Level	2006 Year 1	2007 Year 2	2008 Year 3	2009 Year 4	2010 Year 5	2011 Year 6	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Extreme Low	Deed Restricted	68					8		8	60
	Non-deed restricted									
Very low	Deed Restricted	69					48		48	21
	Non-deed restricted									
Low	Deed Restricted	66	26	1	1		24		52	11
	Non-deed restricted		2			1			3	
Moderate	Deed Restricted	93	28						28	43
	Non-deed restricted		3		18	1			22	
Above Moderate		339	182	130	32	1	1		346	-7
Total RHNA by COG		635	241	131	51	3	81*	0	507	128
Total Units ► ► ►										
Remaining Need for RHNA Period ► ► ► ► ►										

*Galt Place Senior Mixed Use Project assisted with Galt Redevelopment Agency funds

Table 6 provides the 2011 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 6. 2011 Sacramento County Maximum Household Income Limits

Income Level	Household Size				
	1 Person	2 Person	3 Person	4 Person	5 Person
Very Low Income	26,300	30,050	35,250	37,550	40,600
Lower Income	42,100	48,100	54,100	60,100	64,950
Median Income	52,550	60,100	67,600	75,100	81,100
Moderate Income	63,050	72,100	81,100	90,100	97,300

Source: California Department of Housing and Community Development (Based on the 2011 median family of four income of $75,100 for Sacramento County).

Table 7 shows that no new dwelling units were added in calendar year 2011. This was during the economic recession period of approximately 2008 to the present and was not a particularly uncommon situation in the Sacramento Valley.

Table 7
Annual Building Activity Report Summary – New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Mod. Income	Above Mod Income			See Instructions		
(9) Total of **Mod. And Above Mod.** from Table 9 ► ► ►					0	0	0	0			
(10) Total by income Table 7/9 ► ► ►			0	0	0	0	0	0			
(11) Total **Extremely Low-Income** Units*								0			

* Note: These fields are voluntary.

Table 8 shows no activity in substantial rehabilitations of deteriorated residential structures and no acquisition of units or preservation of units at risk. This was partly a result of the economic recession, but also because 2011 was the year that the State of California eliminated local Redevelopment Agencies. The passage of AB1X26 effectively shut down redevelopment agencies thereby affecting funding for housing rehabilitation and low income housing activities that were previously available from the Galt Redevelopment Agency.

Table 8
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 9. Annual Building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table7)

	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 10
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**	**Status of Program Implementation**
Policy 1. Implement land use designations and zoning that permits opportunities to meet the City's target objectives under the SACOG Regional Housing Needs Plan.	Provide for very low, low, moderate, and above moderate income housing	2000-2007	In the 2000-2007 Housing Element, 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 designated approximately 50 acres for high density (14 to 24 du/ac) development in the 2030 General Plan. This action will be updated to reflect the City's 2006-2013 RHNA allocation.
Policy 2. 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.
Policy 3. 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.
Policy 4. 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	This process has been in place for several years and housing finals (which is the more accurate measurement) continue to be tracked.
Policy 5. 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.
Policy 6. 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) age-restricted senior apartments in the City's downtown area. Project construction is complete and several units are occupied.

Policy 7. Encourage developers to utilize innovative approaches to providing affordable housing in the City.	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.	On-going	The City has had success in achieving this objective (Galt Place Senior Apartment/Mixed Use Project, Grizzly Hollow 3 Apartments with Clubhouse/daycare and various family facilities, and 2 Habitat for Humanity houses) and will continue efforts in the next housing cycle.
Policy 8. Continue to encourage planned unit developments or specific plans containing innovative planning approaches.	Encourage the use of planned unit development and specific plans	On-going	The City has been successful in educating developers about the benefits of planned unit developments and specific plans. The Grizzly Mesa Townhome Project, Emerald Village Senior Project, and Habitat for Humanity Project were the three most recent PUD's approved.
Policy 9. The City shall continue to monitor "at-risk" subsidized housing when subsidies are within ten years of expiring (CA Gov. Code Section 65583).	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.	2000-2007	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.
Policy 10. Assist in the rehabilitation of both owner and renter-occupied housing.	Continue providing grants and low interest loans to very low- and low-income owner occupants.	On-going	The Galt Housing Rehabilitation Loan and Grant Program was an important funding source for providing grants and loans to low income homeowners and landlords who rent to low income tenants. However, the State of California abolished Redevelopment Agencies this year, so the current funding source for this program has been eliminated. It is unknown at this time whether the City will be able to create a replacement program.
Policy 11. Continue to implement a residential code enforcement program.	Continue to implement a code enforcement program through the Code Compliance Officer, operating primarily on a complaint basis.	On-going	The City has a full time code enforcement officer who routinely worked with the Police Department in 2011 to schedule task force events whereby different neighborhoods would be the focus of code enforcement efforts. The Police Department typically addresses non-registered or illegally parked vehicles and code enforcement would property maintenance, un-permitted structures, and zoning violations. The City's franchise refuse hauler also holds an annual household hazardous waste event and each single family resident is given the opportunity to have a bulk waste curb-side pick up twice a year at their convenience. In addition, household batteries and certain electronic devices can also be disposed of curbside.
Policy 13. Permit migrant farm worker housing in Galt.	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.	2000-2007	The City has not met this objective, but there has not been a specific request for migrant farm worker housing in the city. The objective will be continued to the next housing cycle.
Policy 14. Assist in maintaining existing senior housing to meet the needs of older residents.	Provide elderly residents financial assistance to modify homes for handicapped accessibility.	On-going	The City/Redevelopment Agency's Housing Rehabilitation Loan and Grant Program routinely provided funding for modifying mobile homes and single family homes for handicapped accessibility and to address various other necessary health and safety improvements. Since the State eliminated Redevelopment funding this year, there is no ready funding source for this type of activity.

			It will be explored further in the future to see if there are alternative funding opportunities.
Policy 15. Assist in increasing the supply of housing that meets the needs of older adults.	Continue to allow second residential units under the City's ordinance.	On-going	The City's zoning code permits the construction of 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). The City will evaluate ways to further encourage such units.
Policy 16. Provide for single-room occupancy and studio type living arrangements.	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.	On-going	The City allows mixed-use developments in the Downtown Revitalization and Historic Preservation Specific Plan area. There are four existing second story apartments (SROs) at 227-4th Street and the City approved the Galt Place mixed-use project, which is now providing 80 extremely low-(8 du) very low (48 du), and low-income (24 du) restricted senior apartments.
Policy 17. Permit emergency shelters in appropriate locations in the City.	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.	2000-2007	The City successfully codified this objective in the Municipal Code (Section 18.92.040).
Policy 18. Permit transitional housing and large group homes in appropriate locations in the City.	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.	2000-2007	The City has not met this objective, and the action will be continued to the next housing element cycle.
Policy 19. Facilitate the provision of family daycare for families in need of financial assistance to meet childcare needs.	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).	Ongoing	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.
Policy 20. Encourage the development of housing to meet the needs of very low-, low-, and moderate-income large families.	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.	2000-2007	The only qualifying 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 satisfied this objective.

Policy 21. Continue to increase energy efficiency of existing housing.	Continue to increase energy efficiency of existing housing.	On-going	The City is a participant in the Energy Upgrade California Program which allows property owners to obtain financing and information on various energy efficiency programs available to them at www.energyupgradeca.org. The City is also a participant in SMUD's Home Performance Program and income-qualified Galt residents are also eligible for home weatherization programs from the Community Resource Project. All of these programs were advertised in the City Newsletter and links were provided on the city's website. The City is also currently exploring participation with Sacramento County in a Property Assessed Clean Energy Program whereby homeowners would be able to finance energy efficiency improvements on their property tax bill.
Policy 22. Ensure energy conservation practices in new housing.	The City will implement the energy conservation requirements of the state building code standards (Title 24 of the California Code of Regulations).	On-going	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.
Policy 23. Actively promote equal housing opportunities for all regardless of race, religion, sex, marital status, ancestry, national origin, or color.	Promote equal housing opportunities.	On-going	The City did 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.
Policy 24. Encourage rehabilitation of older units under the Historic Building Code to lower renovation costs.	Minimize the impacts of governmental constraints.	On-going	The City has used the State Historic Building Code when applicable to assist a property owner with repairs of a historic structure.
Policy 25. Continue to upgrade sewer and water delivery system and update impact fees as necessary.	Analyze and recommend upgrades to sewer and water delivery system.	On-going	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.
Policy 26. Ensure that the City's Zoning Code and permitting procedures allow reasonable accommodations for persons with disabilities.	Establish written procedures to make certain that reasonable accommodations are made for persons with disabilities.	2000-2007	Due to delays in adopting the 2030 General Plan coupled with the economic downturn of 2008-present, the City has not yet comprehensively amended the zoning code to address this issue. This action should be continued while the City updates its zoning code.
Policy 27. Revise the Housing Element every five years or as needed and include public participation in each revision.	Update the Housing Element according to state law.	On-going	The 2006-2013 Housing Element update was significantly delayed while the comprehensive 2030 General Plan Update was completed. The General Plan public process continued six years and wasn't adopted until 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, but there has been limited staff time available to work on it due to the economic recession of 2008-Present. The Draft 2006-2013 Housing Element was reviewed by HCD, but the

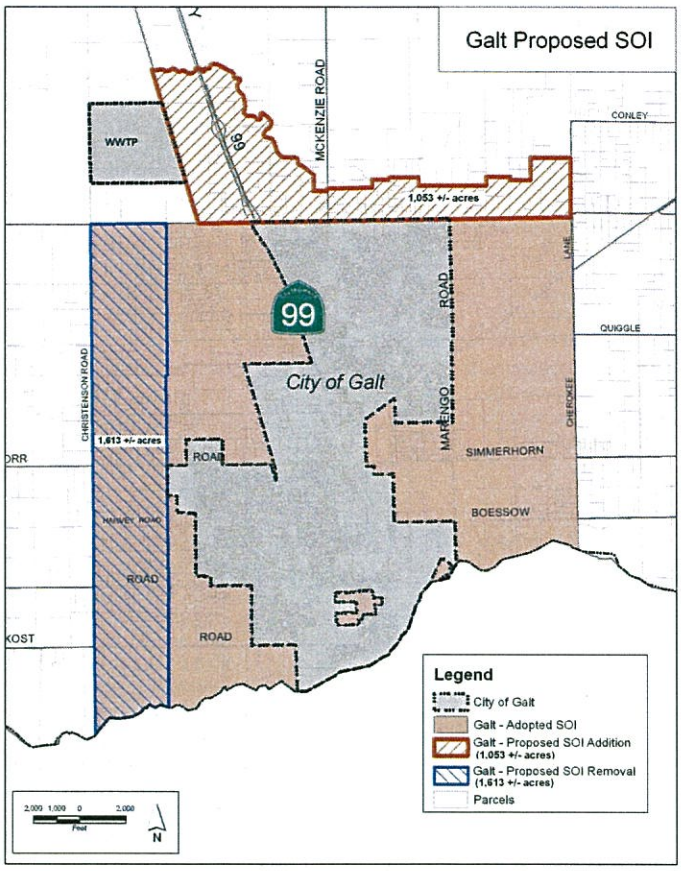
			changes they are requesting to the zoning densities will take significant staff time. Staff is currently working with HCD to determine if they will accept the current Draft and allow the City to address the zoning density issue in the upcoming 2013-2021 cycle.

Sphere of Influence Boundary Amendments

The City of Galt applied to the Sacramento Local Agency Formation Commission (LAFCo) for an amendment to the Sphere of Influence (SOI) consistent with the newly adopted 2030 Galt General Plan on July 20, 2009. It was approved on January 9, 2011.

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 includes 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 was also approved. The detached area is located between Sargent and Christensen Roads and from Twin Cities Road south to the County boundary. The amended SOI, shown below, allows for future annexation 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.

Unfortunately, the State of California Governor's Office and Legislature spent most of 2011 dismantling redevelopment agencies statewide. The Legislature passed two Assembly Bills in 2011: AB1X 26 which eliminated redevelopment agencies and created successor agencies and AB1X 27 which exempted agencies from such elimination if they agreed to make specified annual payments to the State. The legality of the bills was subsequently challenged and the State Supreme Court ultimately upheld AB1X 26 and struck down AB1X 27. Consequently, Galt's Redevelopment Agency ceased to exist and the City will be the successor agency to basically wind down the activities of the agency and ensure payment of all outstanding obligations.

Nevertheless, the Galt Redevelopment Agency initiated a number of projects in 2011 prior to its elimination. Since those activities were in place prior to AB1X 26, they can continue until completed.

Commercial Revitalization:

Central Galt Corridor Project

This project is intended to beautify and enhance the main C Street corridor from SR 99 to Fourth Street, and it includes part of Lincoln Way between A and C Streets. The project will help improve community identity, connectivity, and business development in Galt's central business district. Proposed improvements include adding landscaped median islands, street trees, streetlights and banners to unify the design theme with the new improvements at the Central Galt Interchange. The center turn lane will include tinted concrete or special asphalt design to set it apart from the rest of the street, and pedestrian safety crossings will be established. Previous "Old Town" improvements that ended at Sixth Street will be extended on C Street to Lincoln Way.

Preliminary design work and public input for this project was completed in 2011.

UPRR Transit Stop/Parking Lot and Site Improvements Project

This project, associated with the Central Galt Corridor Project, will develop a portion of the UPRR property adjacent to Fourth Street from B Street to E Street with a parking lot and other park-like improvements. Improvements include a transit stop, farmer's market area, palm trees, and extended landscaping with walkways and ornamental planting. If and when the commuter train associated with the High Speed Rail project comes to fruition, this site could also serve as a park-n-ride lot for commuters and a transit transfer point.

Simmerhorn Commercial Project CEQA

The Simmerhorn Commercial property is vacant land that has been designated for retail development in the Galt General Plan for over two decades. It consists of about 41.5 acres on the east side of SR 99 south of Simmerhorn Road. The newly reconstructed Central Galt Interchange provides direct

access to the site and it is highly visible from the highway and directly east of the city's central business district.

In an effort to streamline future development of this prime retail property, the City/RDA initiated compliance with the California Environmental Quality Act based on a conceptual 500,000 s.f. shopping center project. The CEQA document was adopted in early 2012 and identifies the various mitigation measures a developer would need to address prior to developing the site. The CEQA clearance for the project effectively saves 6-12 months of processing time assuming the project is within the parameters identified in the CEQA analysis. The City is working with the broker on the site to actively market it as a retail center.

Buxton Retail Recruitment Strategy

In 2011, the Galt Redevelopment Agency funded an analysis of the Galt Retail Trade Area to determine the best strategy with which to focus limited resources on retail recruitment. The Buxton company, a nationally recognized leader in retail site selection services, was hired to analyze the demographic and psychographic characteristics and buying habits of Galt trade area consumers. That information was then compared to the preferred consumer profiles for national retail chains. Finally, the lists were filtered to sort out those retailers who are not in expansion mode or have other criteria that would eliminate Galt from their consideration. Buxton presented a final list of best retail matches for Galt and is assisting the City with recruitment efforts on those retailers.

Additionally, Buxton prepared a Hospitality Analysis showing what national hotel chains would do well in Galt's market and they further did an analysis of healthcare services. Based on that information and requests from the local Galt medical community, staff is working with Lodi Memorial to see if ancillary medical facilities like blood draw labs and radiological services can be brought to Galt based on the insurance profile of the Galt trade area consumers.

Old Town Property Acquisition

In 2011, the City utilized Redevelopment bond funding to negotiate purchase agreements for 10 properties in the Old Town area in order to redevelop the area with an entertainment center or other use that would encourage more visitors and businesses to come to Old Town.

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, targeted this area for renovation. The project was completed and opened for business in May, 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.

Program activity in 2011 included the substantial completion of one FIP project for an estimated final cost of $30,000:

333 4th Street (Spaans Bakery Building)

The project is located on 4th Street between C and D Streets. It involved construction of an historic-looking façade on the front of a concrete tilt up building. The application was received on March 17, 2011. Construction for the project was completed in 2011. The paint and detail work will be finished in 2012.

Affordable Housing Development Progress

Galt also made 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 is located at 400 D Street in the Galt Old Town area. It is a 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.

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 received a temporary final in March, 2011 and the total final in August, 2011.

Galt Housing Rehabilitation Loan Program

Since the elimination of the Redevelopment Agency did not occur until June, 2011, the Galt Housing Rehabilitation Program was available part of the year to low income owner/occupants and to investors who owned rental property that is occupied by a low income household(s). The purpose of the program was to provide low interest loans and, in some cases, grants for repair of health and safety conditions.

The program allowed for a range of financing options that provided the most benefit to the homeowner while protecting the Agency and recirculating funds to the extent possible for other rehabilitation loans. In general, the total indebtedness against the property could not exceed 95% of the after rehabilitation value. Loans would not be approved for less than $5,000 (due to cost of processing) and the maximum amount could not exceed $50,000 unless there were exceptional circumstances and the loan to value ratio was not exceeded.

There were no housing rehabilitation loans/grants approved in 2011. It is assumed that the economic recession was the main reason for the lack of activity since many people were unemployed or had their incomes seriously curtailed. After June, the program was forced to shut down, so the only remaining activity will be to receive and manage loan pay offs over time from existing loans under the program.

City of Galt 2011 Accomplishments

Some of the highlights of this year's accomplishments toward furthering a variety of Galt General Plan goals and policies include:

- Applied for and received a $2 million SACOG grant for Central Galt Corridor Improvement Project (CIP#50H) and began preliminary engineering for it and the UPRR transit and parking lot/site improvements project (CIP#59B)
- Applied for and received a $133,700 Energy Efficiency Community Block Grant to conduct streetlight LED retrofit on approximately 156 high pressure sodium streetlights
- Applied for and received a $15,000 Infill Streamlining Program grant that is being used to enhance the UPRR transit and parking lot/site improvements project
- Received SACOG Salutes! Award for Galt Place (meeting SACOG Blueprint Principles)
- Oversaw construction and interconnection of the Wastewater Treatment Plant Solar Project
- Completed UPRR Quiet Zone Study
- Central Galt Interchange—Completed A Street Overcrossing and demolished C Street Bridge
- Completed the WWTP upgrade project to add tertiary filtration and UV disinfection facilities Completed construction of the Golden Heights deep well
- Completed design work and CEQA compliance for the Twin Cities Roundabouts Project
- Completed Walker Community Park, Phase I and held grand opening
- Completed California Environmental Quality Act compliance for the Conceptual Simmerhorn Commercial Shopping Center project
- Completed A Street and Lincoln Way Flashing Crosswalk Projects
- Completed the Pavement Management System
- Negotiated purchase and sale agreements for 10 properties in Old Town for redevelopment
- Negotiated a lease agreement with UPRR for development of the excess railroad ROW along Fourth Street
- Sold Redevelopment Bonds
- Assisted in the rehabilitation/redevelopment of the Brewster's building (IOOF hall)
- Initiated receiving utility payments originating from customer bank bill pay programs via electronic funds transfer
- Updated the City's purchasing policy
- Initiated online registration for recreation classes and programs
- Adjusted the rent for the Sports Complex to encourage two day tournaments for economic development
- Developed new television marketing to advertise the Galt Flea Market
- Implemented a TIP411 Program to dispense information to the public
- Updated the Emergency Operations Plan
- Combined smaller areas to form larger, more effective neighborhood watch groups
- Completed CEQA compliance to allow for year round discharge at the WWTP
- Completed the Swainson's Hawk Mitigation Plan and Conservation Easement for city-owned preserve north of the WWTP

- Implemented a citywide job shadowing program
- Created and distributed a citywide employee satisfaction survey
- Developed an employee recognition program
- Initiated problem-oriented policing efforts with police and code enforcement
- Completed the Youth Master Plan
- Presented an Action Plan to City Council for Development Permit Streamlining Efforts
- Completed the CEQA compliance for the Walmart project and settled the litigation.

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
LU-A: Sphere of Influence 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.	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.
LU-B: Habitat Conservation Plan 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).	The City continues to work with Sacramento County and other participating agencies in the preparation of the SSHCP. Federal regulatory agencies who have historically caused most of the delay seem to be reaching more compromises and it is hopeful that the CEQA process can be initiated in mid 2012.
LU-C: Landscape and Lighting District The City should explore the use of a citywide Landscape and Lighting District and other programs to fund landscape maintenance.	In May 2005, the City established Lighting, Landscaping and Maintenance District #3, which provides a funding mechanism addressing this policy for new development.
LU-D: Annual General Plan Reviews 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.	This report fulfills this program.
LU-E: Major General Plan Reviews 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.	The City will conduct reviews as suggested.
LU-F: Ordinance Consistency 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.	Reviews for consistency with the 2030 General Plan have begun. The Adopted Park Master Plan 2010 and 2011 Bicycle Transportation Plan are now consistent with the General Plan. The City adopted an update of the Building Codes including the new California Green Code in 2010. Other ordinances and policies will be reviewed, revised and amended as budget permits.
LU-G: Downtown Revitalization and Improvement The City should work with Downtown business and property owners to continue revitalization efforts via private property improvements and programs.	The Galt Redevelopment Agency was the primary funding source for much of the façade improvement work that has occurred in the downtown area (Lincoln Way corridor, Old Town area along C Street, and Spaans Bakery on 4th Street). Since that funding source has been eliminated, this program will need to be reevaluated. However, the City obtained a $2 million SACOG grant to revitalize and enhance the C Street corridor and to make various improvements to the UPRR property along 4th Street (enhanced landscaping and parking lot/transit stop). Further, the reconstruction and enhancement of the Central Galt Interchange is expected to lead visitors more directly to the downtown area.

	In addition, the City revitalized an old car repair site by approving the Galt Place Mixed Use Senior Housing Project on the site. That project includes affordable housing and ground floor commercial space that has brought several new businesses to the downtown area and has created a residential environment as well that should spur further revitalization in the area. Lastly, the City/Redevelopment Agency initiated property acquisitions in the Old Town area along 4th Street and is actively negotiating with a developer to create an entertainment complex on 4th Street. Those efforts will continue since they were initiated prior to the loss of the Redevelopment Agency.
LU-H: Zoning Ordinance and Zoning Map Consistency The City shall review and amend, as necessary, the Zoning Ordinance and Zoning Map to ensure consistency with the General Plan.	Due to budget constraints associated with the current economic recession, the Zoning Code has not been updated for consistency with the General Plan. In addition, the Community Development Department has identified a number of permit streamlining objectives that will entail amendments to the Zoning Code. This item is being included in the 2012/2014 budget request for funding.

CIRCULATION ELEMENT

Implementation Programs	Status
C-A: Capital Improvements Financing Plan and Development Fees 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.	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.
C-B: Park-n-Ride 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.	Ongoing as part of new project submissions or City initiated projects. Enhancements to the existing Park-N-Ride lot on Twin Cities Road are included in the Twin Cities Roundabout construction plans. In addition, the Central Galt Corridor Project includes construction of a parking lot and transit stop at the southwest corner of C Street and Fourth Street which is intended to serve as a future Park-N-Ride lot for the Commuter Train Project associated with High Speed Rail or as a future commuter service route.
C-C: Bike and Pedestrian Master Plan 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.	The Plan update was adopted March 1, 2011.
C-D: Transit Planning The City will work with local transit service providers to	The City continues to work cooperatively with South County Transit to improve transit opportunities in the City.

improve transit in the City.	
C-E: Sidewalk Maintenance and ADA Program 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.	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. The City initiated an expanded and updated inventory in 2011 which includes all city parks and facilities and their associated sidewalks. That detailed inventory is expected to be complete in mid 2012.

CONSERVATION ELEMENT

Implementation Programs	Status
COS-A: Annual Review 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.	This report fulfills the annual review. The City Council also meets twice a year with City Management staff to develop Strategic goals and objectives for the coming six month period. The 2011 Strategic Goals and Objectives are on the City's website and progress is reviewed every month at a public city council meeting.
COS-B: Flood Protection Ordinance The City should monitor and update the flood protection ordinance to assure adequate flood controls.	New construction is evaluated regarding flood protection consistent with State, Federal and local laws.
COS-C: Aquifer Monitoring 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.	The City is in the process of updating the Urban Water Management Plan. Adoption is expected by summer 2012.
COS-D: Visual Accessibility of Floodplains 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.	This policy will dictate development standards until such time as the floodplain or subdivision ordinance is amended to further implement this policy.
COS-E: Infill Development Priority 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.	This is intended to be addressed in the update of the Zoning Ordinance.
COS-F: City Fleet Vehicles The City should adopt a program for the phased replacement of City fleet vehicles with low-emission technology vehicles, as appropriate.	No formal program has been established as of this report. The City made its first purchase of a hybrid vehicle in 2009. The City is also currently working with SMUD on a test program to determine the performance of an all electric pick up truck in use by the Public Works Department.

COS-G: Support Energy Conservation Legislation The City shall support legislation that promotes cleaner industry, lowest emission technology vehicles, and more efficient-burning engines and fuels.	The City supports low emission technologies and efficient fuels.
COS-H: City Facilities 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.	In 2011, the City negotiated a Power Purchase Agreement with Solar Star XXII, LLC whereby the solar provider constructed an approximate 1MW solar facility on property leased from the City. The electricity generated by that facility is purchased by the City to run the Wastewater Treatment Plant facilities at a flat rate of $0.08676 per kWh for the 20 year term of the PPA. This rate is less than current and anticipated SMUD rates, and is projected to save the City over $1.2 million by the end of 20 years. In addition, the City sought and obtained an approximate $133,700 Energy Efficiency Community Block Grant to retrofit about 156 of its high pressure sodium streetlights with LED fixtures which are far more energy efficient and provide a whiter light with less spillover. That project was completed, and the Public Works Department is investigating additional funding (unexpended ARRA funds) to replace even more of the streetlight fixtures. The City will continue to look for innovative methods to conserve energy at city facilities and to utilize renewable energy sources to the extent feasible.
COS-I: Energy Efficiency The City should encourage new housing units be constructed to meet and/or exceed LEED Certified energy efficiency standards.	As new development is proposed, the City will encourage such efficiency standards. The new Green Building Codes adopted in 2010 achieve high energy efficiency, but the City staff encourages all developers to increase efficiency to the maximum feasible level.
COS-J: Energy Conservation Features 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.	The City participates in the Energy Upgrade California Program which allows property owners to obtain financing and information on various energy efficiency programs available to them at www.energyupgradeca.org. The City is also a participant in SMUD's Home Performance Program and income-qualified Galt residents are also eligible for home weatherization programs from the Community Resource Project. All of these programs have been advertised in the City Newsletter and links were provided on the city's website. The City is also currently exploring participation with Sacramento County in a Property Assessed Clean Energy Program whereby homeowners would be able to finance energy efficiency improvements on their property tax bill.
COS-K: Greenhouse Gas Emissions Reduction Plan The City will prepare and adopt a Greenhouse Gas Emissions Reduction Plan.	The City worked with the Sacramento Area Green Partnership to inventory greenhouse gas emissions at the community level and by government operations. A subsequent effort has resulted in a list of potential reduction measures with an attempt to quantify, to some extent, the emissions reductions for various items. The City budget and staff resources have not been sufficient in the past several years to compile that information into a city-specific reduction plan. SACOG is currently pursuing a grant to prepare a regional climate action plan that will provide further technical assistance to allow the City of Galt to tier off of that analysis. Budget funds have been requested for this project in 2013/14.

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

PUBLIC FACILITIES & SERVICES ELEMENT

Implementation Programs	Status
PFS-A: Infrastructure Master Plans 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.	The City has prepared all of these Plans and completed the CEQA analysis. They will be scheduled for City Council consideration and adoption in the spring of 2012. Regular reviews and updates will be planned thereafter.
PFS-B: Capital Improvement Program The City shall annually review and update the Capital Improvement Program.	The CIP was reviewed and updated in June, 2011.
PFS-C: Development Fee Schedule The City shall prepare development fee schedules based on the Capital Improvement Program.	Regular updates are ongoing and compliant.
PFS-D: Water Supply Alternatives Study The City shall conduct a study of future water supply alternatives to determine the most appropriate long-term water supply to serve Galt.	The City will address this issue in the update of the Urban Water Management Plan in 2011.
PFS-E: Water Management Plan The City shall update the Water Management Plan to include fire protection needs, water conservation, management measures, and monitoring as required by State law.	The City is in the process of updating the Urban Water Management Plan. Adoption is expected by summer 2012.
PFS-F: Ground Water Protection Response Plan 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.	If needed, the City will address this issue in the update of the Urban Water Management Plan, contingent upon budget approval.

PFS-G: Stormwater Management Plan The City shall prepare, periodically update, and implement on an ongoing basis a Stormwater Management Plan in coordination with other member agencies.	The City is a co-permittee under the Sacramento Stormwater Quality Partnership for Municipal Separate Storm Sewer Systems (MS4). Polluted stormwater runoff can be transported through local city/county Municipal Separate Storm Sewer Systems (MS4s), from which it is often discharged untreated into local waterbodies. To prevent harmful pollutants from being washed or dumped into an MS4, operators must obtain a NPDES permit and develop a stormwater management program. The SSQP includes a Stormwater Quality Design Manual and Hydromodification Management Plan for new development projects. Compliance with these plans and their best management practices helps to improve stormwater quality in the region. The Public Works Department reviews for compliance with these plans.
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.	With the completion of the Storm Drain Master Plan in mid 2012, an evaluation will be undertaken to determine the necessity and extent of such an ordinance.
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.	Like all other Master Plans, periodic updates occur will as needed. Due to the economic recession of 2008-Present, there has been little development to warrant an update this year.
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).	Upon request, the City will work with CSD Fire Dept. cooperatively on this project as all others. The City has already identified a project in Sacramento County which is within the "siting zone" for a fire station. Staff notified the fire district, but they did not wish to pursue an acquisition at that time.
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.	The Parks & Recreation Master Plan was adopted by the City Council in 2010. One of the first projects completed under that plan in 2011 was Walker Park, Phase I.
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.	This measure was accomplished with the hiring of an IT Coordinator in 2007. In 2011, that position was supplemented with some part time assistants.
PFS-M: Telecommunications Program The City shall develop and expand telecommunications programs at City Hall.	This is an ongoing process within budget constraints. One of the projects currently in progress is installation of a fiber optic line to connect City Hall with the Municipal Services Center and Police Department.

COMMUNITY CHARACTER ELEMENT

Implementation Programs	Status
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.	For 2011, Code Enforcement investigated approximately 400 potential violations and closed 396 cases during the same period. Of the total case load, 248 were proactive investigations. The Code Enforcement Officer regularly participates in neighborhood watch meetings and similar events. The sidewalk and pavement management maintenance plan addresses regular maintenance of neighborhood infrastructure and works it into the CIP Bbudget.
CC-B: Signage The City shall revise the sign provisions in the Zoning Ordinance to require replacement of non-conforming or non-operational signs.	Will be addressed in the Zoning Ordinance update to be pending budget approval.
CC-C: Public Art The City shall adopt an Art in Public Places Ordinance.	Will be addressed as work load permits and priorities are established.
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.	The Historic Preservation Advisory Committee meets when needed to review plans for changes to historic structures in the Downtown Specific Plan Area. Staff updates necessary policies periodically to address changed conditions.
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.	The Air Quality Management District provided a list of low biogenic species to include with our landscape/irrigation application package. A formal addendum to the Landscape Manual will be created when work load and budget permits. Due to low development activity in recent years, this has not been a priority project.
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.	In May 2005, the City established Lighting, Landscaping and Maintenance District #3, which provides a funding mechanism addressing this policy for new development.
CC-G: Enhance Visual Quality The City should work to improve visual quality of rail corridors and major road corridors in the city.	As new projects are considered for approval, appropriate consideration will be given toward visual enhancement opportunities. The Central Galt Corridor Project (CIP Project # 50H) and UPRR parking lot and site improvements project (CIP Project # 59B) will provide significant visual enhancement to C Street from the interchange to Fourth Street, Lincoln Way between A and C Streets, C/Lincoln intersection, and Fourth Street and the adjacent UPRR property from B to E Streets.

ECONOMIC DEVELOPMENT ELEMENT

Implementation Programs	Status
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.	The City will continue to implement the strategies outlined in the City Economic Development Roadmap policy document, April 2008. To that end, the City/Redevelopment Agency retained the services of the Buxton Company, a national retail site selection firm, to assist the City with a retail recruitment strategy. Buxton used a variety of psychographic and demographic details about the Galt Trade Area to identify the best retail matches to the Galt consumer profile. Staff is working to contact those suitable retailers and is also working to try and recruit medical ancillary services (labs, radiological services etc.) to Galt.
ED-B: Sales Tax Trend Tracking 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.	The City 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.
ED-C: Targeted Marketing Message 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.	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. Due to budget and staffing constraints in recent years, limited work has been done specifically on marketing messages, but staff and the City Council has been active in reaching out to different sectors promoting Galt.
ED-D: Business Attraction 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.	See ED-A status.
ED-E: Vacancy and Parcel Tracking 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.	A Vacant Land Inventory is currently maintained by the Community Development Dept. and made available to interested parties. To the extent practical, staff has also maintained an inventory of developed land with vacant tenant spaces, but it is very difficult to keep it up to date. There will soon be a link on the City's web page to a real estate website for available commercial/industrial buildings known as Loop Net. This will allow prospective businesses to ascertain available tenant spaces and brokers/agents who represent that property.

ED-F: Funding Resources 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: ▪ 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)	The City actively competes in various state and federal grant and other appropriation requests. Some of the grant funding received in 2011 includes: A $2 million community design grant from SACOG for the Central Galt corridor ("C" Street) complete streets project. An approximately $133,700 Energy Efficiency Community Block Grant to retrofit about 156 high pressure sodium streetlights with LED fixtures which are far more energy efficient and provide a whiter light with less spillover. That project was completed, and the Public Works Department is investigating additional funding (unexpended ARRA funds from other jurisdictions) to replace even more of the streetlight fixtures. A $15,000 grant from the Local Government Commission for Infill Streamlining Program. That money was used to supplement transit, pedestrian access, bike parking and similar features of the UPRR parking lot and site improvements project.
ED-G: Supplier Business Attraction The City should refine business attraction targets to include business-to-business suppliers, potentially including material distributors, service providers, and component manufacturing.	The City will continue to implement the strategies of the City Economic Development Roadmap policy document, April 2008. The industrial park is becoming a building materials manufacturing and distribution center with BMD, Cardinal Glass, Consolidated Fabricators, Peak Manufacturing, Galt Pipe and others creating an industrial cluster. Staff has been receiving additional inquiries from similar facilities wishing to locate in the industrial park, but there is little available space in existing buildings to accommodate the space requirements.
ED-H: Employment Trend Tracking 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.	There was some tracking of unemployment trends during the recent economic recession, but staff has not had the resources to spend on this topic to date.

ED-I: Existing Business Outreach 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.	The City Manager has been active in the community and regularly attends Chamber of Commerce events and other activities with the business community. The City Manager also meets at least annually with owners and/or managers of each of the largest businesses in the community from a jobs and revenue standpoint.
ED-J: Business Climate Improvement 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.	The Community Development Department generated a list of Development Permit Streamlining Measures for City Council review and approval. These measures will be implemented in phases over the next two years in order to further improve the permit process associated with the Planning, Public Works, and Building Departments.
ED-K: Rapid Response to Major Business Needs 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.	This organizational structure is generally in place and includes the City Manager, Department Heads from each city department as well as the local SMUD business representative and Fire Chief. A representative from the SETA-Sacramento Works Career Center can be added to the team as needed.
ED-L: Job Training 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.	The City and school districts have recently reinstated the CAST meetings (City and Schools Together). This could be a discussion topic for that group.

ED-M: Job Training Agencies in Galt 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.	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.

NOISE ELEMENT

Implementation Programs	Status
N-A: EIR Guidelines The City should incorporate noise mitigation requirements into the citywide Environmental Impact Report (EIR) guidelines.	When the City adopts local guidelines, noise analysis will be a component. This is not a currently budgeted item.
N-B: Noise-Impacted Areas Overlay Zone 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.	Such an analysis is desirable, but will be subject to budgetary constraints.

SAFETY AND SEISMIC ELEMENT

Implementation Programs	Status
SS-A: Uniform Address System The City shall continue to implement a Uniform Address System.	This is an ongoing process. It is coordinated with both the CCSD Fire Department to ensure ease of emergency access and with Sacramento County mapping division to avoid duplicative street names within the same geographic region as Galt.
SS-B: Unreinforced Masonry Structures Inventory The City shall complete an inventory of non-single family unreinforced masonry structures.	Staff surveys such structures as opportunities arise. Inventories will be maintained as suggested by this measure.
SS-C: Sacramento County Hazardous Waste Management Plan The City should continue to implement the County's Hazardous Waste Management Plan.	This program is ongoing.
SS-D: Use, Production, or Transport of Hazardous Materials and Wastes The City should develop siting and enforcement criteria for businesses that use, produce, or transport hazardous materials and wastes.	In conjunction with CCSD 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.

HISTORIC ELEMENT

Implementation Programs	Status
HRE-A: Façade Improvement Loan/Grant Program 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.	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. Numerous structures have had façade improvements including much of the Lincoln Way structures between A and C Streets, buildings along C Street near the intersection with Fourth Street, and most recently the Spaans Bakery on Fourth Street. Unfortunately, with the elimination of the Galt Redevelopment Agency this year,ongoing funding for continuation of this program will be unlikely.
HRE-B: Preservation Plan The City should develop a Historic Preservation Plan.	As resources are available, consideration will be given to complete this project. In 2012, City staff intend to re-evaluate the local inventory of cultural resources with a qualified historic building professional to see if there should be any amendments to the inventory and/or to determine which specific features of the listed structures are deemed to be historically significant so that preservation efforts can be directed to those features.
HRE-C: Incentives for Historic Preservation 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.	The Façade Improvement Program and Housing Rehabilitation Program, funded by the Redevelopment Agency, have historically implemented this program. With the loss of redevelopment funding this year, however, the city may need to revisit using Mills Act or other programs in the future. This is not currently a budgeted or prioritized project at this time.
HRE-D: Federal and State Grants 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.	The City actively competes in various state and federal grant and other appropriation requests. As noted in the status for Program ED-F above, the City routinely applies for grant funding. HOME funds were used to develop the Habitat for Humanity sites in 2009/2010 and the City annually receives a CDBG grant for a variety of projects. The most recent CDBG project was for the UPRR Quiet Zone Study. The City also received an Energy Efficiency CBG this year for streetlight retrofits.

HOUSING ELEMENT

Implementation Programs	Status
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/***	

Appendix B

State Income Limits for 2011

5 of 8

See instructions on last page to use these income limits to determine applicant eligibility and calculate affordable housing cost and rent

County	Income Category	Number of Persons in Household 1	2	3	4	5	6	7	8
Riverside County	Extremely Low	14,000	16,000	18,000	20,000	21,600	23,200	24,800	26,400
4-Person	Very Low Income	23,350	26,700	30,050	33,350	36,050	38,700	41,400	44,050
Area Median Income:	Lower Income	37,350	42,700	48,050	53,350	57,650	61,900	66,200	70,450
62,500	Median Income	43,750	50,000	56,250	62,500	67,500	72,500	77,500	82,500
	Moderate Income	52,500	60,000	67,500	75,000	81,000	87,000	93,000	99,000
Sacramento County	Extremely Low	15,800	18,050	20,300	22,550	24,400	26,200	28,000	29,800
4-Person	Very Low Income	26,300	30,050	33,800	37,550	40,600	43,600	46,600	49,600
Area Median Income:	Lower Income	42,100	48,100	54,100	60,100	64,950	69,750	74,550	79,350
75,100	Median Income	52,550	60,100	67,600	75,100	81,100	87,100	93,100	99,150
	Moderate Income	63,050	72,100	81,100	90,100	97,300	104,500	111,700	118,950
San Benito County	Extremely Low	16,450	18,800	21,150	23,500	25,400	27,300	29,150	31,050
4-Person	Very Low Income	27,450	31,350	35,250	39,150	42,300	45,450	48,550	51,700
Area Median Income:	Lower Income	43,900	50,150	56,400	62,650	67,700	72,700	77,700	82,700
78,300	Median Income	54,800	62,650	70,450	78,300	84,550	90,850	97,100	103,350
	Moderate Income	65,750	75,150	84,550	93,950	101,450	109,000	116,500	124,000
San Bernardino County	Extremely Low	14,000	16,000	18,000	20,000	21,600	23,200	24,800	26,400
4-Person	Very Low Income	23,350	26,700	30,050	33,350	36,050	38,700	41,400	44,050
Area Median Income:	Lower Income	37,350	42,700	48,050	53,350	57,650	61,900	66,200	70,450
62,500	Median Income	43,750	50,000	56,250	62,500	67,500	72,500	77,500	82,500
	Moderate Income	52,500	60,000	67,500	75,000	81,000	87,000	93,000	99,000
San Diego County	Extremely Low	17,200	19,650	22,100	24,550	26,550	28,500	30,450	32,450
4-Person	Very Low Income	28,700	32,800	36,900	40,950	44,250	47,550	50,800	54,100
Area Median Income:	Lower Income	45,850	52,400	58,950	65,500	70,750	76,000	81,250	86,500
74,900	Median Income	52,450	59,900	67,400	74,900	80,900	86,900	92,900	98,850
	Moderate Income	62,950	71,900	80,900	89,900	97,100	104,300	111,500	118,650
San Francisco County	Extremely Low	22,450	25,650	28,850	32,050	34,650	37,200	39,750	42,350
4-Person	Very Low Income	37,400	42,750	48,100	53,400	57,700	61,950	66,250	70,500
Area Median Income:	Lower Income	59,850	68,400	76,950	85,450	92,300	99,150	106,000	112,800
101,600	Median Income	71,100	81,300	91,450	101,600	109,750	117,850	126,000	134,100
	Moderate Income	85,350	97,500	109,700	121,900	131,650	141,400	151,150	160,900
San Joaquin County	Extremely Low	13,750	15,700	17,650	19,600	21,200	22,750	24,350	25,900
4-Person	Very Low Income	22,900	26,200	29,450	32,700	35,350	37,950	40,550	43,200
Area Median Income:	Lower Income	36,650	41,850	47,100	52,300	56,500	60,700	64,900	69,050
65,400	Median Income	45,800	52,300	58,850	65,400	70,650	75,850	81,100	86,350
	Moderate Income	54,950	62,800	70,650	78,500	84,800	91,050	97,350	103,600
San Luis Obispo County	Extremely Low	15,650	17,850	20,100	22,300	24,100	25,900	27,700	29,450
4-Person	Very Low Income	26,050	29,800	33,500	37,200	40,200	43,200	46,150	49,150
Area Median Income:	Lower Income	41,650	47,600	53,550	59,500	64,300	69,050	73,800	78,550
74,400	Median Income	52,100	59,500	66,950	74,400	80,350	86,300	92,250	98,200
	Moderate Income	62,500	71,450	80,350	89,300	96,450	103,600	110,750	117,900

See instructions on last page to use these income limits to determine applicant eligibility and calculate affordable housing cost and rent

Appendix C

Home Prices Affordable to Designated Income Categories 2011

Income Category[1]	Affordable Home Price Range[2]			Home Type and Family Size	
Extremely Low:	under	-	$60,840		
Very Low:	$60,841	-	$101,400	1 Bedroom Home	
Low:	$101,401	-	$162,240	Family of 3	
Moderate:	$162,241	-	$243,360	Annual Median Income:	**$67,600**
Above Moderate:	over		$243,360		
Extremely Low:	under	-	$67,590		
Very Low:	$67,591	-	$112,650	2 Bedroom Home	
Low:	$112,651	-	$180,240	Family of 4	
Moderate:	$180,241	-	$270,360	Annual Median Income:	**$75,100**
Above Moderate:	over		$270,360		
Extremely Low:	under	-	$72,990		
Very Low:	$72,991	-	$121,650	3 Bedroom Home	
Low:	$121,651	-	$194,640	Family of 5	
Moderate:	$194,641	-	$291,960	Annual Median Income:	**$81,100**
Above Moderate:	over		$291,960		
Extremely Low:	under	-	$83,790		
Very Low:	$83,791	-	$139,650	4 Bedroom Home	
Low:	$139,651	-	$223,440	Family of 7	
Moderate:	$223,441	-	$335,160	Annual Median Income:	**$93,100**
Above Moderate:	over		$335,160		
Extremely Low:	under	-	$92,257		
Very Low:	$92,258	-	$153,762	5 Bedroom Home	
Low:	$153,763	-	$246,019	Family of 9	
Moderate:	$246,020	-	$369,029	Annual Median Income:	**$102,508**
Above Moderate:	over		$369,029		

[1] Extreme Low Income: less than 30% median
Very Low Income: 30-50% of median income
Low Income: 50-80% of area median income
Moderate Income: 80-120% of median income
Above Moderate: over 120% of 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 2010

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

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

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

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

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

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

[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 Category[1]	Affordable Home Price Range[2]	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	

[1] Very 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

[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 2002**

Income Category[3]	Affordable Home Price Range[4]	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	

[3] Very 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

[4] 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 2001**

Income Category[1]	Affordable Home Price Range[2]	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	

[1]Very 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

[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 2000**

Income Category[1]	Affordable Home Price Range[2]	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	

[1]Very 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

[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.