Housing Policy Department
Received on:
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City of Galt
Community Development Department
Building • Planning • Redevelopment

March 20, 2014

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

To Whom It May Concern:

Attached, please find the City of Galt Annual 2030 Galt General Plan and Housing Element Progress Report: 2013 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,

Chris Erias
Senior Planner

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
E-mail: building@ci.galt.ca.us • planning@ci.galt.ca.us • www.ci.galt.ca.us

Housing Policy Department
Received on:
MAR 21 2014

Department of Housing and Community Development
ANNUAL HOUSING ELEMENT PROGRESS REPORT
For 2013

City or County Name: City of Galt

Mailing Address: 495 Industrial Drive
Galt, CA 95632

Contact Person: Chris Erias Title: Senior Planner

Phone: 209-366-7230 FAX: 209-744-1642 E-mail: cerias@ci.galt.ca.us

Reporting Period by Calendar Year: from January 1, 2013 to December 31, 2014

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

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

-and-

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

Housing Policy Department
Received on:
MAR 2 1 2014

City of Galt
Annual 2030 Galt General Plan And Housing Element Progress Report: 2013

City Council
Marylou Powers, Mayor
Mike Singleton, Vice Mayor
Mark Crews, Councilmember
Barbara Payne, Councilmember
Curt Campion, Councilmember

City Manager
Jason Behrmann

Planning Commission
Robert Dees, Chairperson
Craig Morris, Vice Chairperson
Alfredo Rodriguez, Commissioner
Ken Erickson, Commissioner
Paul Sandhu, Commissioner

Community Development Department
Chris Erias, Senior Planner
Cathy Kulm, Planning Commission Secretary

City of Galt – Sacramento County
495 Industrial Drive, Galt, CA 95632
(209) 366-7230 / (209) 744-1642 Fax
Email: planning@ci.galt.ca.us

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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, 2013.

Acceptance Date

The 2013 Annual General Plan Progress Report was reviewed by the Planning Commission on February 13, 2014 and accepted by the City Council on March 18, 2014.

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 2013 annual reporting period, the Planning Commission reviewed: two ordinances amending the Galt Municipal Code, one conditional use permit, one variance request, the Capital Improvement Program project list for consistency with the General Plan, a Development Agreement ordinance and the 2013-2021 Housing Element Update.

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 that timeframe.

Table 1. General Plan Elements

Element	Date of Adoption or Major Revision	Comment
Land Use	4/7/09	
Circulation	4/7/09	
Housing	6/4/13 (2008-2013 HE)	The 2013-2021 Housing Element Update will be adopted in early 2014.
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 the Land Use and Circulation Diagram (page 8). 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 includes 13 land use designations falling within two major categories of residential and nonresidential.

Pending Amendments: The City is currently negotiating with a private developer for possible construction of an entertainment center in the Galt Old Town District on Fourth Street. While the majority of the proposed site is designated for commercial land use in the General Plan and Downtown Revitalization and Historic Specific Plan, two of the seven parcels are designated multifamily residential land use and will need to be changed to accommodate that project. That project may be considered in late 2014.

In addition, the City was approached by the owner of approximately 358 acres east of Marengo Road, south of Twin Cities Road, and north of the Ione Spur railroad tracks. The owner wishes to pursue development of a Specific Plan and eventual annexation of that property to the City for development purposes. The owner submitted a "specific plan proposal" as set forth in Galt General Plan Policy LU-1 and is expected to submit a formal application in early 2014.

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 8) 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, and Boessow Road. The Land Use and Circulation Diagram and related policies also call for the widening and improvement of Twin Cities Road through the Planning Area.

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

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

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 and again in 2012. A review of the Development Impact Fees for Traffic, Water, Wastewater and Storm Drainage is planned during 2014.

In 2013, the City began work on the Twin Cities Roundabouts project that will be constructed at the intersections of Twin Cities Road/West Stockton Boulevard and Twin Cities Road (aka SR104)/East Stockton Boulevard. The project also includes a widening of Twin Cities Road (aka SR104) generally from east of Fermoy Way to East Stockton Boulevard. That project will be completed in 2014.

2013 Amendments: None.

Pending Amendments: None.

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:

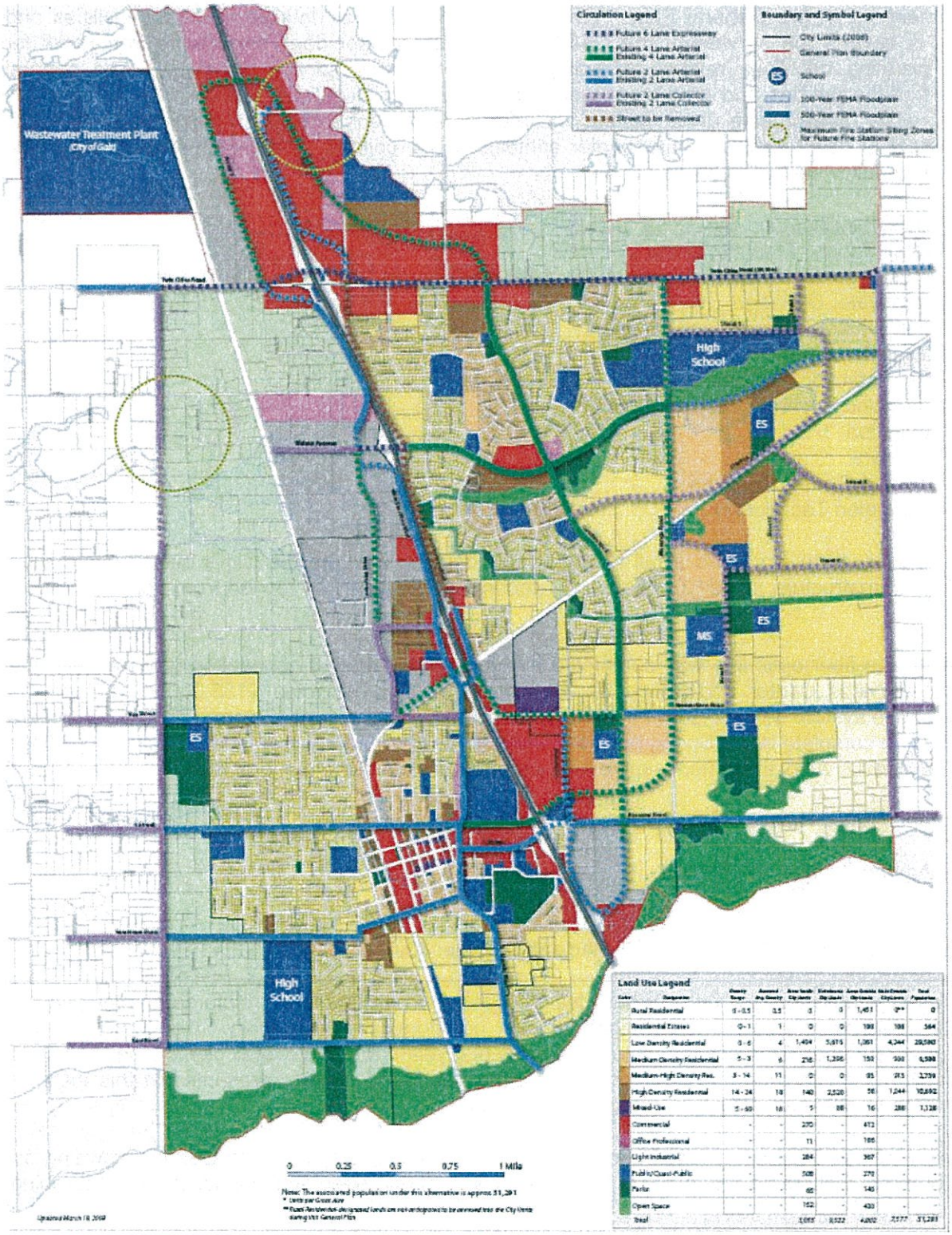
- Water Resources
- Fish and Wildlife Habitat
- Vegetation
- Agriculture, Open Space, and Natural Resource Preservation
- Air Quality–General
- Air Quality–Transportation
- Global Warming and Energy Conservation

The City continues to participate in the ongoing planning process for the South Sacramento Habitat Conservation Plan. The County is preparing a Draft document and the associated California Environmental Quality Act compliance.

2013 Amendments: None.

Pending Amendments: None.

2030 Galt General Plan Land Use Map



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

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

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

The City continues to employee a full time IT Coordinator to manage the City's overall information technology infrastructure. In 2013, a second IT technician position was moved from part-time to full-time status.

Installation of a fiber optic line was completed in the summer of 2013 connecting City Hall with the Municipal Services Center and Police Department. The City budgeted $135,000 to replace the citywide phone system with a modern voice over internet protocol (VOIP) system. The phone system is slated to be complete in the Spring of 2014. Internal Wi-Fi services were added to all city buildings in the Fall of 2013. All of these items implement program PFS-M of the General Plan

2013 Amendments: None.

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

2013 Amendments: None.

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 of the community.

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

The City began implementation of the strategies developed in the City Economic Development Strategy policy document, as updated in October 2013. This policy document focuses on two Priority Goals; 1) expand and locate commercial/retail businesses, 2) expand and locate office and industrial businesses. Other goals include 1) continue investment in Old Town, 2) visitor retention and expansion and 3) Leverage recognized agricultural assets and successes in the area to create new business opportunities.

The City updated its Economic Development Roadmap in 2013 in conformance with the Economic Development Administration's (EDA) formal Comprehensive Economic Development Strategy (CEDS) process. Certification by the EDA is currently underway.

2013 Amendments: None.

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

2013 Amendments: None.

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. It 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

2013 Amendments: None.

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

2013 Amendments: None. However, a professional historical evaluation of all the listed structures is strongly recommended in the future.

Pending Amendments: None.

HOUSING ELEMENT – Adoption Date: June 4, 2013

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: February 12, 2013. The update for the 2008-2013 cycle took longer than anticipated and was adopted on June 4, 2013. Staff began work on the 2013-2021 Housing Element Update immediately thereafter and adoption is anticipated to occur in early 2014.

2013 Amendments: None.

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 2008-2013 housing element cycle in February, 2008.

The City's housing data for the current RHNA period (January 2008 through June 2013) is shown in Tables 2 and 3 below.

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 2. City of Galt RHNA By Income Level 2008-2013

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 3.
2006-2013 Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability as of 12/31/13

Income Level		RHNA Allocation by Income Level	2006 and 2007	2008 Year 1	2009 Year 2	2010 Year 3	2011 Year 4	2012 Year 5	2013 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	27	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	312	32	1	1		1	41	389	0
Total RHNA by COG		345	372	51	3	81*	0	1	41	549	135
Total Units ► ► ►											
	Remaining Need for RHNA Period ► ► ► ► ►										

*Galt Place Senior Mixed Use Project was assisted with Galt Redevelopment Agency funds and provided 80 units of lower income housing units (8 EL, 48 VL, 24 L) as noted above for Year 2010. This project was approved in March, 2008 via Conditional Use Permit, and the units were subsequently constructed in 2010. The City has chosen to use these units to address a 49 unit unaccommodated need that occurred during the 2002-2007 planning period when the city failed to rezone five acres that should have been made available for higher density designations appropriate for lower income units. Since the Galt Place Project required a discretionary entitlement from the City and also received financial assistance from the City, it can be used to satisfy the unaccommodated need from the prior cycle as long as the 2008-2013 Housing Element is adopted by the City and certified by HCD during the current cycle.

Table 4 provides the 2013 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 4. 2013 Sacramento County Maximum Household Income Limits

Income Level	Household Size				
	1 Person	2 Person	3 Person	4 Person	5 Person
Extremely Low Income	16,000	18,300	20,600	22,850	24,700
Very Low Income	26,650	30,450	34,250	38,050	41,100
Lower Income	42,650	48,750	54,850	60,900	65,800
Median Income	53,250	60,900	68,500	76,100	82,200
Moderate Income	63,900	73,050	82,150	91,300	98,600

Source: California Department of Housing and Community Development (Based on the 2013 median family of four income of $76,100 for Sacramento County).

Table 5 shows that no new lower income dwelling units were added in calendar year 2013. This was during the economic recession period of approximately 2007 to the present and was not a particularly uncommon situation in the Sacramento Valley.

Table 5
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		
			0	0	0	0	0				
(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 6
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 7. Annual Building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table 5)

	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**	41					41	

*Note: This field is voluntary.

Table 8
Program Implementation Status

Program Description (By Housing Element Program Names)	**Housing Programs Progress Report - Government Code Section 65583.** Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	**Objective**	**Timeframe**	**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	2008-2013	In 2008, Galt Place Senior Housing Project was approved, via Conditional Use Permit and City funding participation, providing 80 age restricted and lower income units {extremely low-(8 du) very low (48 du), and low-income (24 du) in the City's downtown area. Galt Place thereby satisfies the any previous unmet needs. Based on the 2008-2013 Housing Element reviewed by HCD, the City has identified adequate vacant land inventory to meet its Regional Housing Need Allocation for 2008-2013.
Policy 2. Any residential down zoning approvals shall require compensation for loss of land zoned at higher residential densities (R-2 and	To guarantee no net loss of higher density residential land.	On-going	No residential down zoning approvals have been granted since adoption of the 2008-2013 Housing Element. The City is meeting this objective and will continue this action.

R-3) intended for very low- and low income			
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.	2008-2013	This information is 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.
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 Mesa Townhome 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.	2008-2013	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 in 2011, 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 is very active in the community.
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.	2008-2013	The City has not met this objective, but there has not been a specific request for migrant farm worker housing in the city since there are no zoning districts that permit commercial agricultural activities. 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 in 2011, 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. 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. Galt Place was developed as a mixed-use project. It includes 80 affordability restricted senior apartments and retail/office on the first floor.
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.	2008-2013	On Sept. 17, 2013, City Council adopted Ordinance 2013-04 permitting Emergency Shelters in the Light Manufacturing and Public/Quasi Public zoning districts.

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.	2008-2013	On Sept. 17, 2013, City Council adopted Ordinance 2013-04 permitting Emergency Shelters to include transitional housing in the Light Manufacturing and Public/Quasi Public zoning districts.
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.	2008-2013	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. In December 2013, the City approved participation with Sacramento County in a Property Assessed Clean Energy (PACE) 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 wind-down activities of the Redevelopment Agency's 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.

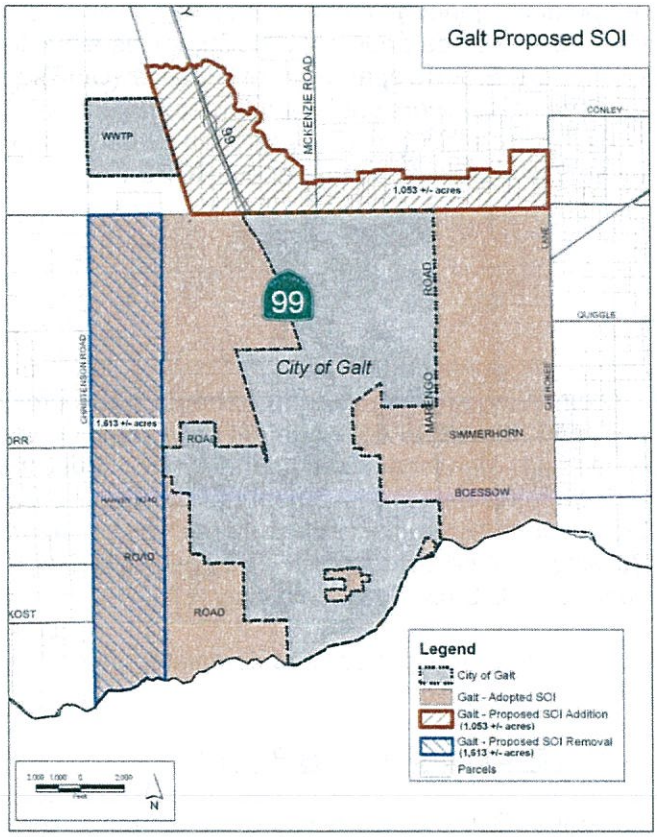
Policy 24. Encourage rehabilitation of older units under the Historic Building Code to lower renovation costs.	Minimize the impacts of governmental constraints.	On-going	The City has used the State Historic Building Code when applicable to assist a property owner with repairs of a historic structure.
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 amended 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.	2008-2013	On Nov. 5, 2013, City Council adopted Ordinance 2013-05 adding Chapter 18.74 "Reasonable Accommodation" to provide a procedure for individuals with disabilities in seeking equal access to housing.
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 2008-2013 Housing Element was approved by HCD on Feb. 12, 2013 and adopted by City Council on June 5, 2013.

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, it was expected that they could all continue until completed. However, the State Department of Finance (DOF) has ultimate approval authority over the Successor Agency and its Oversight Board to determine the Recognized Obligation Payment Schedules (ROPS) for Galt. Even though DOF approved virtually all projects on three prior ROPS, they denied several of those same projects on the recent ROPS IV.

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. Construction will be dependent on funding availability.

UPRR Transit Stop/Parking Lot and Site Improvements Project

This project, associated with the Central Galt Corridor Project, is intended to 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. This project is also contingent on funding availability as noted above.

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. Recruitment packets were sent to the top six retail matches for the City in November, 2013. Staff is working with local commercial real estate brokers to entice national retailers to available sites.

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.

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. Blighted structures on three of the parcels were demolished in 2012. The other sites will likely be purchased by a private developer to build the entertainment center.

Affordable Housing Development Progress

With the loss of Redevelopment 20% set-aside funding, the City has not been able to encourage/assist with development of any affordable housing. In addition, the economic recession has resulted in only a single new residential building permit in 2012 (not lower income).

City of Galt 2013 Accomplishments

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

- Established a Temporary Fee Reduction Program for Commercial/Industrial Projects in order to spur economic development.
- Extended the Temporary Fee Reduction Program for Infill Single Family Residential Homes to encourage new home construction.
- Established electronic plan check to expedite the process and reduce the costs.
- Issued 26 single family home building permits.
- Issued building permit to Walmart Stores and saw construction start on this project.
- Issued a building permits for a Family Dollar Store.
- Finaled building permit for California Waste Materials Recovery/Recycling Facility
- Adopted an ordinance amending the Galt Municipal Code to establish procedures for the execution of Development Agreements.
- Adopted a zoning ordinance amendment to permit Emergency Shelters in the Light Manufacturing and Public/Quasi Public zones and to add separate use categories and definitional for Transitional Housing and Supporting Housing.
- Adopted a Reasonable Accommodation ordinance.
- Completed Comprehensive Economic Development Strategy (CEDS).
- Approved lease agreement with Union Pacific Railroad for Old Town Properties.
- Received City Council approval to work on the Eastview Specific Plan and Annexation of 500 acres around Liberty Ranch High School.
- Awarded the contract for the Twin Cities Roundabouts and Road Widening Project. Construction began in the Fall.
- Filled 60,000 lineal feet of roadway cracks during annual Crack Sealing project.
- Completed the City's first annual AB 1600 Report for FYE 2013, which provides detailed transactions and available fund balances for the City's development impact fee program related to new development.
- Submitted an approved Recognized Obligation payment Schedule (ROPS IV) to the State Department of Finance in accordance with AB 1484.
- Reduced employee health benefit contribution amounts.
- Discontinued employee furlough program one year earlier than originally negotiated.
- Requested and received approval for an extension on the COPS Hiring grant, allowing an additional eight months to utilize the grant funds.
- Recruited and hired five new officers, one Lieutenant and one dispatcher.
- Implemented a regional crime analysis and information sharing program, sharing critical crime information data with our regional law enforcement partners.
- Formed a partnership between Code Enforcement and CAPS volunteers to address low priority violations.
- Completed the Final Environmental Impact Report for the Wastewater Treatment Plant Facilities Master Plan and near term upgrades.
- Opted into the Sacramento County Property Assessed Clean Energy (PACE) Program so that Galt property owners have another financing alternative for energy efficiency or water conservation improvements.
- Received a $1.6 million dollar grant from SACOG for Community Design, Regional/Local, Bike/Pedestrian.

- Worked with Sacramento Metropolitan Air Quality management District to identify locations for 24 free bike racks offered by the District.
- Continued increase in revenues from use of park facilities.
- Completed renovation of athletic fields at Northeast Sports Park.
- Opened two natural turf fields at Walker Parker.
- Replaced playground surface at Ashboro Tot Lot.
- Completed Cosumnes River Preserve Habitat Restoration project on the 40-acre parcel.
- Created Facebook and Twitter social media account for the City.
- Presented a Public Safety Day for the community which included, CHP, Sacramento County Sheriff, Coast Guard, the local school bus garage, Cosumnes Fire District and the Parks & Recreation Department.
- Provided an Independence Day Celebration, 6th Annual Winter Bird Festival, 3rd Annual Love Galt Volunteer Project, and APWA National Public Works Week for the community.
- Organized and/or offered support for special events: Every 15 Minutes Program, Lighting of the Night, Annual Night Out, Tonn 5K Run and I Love My Park
- Implemented a Summer Social Academic Recreational (S.O.A.R.) After School Program at a local elementary school.
- Introduced the Grandma Cop Program to Elementary Schools.
- Purchased two new buses for South County Transit/Link.
- Completed Capital Projects Totaling $1,299,298.00:
    - Wastewater Treatment Facilities Planning
    - Wastewater Treatment Plant Fiber Optic Line Install
    - Transit Fleet Acquisition (2 Buses)
    - Annual Lift Station Rehabilitation (E Street)

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.	The amended 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.
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. The first major review would be up for consideration in 2019.
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.	The 2010 adopted Park Master Plan, Water Distribution Master Plan, Wastewater Collection System Master Plan, Storm Drain Master Plan, 2011 Bicycle Transportation Plan and 2013 Wastewater Treatment Plant Master Plan are now consistent with the General Plan. The City adopted an update of the Building Codes including the new California Green Code in 2013. 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 (including portions of Lincoln Way and Fourth Streets) 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/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. However, staff anticipates commencement of this activity in early 2014.

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 and again in 2012. A review of the Development Impact Fees for Traffic, Water, Wastewater and Storm Drainage is planned during 2014.
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 anticipated to be completed by spring 2014 as part of the Twin Cities Roundabout project. . 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. Projects from the Master Plan are included in CIP Project, #51E, (Bicycle Lane Improvements). Staff has used the Master Plan to submit projects to SACOG for grant funding of bicycle / pedestrian projects.
C-D: Transit Planning The City will work with local transit service providers to improve transit in the City.	The City continues to work cooperatively with South County Transit to meet transit needs within the City. A new transit provider (Storer) was selected in April 2009 with an extension in June 2012. A new Sacramento commuter express service was initiated April 30, 2012. The City is investigating the feasibility of constructing a transit maintenance facility.

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 has updated its maintained inventory of facilities in need of ADA compliance. This inventory is referenced annually for the sidewalk replacement, reconstruction and new construction program. The City's inventory was expanded and updated to include all city parks and facilities and their associated sidewalks. A comprehensive ADA Transition plan is expected to be completed in 2014.

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 2014 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 required to be elevated 1' above the 100 year base flood elevation. The City's Floodplain Management Ordinance was revised on December 4, 2012 to be consistent with the State's Model Ordinance. The new elevation requirement was incorporated into the City's Ordinance.
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 adopted the Urban Water Management Plan update in May 2013. Water meters will be installed over the next several years. This activity is expected to reduce water consumption by 15%, which will directly benefit the groundwater supplies.
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 planned for 2014.

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. All new vehicle specifications require compliance with the latest state and federal emissions requirements. The City worked with SMUD on a test program to determine the performance of a plug in electric hybrid vehicle (PHEV). The program was suspended early due to battery issues and all vehicles were recalled by Chrysler. Chrysler released five PHEV trucks to SMUD in December 2013. Two cities were chosen to participate in a six month test period. Galt and Rancho Cordova were the two cities selected, with each city receiving two trucks. SMUD will be providing all materials to install two 240 charging stations at the MSC, with the possibility of expansion to five should the need arise. The City is responsible for the cost of installation of the equipment. Planning staff set up a meeting with a Clean Energy, a company that constructs CNG fueling stations, to discuss the possibility of building a CNG fueling station in Galt. Representatives of Cal Waste were also in attendance. Staff is evaluating grant opportunities for purchasing a CNG powered street sweeper, buses, and a CNG fueling station.
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. Based on the first two calendar years of power consumption data, the City saved over $80,000 in power costs. These savings are expected to increase as SMUD rates increase.
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 City staff encourages all developers in the design phase 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 now participating 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.
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. The Water, Wastewater and Storm Drainage Master Plans were adopted by City Council May 2012. Annual AB 1600 reports to Council have been initiated.
PFS-B: Capital Improvement Program The City shall annually review and update the Capital Improvement Program.	The CIP was reviewed and updated in June 2013. Quarterly status reports are presented at Council meetings and available on the City's website.
PFS-C: Development Fee Schedule The City shall prepare development fee schedules based on the Capital Improvement Program.	Regular updates are ongoing and compliant. Utility impact fees and traffic impact fees will be reviewed and updated for anticipated Council consideration in 2014.

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 adopted the Urban Water Management Plan update in May 2013. Water meters will be installed over the next several years. This activity is expected to reduce water consumption by 15%, which will directly benefit the groundwater supplies. Wells are currently the most appropriate long-term water supply.
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 adopted the Urban Water Management Plan update in May 2013. The plan evaluates these items in detail.
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.	The May 2013 Update to the Urban Water Management Plan addresses this. The City is participating with the southeast Sacramento County Agricultural Water Authority and Sacramento County to develop a Regional Groundwater Plan for further implementation.
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. A Storm Drain Master Plan was adopted May 2012 to guide development of the City's Storm Drainage systems.
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 2012, an evaluation was undertaken to determine the necessity and extent of such an ordinance. No specific ordinance change needs were identified. However, certain updates were completed to the Flood Management Ordinance and adopted December 2012.
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
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.	In 2013, the IT technician position was moved from part-time to full-time status. The City also continues to employee a full time IT Coordinator to manage the City's overall information technology infrastructure.
PFS-M: Telecommunications Program The City shall develop and expand telecommunications programs at City Hall.	This is an ongoing process within budget constraints. The installation of a fiber optic line was completed in the summer of 2013 connecting City Hall with the Municipal Services Center and Police Department. The City budgeted $135,000 to replace the citywide phone system with a modern voice over internet protocol (VOIP) system. The phone system is slated to be complete in the Spring of 2014. Internal Wi-Fi services were added to all city buildings in the Fall of 2013. In Fall 2013, the city completed negotiations for a long term agreement with Microsoft for operating system and MS Office subscriptions. Additionally, the City has internally developed applications which provide business licensing controls for the Galt Market and also a new electronic service request system. The service request system is currently in use by IT. However, it is being expanded to allow other departments to take advantage of it such as facilities maintenance, fleet services, and finance for budget purposes. The City has also implemented use of social media through Facebook, Twitter and Tip411.

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 2013, Code Enforcement investigated approximately 641 potential violations and closed 354 cases during the same period. Of the total case load, 253 were proactive investigations. The Code Enforcement Officer regularly participates in neighborhood watch meetings and similar events. In 2013, Code Enforcement formed a partnership with CAPS volunteers to address low priority violations. The sidewalk and pavement management maintenance plan addresses regular maintenance of neighborhood infrastructure and works it into the CIP budget.

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 if there are sufficient funds in the budget. However, this is not the highest priority issue for revision.
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. Initial work has started on a citywide CFD to cover this policy.
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, and coordination with regional labor force development agencies, promoting Galt as a business location, coordinating funding resources, business outreach, and participation with local business associations.	Economic Development is one of the four primary goals adopted by the Galt City Council as part of its semi-annual Strategic Planning process. Staff in all departments are focused on economic objectives with the primary responsibility assigned to the City Manager and Community Development department staff. Resources are insufficient at this time to hire a dedicated staff member for economic development

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 implement the strategies development in the City Economic Development Strategy policy document, as updated in October 2013. This policy document focuses on two Priority Goals; 1) expand and locate commercial/retail businesses, 2) expand and locate office and industrial businesses. Other goals include 1) continue investment in Old Town, 2) visitor retention and expansion and 3) Leverage recognized agricultural assets and successes in the area to create new business opportunities.
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.	The City updated its Economic Development Roadmap in 2013 in conformance with the Economic Development Administration's (EDA) formal Comprehensive Economic Development Strategy (CEDS) process. Certification by the EDA is currently underway.
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. A link was added 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) ▪ Sacramento Metropolitan Cable TV Commission	The City updated its Economic Development Roadmap in 2013 in conformance with the Economic Development Administration's (EDA) formal Comprehensive Economic Development Strategy (CEDS) process. Certification by the EDA is currently underway. Having a certified CEDS will make the City eligible for economic development grants from the EDA. The City actively competes in various state and federal grant and other appropriation requests. In 2013 the City was awarded over $1.6 million by SACOG for roadway, bicycle and pedestrian improvements. In 2013, the City received $81,388.67 from the Sacramento Metropolitan Cable TV Commission for improvements made to City Council chambers and the media control room behind Council chambers. These funds paid for resurfacing the dais and walls behind the dais, a new sound system and a construction of a media control room. For 2014, the City has been granted another $155,000 to be used for lighting and projection systems in Council Chambers.
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 implement the strategies of the City Economic Development Strategy policy document, October 2013. 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 time on this topic to date. Economic indicators and employment information were updated in 2013 as part of the CEDS process. Information is available on the City's economic development website.

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 are being implemented in phases in order to further improve the permit process associated with the Planning, Public Works, and Building Departments. The Department has received numerous compliments from the community about these efforts and improved customer service.
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.	This is a regular topic of discussion at CAST meetings (City and School Together). In 2013 the City hired two interns in Public Works from the local high schools. The City has also participated in local job fair sponsored by the Galt High School District. .

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 focused 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 in 2011, ongoing funding for continuation of this program has not been identified.
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 hired a well-qualified professional historian to evaluate a small portion of the local inventory of cultural resources to see if the identified buildings on Fourth and B Streets were historically significant. The intent is to ultimately, as funding permits, narrow down the inventory so it represents only historical structures of significance as substantiated by evidence in the record.
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, has historically implemented this program. With the loss of redevelopment funding in 2011, 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. 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 was awarded three grants from SACOG for sidewalk / ADA improvements to Second Street between F Street and D Street, street and sidewalk improvements to A Street, from the western City limits to the Central Galt interchange and bike lanes/route improvements.

HOUSING ELEMENT

Implementation Programs	Status
HE-A: Monitor Vacant Land Inventory The City shall monitor the vacant land inventory to ensure that sufficient land remains available to meet the 2006-2013 SACOG Regional Housing Needs Plan allocation.	A Vacant Land Inventory is currently maintained by the Community Development Dept. and made available to interested parties.

HE-B: Tabulate Housing Finals The City shall continue to tabulate housing finals and track proposed rents and sales prices to compare the affordability of new housing to the housing targets. The City shall report on the progress made in achieving housing targets as part of the Housing Element annual report presented to the City Council and submitted to HCD.	The City is in compliance with this measure.
HE-C: Density Bonus The City will offer a minimum density bonus provided for in State law (California Government Code Section 65915) and, in addition, consider additional density bonuses on a case-by-case basis if the proposed development meets a special housing need that cannot be met without the additional density bonus. In addition to density bonuses, other incentives could include the following: • reduced site planning standards, • reduced parking requirements, or • the use of a Planned Development zoning overlay to allow clustering of development and thereby reduce development costs.	The City updated Zoning Code to allow Density Bonuses in 2007. The City will continue to offer a Density Bonus as an incentive for affordable housing projects.
HE-D: Encourage Infill Development The City shall allow for development of existing non-conforming small frontage lots and encourage and facilitate the development of infill lots through: • density bonus, • expediting permitting procedures, • providing property owners, developers, and other interested parties with technical assistance and information about the opportunities in developing infill lots, and • implementing General Plan Land Use Element policies that promote and give priority to the development of infill lots before any land annexation decisions can be made.	In 2013, the City offered a Temporary Fee Reduction Program for all Eligible Single Family Residential Subdivisions. This program has been extended into 2014. Applicants receive approximately a $10,000 reduction on their building permit.
HE-E: Facilitate Development of Large Sites The City shall work with property owners to facilitate the process of subdivision or development of large sites identified in the Housing Element sites inventory to remove any regulatory barriers and expedite development at the expected affordability level for the site.	The City will continue to work with property owners to comply with this measure.
HE-F: Assist in the Development of Affordable Housing The City shall 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. If necessary, the City shall help affordable housing developers in accessing State or Federal funding by providing needed information for funding applications or by serving as the applicant (for programs that require a	The City continues to encourage Affordable Housing in compliance with this goal.

governmental agency as the funding recipient).	
HE-G: PUD Zoning The City shall cooperate with, and advise developers, in the use of Planned Unit Development (PUD) zoning to reduce housing costs by utilizing various innovative development techniques including, but not limited to, clustering of units and density bonuses. The City shall encourage the use of planned unit development and specific plans by: • advising developers of their options during project pre-submittal meetings, and • providing Chapter 18.24 of the Galt Zoning Code for developers, which describes the provisions of planned unit developments and specific plans.	The City continues to work with home developers offering the Planned Unit Development (PUD) zoning to encourage new and creative housing developments.
HE-H: Foreclosure Information The City shall strive to maintain the City's website with up-to-date information on programs and funding available to homeowners at risk of foreclosure by reviewing and updating the information annually.	This information is currently available on the City's website.
HE-I: Housing Rehabilitation Loan and Grant Program The City shall continue to implement the Housing Rehabilitation Loan and Grant Program, based on available funding, to provide housing rehabilitation assistance in the form of grants and low-interest loans to extremely low-, very low- and low-income homeowners and low-interest loans to rental property owners with extremely low-, very low-, or low-income tenants. The City shall explore new funding sources to replace the loss of redevelopment funding, which might include CDBG, HOME funds, or other State and Federal funds that become available during the Housing Element planning period.	Since Redevelopment funding is no longer available, the City will explore other options in hopes of creating a replacement program.
HE-J: Code Enforcement The City shall continue to implement a Code Enforcement program through the Code Compliance Officer, operating primarily on a complaint basis.	In 2013, the Code Compliance officer addressed 641 compliance issues. Of those, 354 cases were closed.

HE-K: Coordinate with South County Services The City shall coordinate with South County Services in providing for the housing needs of Galt residents. Specifically the City shall: • Work with South County Services to provide temporary shelter vouchers to the extent of available funding in case of temporary displacement as a result of code violations and unsafe living conditions; • Work with South County Services to provide housing for farmworkers; • Request that South County Services provide translation services, if needed, for Spanish speaking residents interested in City housing programs; and • Assist South County Services in the assessment and identification of an appropriate location for an emergency shelter and accessing of funding for new facilities if needed.	The City will continue to work with South County Services to address any issues that may arise.
HE-L: Information on State Historic Building Code The City shall make information available on the State Historic Building Code through dissemination of information to all owners of historic residential structures who inquire about home repairs.	This information is provided upon request.
HE-M: Monitor At-Risk Housing The City shall 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. The plan will state the City's proposed actions for assisting the current property owner in preserving these very low-income affordable units or assisting in the acquisition of Sunset Gardens by a nonprofit entity dedicated to permanently preserving the affordability of these rental units.	Monitoring is done by annual contact with HUD and property owners.
HE-N: Zoning Code Amendment for Farmworker Housing Amend the Zoning Code to add a separate use category and definition for migrant farmworker housing and designate zones where farm employee housing with up to 36 beds, consistent with SB 1802, will be permitted by right. The City will select agricultural zoning district(s) that could accommodate migrant farmworker housing.	This measure will be addressed in the Zoning Code Update of 2014.
HE-O: Support New Senior Housing The City shall support the construction of additional rental housing for older adults through: • density bonuses; • applying for or assisting developers in applying for State and Federal funding; and • identifying suitable sites for such development.	This is ongoing as the City will continue support as needed.

HE-P: Assisted Care Housing The City shall assist in the development of a range of assisted care housing for older adults who have limited self-care abilities by helping to access funding and funding sources and identifying appropriate sites for development of a range of housing from group housing to independent living with services on-site for institutional care facilities.	This is ongoing as the City will continue support as needed.
HE-Q: Zoning for Group Homes The City shall amend the Zoning Code to add a specific use category for Large Group Homes (seven or more residents), and designate the zones in which Large Group Homes will be permitted.	This measure will be addressed in the Zoning Code Update of 2014.
HE-R: Assist in the Development of Large Lower-Income Units The City shall assist developers interested in accessing funding to develop lower-income housing that would include three- and four-bedroom units.	This is ongoing as the City will continue support as needed.
HE-S: Waive Fees for Extremely Low-Income Housing The City shall adopt a resolution waiving application processing fees for units affordable to extremely low-income (ELI) households in developments in which at least 5 percent of the units are affordable to ELI household. To be eligible for the fee waiver, the units shall be affordable by affordability covenant. The City shall promote the benefits of this program to the development community by posting information on its webpage and creating a handout to be distributed with development applications.	The City plans to address this measure with adoption of a resolution in late 2014.
HE-T: Information on Energy Conservation The City shall provide consumer information on ways to increase energy conservation in the home and incentive programs available for energy efficiency improvements with the distribution of mailings to residents and/or providing fliers in public places, such as City Hall and the Galt Library.	Flyers are available in the lobbies of City buildings. Information for "Energy Update California" is also available on the City's website.
HE-U: Guidelines for Energy Conservation The City shall continue to implement development guidelines for energy conservation, such as: • a requirement for tree planting in new subdivisions; • reviewing proposed development for solar access, both passive and active; and • opportunities to use energy conservation construction techniques.	This measure is addressed as new development occurs.
HE-V: Fair Housing Information The City shall obtain information on fair housing laws from the Department of Housing and Community Development and State Fair Employment and Housing Commission's enforcement program and make it available on the City website, at City Hall, and the local library.	This information is provided in lobbies City buildings, as well as a link on the City's website.

HE-W: Flexible Parking Standards The City shall provide more flexibility in the parking requirements to allow for fewer parking spaces or uncovered parking spaces to reduce costs.	The City will continue to support as needed.
HE-X: Zoning Code Amendment for Attached Second Units The City shall amend the Zoning Code (18.28, Section 18.28.020 (C)) as follows: • The total floor area of an attached second residential unit shall not exceed thirty (30) percent of the living area of the primary unit <u>or 600 square feet, whichever is greater</u>. The total floor area of a detached second unit shall not exceed one thousand two hundred (1,200) square feet.	A code amendment addressing Attached Second Units will be included as part of a comprehensive code update in 2014.
HE-Y: Universal Design Principles The City shall explore options for including universal design principles in new home construction to increase accessibility for seniors and persons with disabilities. Based on the findings of the study, City staff shall make a recommendation to the City Council to adopt a policy, ordinance, or other procedure to adopt at least basic standards for universal design principles in new home construction.	The City plans to complete this item in 2015.
HE-Z: Coordination with Alta California Regional Center The City shall coordinate with the Alta California Regional Center to better serve the housing needs of residents with developmental disabilities.	The City plans to initiate this coordination my mid-year 2015.

Appendix B

State Income Limits for 2013

County	Income Category	Number of Persons in Household 1	2	3	4	5	6	7	8
Orange County	Extremely Low	20,250	23,150	26,050	28,900	31,250	33,550	35,850	38,150
4-Person	Very Low Income	33,750	38,550	43,350	48,150	52,050	55,900	59,750	63,600
Area Median Income:	Lower Income	53,950	61,650	69,350	77,050	83,250	89,400	95,550	101,750
$87,200	Median Income	61,050	69,750	78,500	**87,200**	94,200	101,150	108,150	115,100
	Moderate Income	73,250	83,700	94,200	104,650	113,000	121,400	129,750	138,150
Placer County	Extremely Low	16,000	18,300	20,600	22,850	24,700	26,550	28,350	30,200
4-Person	Very Low Income	26,650	30,450	34,250	38,050	41,100	44,150	47,200	50,250
Area Median Income:	Lower Income	42,650	48,750	54,850	60,900	65,800	70,650	75,550	80,400
$76,100	Median Income	53,250	60,900	68,500	**76,100**	82,200	88,300	94,350	100,450
	Moderate Income	63,900	73,050	82,150	91,300	98,600	105,900	113,200	120,500
Plumas County	Extremely Low	13,050	14,900	16,750	18,600	20,100	21,600	23,100	24,600
4-Person	Very Low Income	21,700	24,800	27,900	31,000	33,500	36,000	38,450	40,950
Area Median Income:	Lower Income	34,750	39,700	44,650	49,600	53,600	57,550	61,550	65,500
$62,000	Median Income	43,400	49,600	55,800	**62,000**	66,950	71,900	76,900	81,850
	Moderate Income	52,100	59,500	66,950	74,400	80,350	86,300	92,250	98,200
Riverside County	Extremely Low	14,100	16,100	18,100	20,100	21,750	23,350	24,950	26,550
4-Person	Very Low Income	23,450	26,800	30,150	33,500	36,200	38,900	41,550	44,250
Area Median Income:	Lower Income	37,550	42,900	48,250	53,600	57,900	62,200	66,500	70,800
$65,000	Median Income	45,500	52,000	58,500	**65,000**	70,200	75,400	80,600	85,800
	Moderate Income	54,600	62,400	70,200	78,000	84,250	90,500	96,700	102,950
Sacramento County	Extremely Low	16,000	18,300	20,600	22,850	24,700	26,550	28,350	30,200
4-Person	Very Low Income	26,650	30,450	34,250	38,050	41,100	44,150	47,200	50,250
Area Median Income:	Lower Income	42,650	48,750	54,850	60,900	65,800	70,650	75,550	80,400
$76,100	Median Income	53,250	60,900	68,500	**76,100**	82,200	88,300	94,350	100,450
	Moderate Income	63,900	73,050	82,150	91,300	98,600	105,900	113,200	120,500
San Benito County	Extremely Low	17,050	19,500	21,950	24,350	26,300	28,250	30,200	32,150
4-Person	Very Low Income	28,400	32,450	36,500	40,550	43,800	47,050	50,300	53,550
Area Median Income:	Lower Income	45,100	51,550	58,000	64,400	69,600	74,750	79,900	85,050
$81,100	Median Income	56,750	64,900	73,000	**81,100**	87,600	94,100	100,550	107,050
	Moderate Income	68,100	77,850	87,550	97,300	105,100	112,850	120,650	128,450
San Bernardino County	Extremely Low	14,100	16,100	18,100	20,100	21,750	23,350	24,950	26,550
4-Person	Very Low Income	23,450	26,800	30,150	33,500	36,200	38,900	41,550	44,250
Area Median Income:	Lower Income	37,550	42,900	48,250	53,600	57,900	62,200	66,500	70,800
$65,000	Median Income	45,500	52,000	58,500	**65,000**	70,200	75,400	80,600	85,800
	Moderate Income	54,600	62,400	70,200	78,000	84,250	90,500	96,700	102,950
San Diego County	Extremely Low	17,350	19,850	22,300	24,800	26,800	28,750	30,750	32,750
4-Person	Very Low Income	28,900	33,050	37,150	41,300	44,600	47,900	51,200	54,500
Area Median Income:	Lower Income	46,250	52,900	59,500	66,100	71,400	76,700	81,950	87,250
$75,900	Median Income	53,150	60,700	68,300	**75,900**	81,950	88,050	94,100	100,200
	Moderate Income	63,750	72,900	82,000	91,100	98,400	105,700	112,950	120,250
San Francisco County	Extremely Low	23,750	27,150	30,550	33,950	36,650	39,400	42,100	44,800
4-Person	Very Low Income	39,600	45,250	50,900	56,550	61,050	65,600	70,100	74,650
Area Median Income:	Lower Income	63,350	72,400	81,450	90,500	97,700	104,950	112,200	119,450
$103,000	Median Income	72,100	82,400	92,700	**103,000**	111,250	119,500	127,700	135,950
	Moderate Income	86,500	98,900	111,250	123,600	133,500	143,400	153,250	163,150
San Joaquin County	Extremely Low	13,950	15,950	17,950	19,900	21,500	23,100	24,700	26,300
4-Person	Very Low Income	23,250	26,550	29,850	33,150	35,850	38,500	41,150	43,800
Area Median Income:	Lower Income	37,150	42,450	47,750	53,050	57,300	61,550	65,800	70,050
$66,300	Median Income	46,400	53,050	59,650	**66,300**	71,600	76,900	82,200	87,500
	Moderate Income	55,700	63,650	71,600	79,550	85,900	92,300	98,650	105,000

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 2012 & 2013

Income Category[1]	Affordable Home Price Range[2]			Home Type and Family Size	
Extremely Low:	under	-	$61,650		
Very Low:	$61,651	-	$102,750	1 Bedroom Home	
Low:	$102,751	-	$164,400	Family of 3	
Moderate:	$164,401	-	$246,600	Annual Median Income:	**$68,500**
Above Moderate:	over		$246,600		
Extremely Low:	under	-	$68,490		
Very Low:	$68,491	-	$114,150	2 Bedroom Home	
Low:	$114,151	-	$182,640	Family of 4	
Moderate:	$182,641	-	$273,960	Annual Median Income:	**$76,100**
Above Moderate:	over		$273,960		
Extremely Low:	under	-	$73,980		
Very Low:	$73,981	-	$123,300	3 Bedroom Home	
Low:	$123,301	-	$197,280	Family of 5	
Moderate:	$197,281	-	$295,920	Annual Median Income:	**$82,200**
Above Moderate:	over		$295,920		
Extremely Low:	under	-	$84,915		
Very Low:	$84,916	-	$141,525	4 Bedroom Home	
Low:	$141,526	-	$226,440	Family of 7	
Moderate:	$226,441	-	$339,660	Annual Median Income:	**$94,350**
Above Moderate:	over		$339,660		
Extremely Low:	under	-	$95,884		
Very Low:	$95,885	-	$159,807	5 Bedroom Home	
Low:	$159,808	-	$255,691	Family of 9	
Moderate:	$255,692	-	$383,537	Annual Median Income:	**$106,538**
Above Moderate:	over		$383,537		

[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 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.