



February 12, 2021

Hillary Prasad
Irvin Saldana
California Department of Housing and Community Development
2020 West El Camino Avenue
Sacramento, CA 95833

Subject: City of Folsom 2021-2029 Housing Element HCD Review Draft

Dear Ms. Prasad and Mr. Saldana,

We are pleased to submit the City of Folsom Draft 2021-2029 Housing Element to the California Department of Housing and Community Development (HCD) for the State mandated 60-day review. We have received comment letters during the public review period, including letters from the Sacramento Housing Alliance, Sacramento Metropolitan Air Quality Management District, Sacramento Municipal Utility District, and others. During the HCD review process, we will review the comment letters and suggest appropriate revisions to the Draft Housing Element.

If you have any questions, please contact Stephanie Henry, Senior Planner, City of Folsom, at shenry@folsom.ca.us or 916-461-6208, or Chelsey Payne, Urban Design and Planning Director, Ascent, at Chelsey.Payne@AscentEnvironmental.com or 916-396-2124.

We look forward to working with you.

Sincerely,

A handwritten signature in blue ink that reads "Chelsey M Payne".

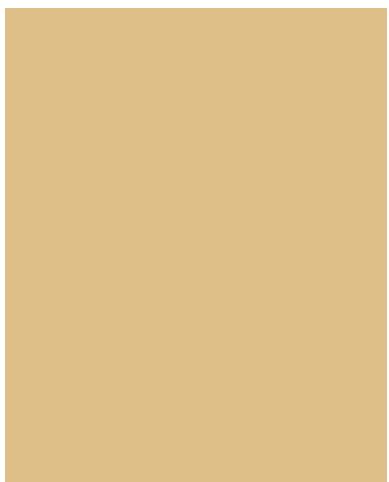
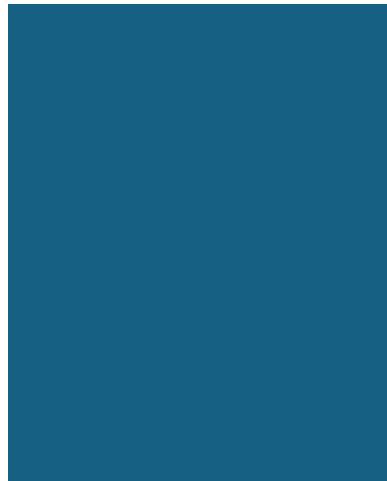
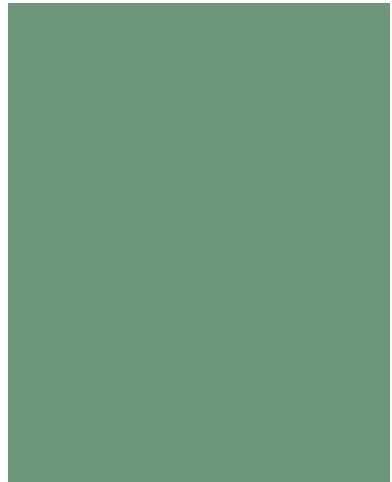
Chelsey Payne
Urban Design and Planning Director
Ascent

cc: City of Folsom Community Development Department

City of Folsom

HOUSING ELEMENT

2021 – 2029





5 Housing

This element identifies the City's housing goals, policies, and programs to ensure that the existing and future housing needs for all Folsom residents are met. The Housing Element promotes a wide range of housing types in order to meet a variety of needs, including housing for seniors, special needs groups, and all income levels. As required by State law, the housing element must be updated every eight years. This element addresses the 2021 through 2029 planning period.



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Introduction

The Housing Element is a mandated element of the General Plan and must address the existing and projected housing needs of all economic segments of the community. The purpose of the housing element is to identify the community's housing needs; state the community's goals and objectives with regard to housing production, rehabilitation, and conservation to meet those needs; and define the policies and programs that the City will implement to achieve the stated goals and objectives. The element consists of two documents: the Background Report and the Policy Document. The Background Report (see Appendix C of the Folsom 2035 General Plan) is designed to meet housing element requirements and to provide the background information and analysis to support the goals, policies, programs and quantified objectives in the Policy Document.

This Housing Element Policy Document includes eight goal statements. Under each goal statement, the element sets out policies that amplify the goal statement. Implementation programs are listed at the end and describe briefly the proposed action, the City agencies or departments with primary responsibility for carrying out the program, and the time frame for accomplishing the program. Several of the implementation programs also have quantified objectives listed.

The following definitions describe the nature of the statements of goals, policies, implementation programs, and quantified objectives as they are used in the Housing Element Policy Document:

- **Goal:** Ultimate purpose of an effort stated in a way that is general in nature and immeasurable.
- **Policy:** Specific statement guiding action and implying clear commitment.
- **Implementation Program:** An action, procedure, program, or technique that carries out policy. Implementation programs also specify primary responsibility for carrying out the action and an estimated timeframe for its accomplishment. The timeframe indicates the calendar year in which the activity is scheduled to be completed. These timeframes are estimates, and not mandatory deadlines, except as expressly required by law. They provide general guidelines and may be adjusted based on City staffing and budgetary considerations.
- **Quantified Objective:** The number of housing units that the City expects to be constructed, conserved, or rehabilitated or the number of households the City expects will be assisted through Housing Element programs and based on anticipated market conditions during the eight-year timeframe of the Housing Element (May 15, 2021, to May 15, 2029).



Goals and Policies

Goal H-1: Adequate Land Supply for Housing

Goal H-1

To provide an adequate supply of suitable sites for the development of a range of housing types to meet the housing needs of all segments of the population. [Source: *City of Folsom 2013 Housing Element, Goal H-1*]

Policy H-1.1 Sufficient Land for Housing

The City shall ensure that sufficient land is designated and zoned in a range of residential densities to accommodate the City's regional share of housing. [Source: *City of Folsom 2013 Housing Element, Goal H-1, Policy H-1.1*]

Policy H-1.2 Location of Higher-Density Housing Sites

The City shall endeavor to designate future sites for higher-density housing near transit stops, commercial services, employment centers, and schools, where appropriate and feasible. [Source: *City of Folsom 2013 Housing Element, Goal H-1, Policy H-1.2 (modified)*]

Policy H-1.3 Multi-family Housing Densities

The City shall encourage home builders to develop their projects on multi-family-designated land at the high end of the applicable density range. [Source: *City of Folsom 2013 Housing Element, Goal H-1, Policy H-1.3*]

Policy H-1.4 Lower-Income Housing Replacement Sites

The City shall mitigate the loss of lower-income housing sites within the Folsom Plan Area by securing voluntary agreements with the landowners to find replacement sites as market-rate housing is developed on sites identified in the lower-income sites inventory. [Source: *New policy*]

Policy H-1.5 Accessory Dwelling Units

The City shall encourage the development of accessory dwelling units on single-family parcels. [Source: *City of Folsom 2013 Housing Element, Goal H-1, Policy H-1.4 (modified)*]

Policy H-1.6 Planned Development Permit

The City shall use the planned development permit process to allow and encourage the development of small and irregular

shaped parcels for residential development. [Source: *City of Folsom 2013 Housing Element, Goal H-1, Policy H-1.5*]

Policy H-1.7 Small Lot Development

The City shall revise its zoning code to establish a new zone for small lot development with standards allowing higher density, greater lot coverage, reduced setbacks, and tandem parking, in order to encourage a variety of housing types and to promote more affordable home ownership opportunities. [Source: *City of Folsom 2013 Housing Element, Goal H-1, Policy H-1.7 (modified)*]

Policy H-1.8 Large Lot Subdivisions

The City shall work with property owners to help facilitate and expedite lot splits to subdivide large parcels into developable sites, consistent with allowed densities. [Source: *New policy*]

Policy H-1.9 Mixed-Use and Transit-Oriented Development

The City shall create additional opportunities for mixed-use and transit-oriented development. [Source: *City of Folsom 2013 Housing Element, Goal H-1, Policy H-1.8 (modified)*]

Goal H-2: Removing Barriers to the Production of Housing

Goal H-2

To minimize governmental constraints on the development of housing for households of all income levels. [Source: *City of Folsom 2013 Housing Element, Goal H-2*]

Policy H-2.1 Permit Processing and Review Times

The City shall continually strive to shorten permit processing and review times to the greatest extent possible and will consider allowing concurrent processing for affordable housing projects. [Source: *City of Folsom 2013 Housing Element, Goal H-2, Policy H-2.1*]

Policy H-2.2 Impact Fees

The City shall strive to ensure that its current development impact fee structure does not unnecessarily constrain production of residential development. [Source: *City of Folsom 2013 Housing Element, Goal H-2, Policy H-2.2*]

Policy H-2.3 Fee Deferrals/Waivers for Affordable Housing

The City shall continue to provide fee deferrals and consider fee waivers of City-controlled residential impact fees to developers of qualified affordable housing projects consistent with the provisions of Chapter 16.60 of the Folsom Municipal Code.



[Source: City of Folsom 2013 Housing Element, Goal H-2, Policy H-2.3 (modified)]

Policy H-2.4

Accessory Dwelling Units and Multi-Generational Housing

The City shall provide incentives to encourage the construction of accessory dwelling units and multi-generational housing units.
[Source: New policy]

Policy H-2.5

Objective Standards

The City shall endeavor through its development and design standards and decision making to provide consistent and predictable policy direction based on objective standards for multi-family residential project applicants. *[Source: City of Folsom 2013 Housing Element, Goal H-2, Policy H-2.4 (modified)]*

Policy H-2.6

Increase Community Awareness about Affordable Housing

The City shall raise community awareness on the needs for and benefits of affordable housing. *[Source: City of Folsom 2013 Housing Element, Goal H-2, Policy H-2.7 (modified)]*

Goal H-3: Facilitating Affordable Housing

Goal H-3

To facilitate affordable housing opportunities to serve the needs of people at all income levels who live and work in the community. *[Source: City of Folsom 2013 Housing Element, Goal H-3]*

Policy H-3.1

Funding for Affordable Housing

The City shall continue to use Federal and State subsidies, as well as inclusionary housing in-lieu fees, affordable housing impact fees on non-residential development, and other fees collected into the City's Housing Fund in a cost-efficient manner to meet the needs of lower-income households, including extremely low income households. *[Source: City of Folsom 2013 Housing Element, Goal H-3, Policy H-3.2]*

Policy H-3.2

Inclusionary Housing

The City shall continue to require inclusionary housing on all new for-sale units. The City may also consider inclusionary housing as a community benefit for non-City-initiated General Plan and/or Specific Plan amendments that result in rental housing. *[Source: New policy]*

Policy H-3.3 Non-Residential Affordable Housing Impact Fee

The City shall continue to adjust the non-residential affordable housing impact fee for inflation. The funds generated shall continue to be used for the development of affordable multifamily rental housing. *[Source: New policy]*

Policy H-3.4 Surplus City-Owned Land

The City shall facilitate the construction of affordable housing on City-owned surplus land if the property is determined to be appropriate for residential development by providing first right of refusal to affordable housing developers in accordance with Government Code Section 54222. *[Source: New policy]*

Policy H-3.5 Repurpose Non-Residential Buildings

The City shall consider the repurposing of existing lodging, commercial, and industrial buildings appropriate for affordable housing. *[Source: New policy]*

Policy H-3.6 Density Bonus

The City shall continue to make density bonuses available to affordable and senior housing projects, consistent with State law and Title 17 of the Folsom Municipal Code. *[Source: City of Folsom 2013 Housing Element, Goal H-3, Policy H-3.3]*

Policy H-3.7 By-right Housing on Previously Identified Housing Sites

The City shall allow housing developments with at least 20 percent affordable housing by-right, consistent with objective design standards, on lower-income housing sites that have been counted in previous housing element cycles, consistent with AB 1397. *[Source: New policy]*

Policy H-3.8 Development Agreements

Where appropriate, the City shall use development agreements to assist housing developers in complying with City affordable housing goals. *[Source: City of Folsom 2013 Housing Element, Goal H-3, Policy H-3.4]*

Policy H-3.9 Incentives for Affordable Housing

The City shall make incentives available to property owners with existing development agreements to encourage the development of affordable housing. *[Source: City of Folsom 2013 Housing Element, Goal H-3, Policy H-3.5]*



Policy H-3.10

Housing Choice Vouchers

The City shall support SHRA efforts to maintain at least the existing level of HUD Housing Choice Vouchers assistance available to extremely low-, very low-, and low-income residents of the City of Folsom. *[Source: City of Folsom 2013 Housing Element, Goal H-3, Policy H-3.6]*

Goal H-4: Neighborhood Preservation and Housing Rehabilitation

Goal H-4

To encourage the conservation and maintenance of the existing housing stock, neighborhoods, and historic homes in Folsom. *[Source: City of Folsom 2013 Housing Element, Goal H-4]*

Policy H-4.1

Rehabilitation through Code Enforcement

The City shall seek, through code enforcement, the private rehabilitation of substandard dwelling units and provide financial assistance when available to owners of dwelling units occupied by low-income households. In applying this policy, the City shall seek to avoid the displacement of low-income households. *[Source: City of Folsom 2013 Housing Element, Goal H-4, Policy H-4.2]*

Policy H-4.2

Preserve Residences of Historic or Architectural Value

The City shall encourage the preservation of residential buildings with historic or architectural value. *[Source: City of Folsom 2013 Housing Element, Goal H-4, Policy H-4.3]*

Policy H-4.3

CDBG Funding for Rehabilitation

The City shall assign housing rehabilitation and maintenance efforts of higher priority in the use of Community Development Block Grant (CDBG) funds or other housing funds for the purpose of rehabilitating the City's existing housing stock. *[Source: City of Folsom 2013 Housing Element, Goal H-4, Policy H-4.4]*

Policy H-4.4

Housing Conditions Survey

The City shall periodically survey housing conditions to maintain a current database on housing repair needs. *[Source: City of Folsom 2013 Housing Element, Goal H-4, Policy H-4.8]*

Policy H-4.5

Non-Conforming Units

The City shall allow non-conforming dwelling units to be rehabilitated as long as the rehabilitated dwelling unit meets the Zoning Code requirements for non-conforming structures with no

expansion or increase in the non-conformity, except as granted with approval of a variance. [Source: *City of Folsom 2013 Housing Element, Goal H-4, Policy H-4.9 (modified)*]

Policy H-4.6 Notice of Market Rate Conversion

The City shall require at least two years notice prior to the conversion of any deed-restricted affordable rental units to market rate in any of the following circumstances:

- The units were constructed with the aid of government funding; and/or
- The project was granted a density bonus.

Such notice will be given, at a minimum, to the California Department of Housing and Community Development (HCD) and the residents of at-risk units. [Source: *City of Folsom 2013 Housing Element, Goal H-4, Policy H-4.10*]

Goal H-5: Housing for Special Needs Groups

Goal H-5

To provide a range of housing services for Folsom residents with special needs, including seniors, persons with disabilities, single parents, large families, the homeless, and residents with extremely low incomes. [Source: *City of Folsom 2013 Housing Element, Goal H-5*]

Policy H-5.1 Affordable Housing for Seniors and Persons with Disabilities

The City shall strive to ensure adequate and affordable housing for seniors and persons with disabilities, particularly in areas near public transportation, shopping, medical, and other essential services and facilities. [Source: *City of Folsom 2013 Housing Element, Goal H-5, Policy H-5.1 (modified)*]

Policy H-5.2 Support Service for Seniors

The City shall encourage community service and support activities that increase the ability of seniors to remain in their homes. [Source: *City of Folsom 2013 Housing Element, Goal H-5, Policy H-5.3*]

Policy H-5.3 Accessibility for Persons with Disabilities

The City shall encourage private efforts to remove physical barriers and improve accessibility for housing units and residential neighborhoods to meet the needs of persons with disabilities. [Source: *City of Folsom 2013 Housing Element, Goal H-5, Policy H-5.4*]



Policy H-5.4

Reasonable Accommodation

The City shall continue to implement a reasonable accommodation process to address, on a case-by-case basis, the retrofitting of existing housing to make it accessible to persons with disabilities. *[Source: City of Folsom 2013 Housing Element, Goal H-5, Policy H-5.5]*

Policy H-5.5

Efforts to Address Homelessness

The City shall work with private organizations and other public agencies, such as Sacramento Steps Forward, HART of Folsom, and Powerhouse Ministries to coordinate regional efforts to address homelessness. *[Source: City of Folsom 2013 Housing Element, Goal H-5, Policy H-5.6]*

Policy H-5.6

Zoning for Emergency Shelters

The City shall continue to provide zoning to accommodate facilities to serve City residents in need of emergency shelter. *[Source: City of Folsom 2013 Housing Element, Goal H-5, Policy H-5.7 (modified)]*

Policy H-5.7

Programs for Homelessness

The City shall work to increase access to programs that address long-term solutions to homelessness, including drug addiction and mental health services, health clinics, career centers, and permanent housing, as funds are made available from local, State and Federal sources. *[Source: City of Folsom 2013 Housing Element, Goal H-5, Policy H-5.8 (modified)]*

Policy H-5.8

Rental Housing for Large Families

The City shall encourage the development of three- and four-bedroom units in multi-family rental housing to encourage the provision of adequate rental housing for large families. *[Source: City of Folsom 2013 Housing Element, Goal H-5, Policy H-5.9 (modified)]*

Policy H-5.9

Permanent Supportive Housing

The City shall encourage the development of permanent supportive housing for extremely low-income residents and persons with disabilities. *[Source: City of Folsom 2013 Housing Element, Goal H-5, Policy H-5.12 (modified)]*

Goal H-6: Equal Opportunity and Fair Housing

Goal H-6

To ensure equal housing opportunities for all Folsom residents regardless race, color, religion, sex, sexual orientation, marital status, national origin, ancestry, familial status, disability, or source of income. *[Source: City of Folsom 2013 Housing Element, Goal H-6]*

Policy H-6.1 Fair Housing Choice

The City shall promote housing opportunities for all persons regardless of race, color, ancestry, religion, national origin, sex, sexual orientation, age, disability/medical condition, familial status, marital status, source of income, or other barriers that prevent housing choice. *[Source: City of Folsom 2013 Housing Element, Goal H-6, Policy H-6.1 (modified)]*

Policy H-6.2 Enforcement of Fair Housing Laws

The City shall assist in the enforcement of fair housing laws by providing information and referrals to organizations that can receive and investigate fair housing allegations, monitor compliance with fair housing laws, and refer possible violations to enforcing agencies. *[Source: City of Folsom 2013 Housing Element, Goal H-6, Policy H-6.2]*

Policy H-6.3 Balance of Housing Types

The City shall encourage residential projects affordable to a mix of household incomes and disperse affordable housing projects throughout the city, including the Folsom Plan Area, to achieve a balance of housing in all neighborhoods and communities. *[Source: City of Folsom 2013 Housing Element, Goal H-3, Policy H-3.1]*

Policy H-6.4 Infill Opportunities in Single-family neighborhoods

The City shall increase access to opportunity for lower-income households by encouraging infill of smaller units in single-family neighborhoods (e.g., ADUs, multigenerational housing units). *[Source: New policy]*



Goal H-7: Residential Energy Conservation and Sustainable Development

Goal H-7

To reduce greenhouse gas emissions and promote energy conservation in residential development. *[Source: City of Folsom 2013 Housing Element, Goal H-7]*

Policy H-7.1

Increase Energy Efficiency

The City shall promote an increase in the energy efficiency of new and existing housing beyond minimum state requirements. *[Source: City of Folsom 2013 Housing Element, Goal H-7, Policy H-7.4]*

Policy H-7.2

Smart Growth

The City shall encourage “smart growth” that accommodates higher-density residential uses near transit, bicycle-, and pedestrian-friendly areas of the city that encourage and facilitate the conservation of resources by reducing the need for automobile use. *[Source: City of Folsom 2013 Housing Element, Goal H-7, Policy H-7.6]*

Goal H-8: Administration and Implementation

Goal H-8

To ensure that Housing Element programs are implemented on a timely basis and progress of each program is monitored and evaluated annually. *[Source: City of Folsom 2013 Housing Element, Goal H-8]*

Policy H-8.1

Implementation

The City shall work to improve the implementation of Housing Element programs by designating staff to coordinate housing-related programs and to conduct annual monitoring of housing programs and producing the Housing Element Annual Progress Report to the California Department of Housing and Community Development (HCD). *[Source: City of Folsom 2013 Housing Element, Goal H-8, Policy H-8.1 (modified to include previous Housing Element Program H-8.B.)]*

Implementation Programs and Quantified Objectives

Implementation Program	Implements Policy(ies)	Potential Funding ¹	Who is Responsible	Timeframe
H-1 Adequate Sites Monitoring The City shall annually update the vacant and underutilized sites inventory and make the updated inventory available on the City website. The City shall make findings related to the potential impact on the City's ability to meet its share of the regional housing need when approving applications to rezone residentially designated properties or develop a residential site with fewer units or at a higher income than what is assumed for the site in the Housing Element sites inventory, consistent with "no-net-loss" zoning requirements in Government Code Section 65863. <i>[Source: City of Folsom 2013 Housing Element, Goal H-1, Program H-1.A. (modified)]</i>	H-1.1	Staff Time	Community Development Department	Annually
H-2 Create Additional Lower-Income Housing Capacity The City shall create additional opportunities for high-density housing to ensure the City maintains adequate capacity to meet the lower-income RHNA throughout the planning period. The City shall increase maximum allowable densities in the East Bidwell Mixed Use Overlay, SACOG Transit Priority Areas outside the Historic District, and Folsom Plan Area Specific Plan Town Center. The City shall coordinate with property owners along the East Bidwell Street corridor and within the Transit Priority Areas to identify and pursue residential development opportunities. The City shall review and revise Policy 4.7 of the Folsom Plan Area Specific Plan to increase the total number of dwelling units allowed in the Plan Area in order to satisfy the RHNA, as long as infrastructure needs are met. In addition, the City shall coordinate with property owners in the Folsom Plan Area to mitigate for the loss of lower-income housing sites to market rate housing. <i>[Source: New program]</i>	H-1.2 and H-1.4	Staff Time	Community Development Department	Increase maximum allowable densities by 2022; reach out to property owners at least annually

¹ Staff time to implement Housing Element programs is funded through a combination of the General Fund, Housing Trust Fund, and General Plan Update Fund. This includes the potential use of consultants in lieu of staff time.

Implementation Program	Implements Policy(ies)	Potential Funding ¹	Who is Responsible	Timeframe
H-3 Standards for Transit Oriented Development The City shall establish development standards for transit-oriented development located within SACOG Transit Priority Areas as part of the comprehensive zoning code update. Development standards should promote sustainable land use practices that reduce vehicle trips and should allow for mixed-use developments as well as stand-alone residential. In addition, the City shall provide for CEQA streamlining consistent with the provisions of SB 375. <i>[Source: City of Folsom 2013 Housing Element, Goal H-7, Program H-7.D. (modified)]</i>	H-1.2 and H-1.9	Staff Time	Community Development Department	2021 and ongoing
H-4 Accessory Dwelling Unit Tools and Resources The City shall develop an ADU Design Workbook that provides illustrated examples of the design standards and styles, as well as other design ideas to assist property owners, developers, and architects and to encourage thoughtful, context-sensitive design. <i>[Source: New program]</i>	H-1.5 and H-2.4	Staff Time	Community Development Department	2022
H-5 Accessory Dwelling Unit Incentives The City shall incentivize and encourage the construction of accessory dwelling units through development fee reductions and/or waivers and shall explore a streamlined process for pre-approved plans. In addition, the City shall reach out to local lenders to encourage them to provide funding for accessory dwelling units. <i>[Source: New program]</i>	H-1.5 and H-2.4	Staff Time	Community Development Department	2024
H-6 Track and Monitor Accessory Dwelling Units and Multi-Generational Units The City shall track new accessory dwelling units and multi-generational housing units and shall conduct a survey every two years to collect information on the use and affordability of these units. Halfway through the projection period (2025) if determined these units are not meeting a lower-income housing need, the City shall ensure other housing sites are available to accommodate the unmet portion of the lower-income RHNA. <i>[Source: New program]</i>	H-1.5	Staff Time	Community Development Department	Monitor on an ongoing basis and determine affordability by 2025

Implementation Program	Implements Policy(ies)	Potential Funding ¹	Who is Responsible	Timeframe
H-7 Development Impact and Permit Fees <p>The City shall undertake a review of its development impact and permit fees to reconfirm the relationship between required services and fees paid. As part of this study, the City shall review the financial needs of affordable housing projects, determine whether or not City fees can be reduced to facilitate affordable housing development, and identify options for the City to offset the foregone revenues from other sources. <i>[Source: City of Folsom 2013 Housing Element, Goal H-2, Program H-2.A. (modified)]</i></p>	H-2.2	Staff Time; Local Early Action Planning Grant; and Regional Early Action Planning Grant	Community Development Department; Public Works Department; Fire Department	2022
H-8 Objective Design Standards for Multifamily Housing <p>The City shall adopt objective design standards for multifamily development, as part of the comprehensive zoning code update. Upon adoption of the zoning code, the City shall rescind the Design Guidelines for Multifamily Development. <i>[Source: New Program]</i></p>	H-2.5	Staff Time	Community Development Department	2021
H-9 Conduct Inclusionary Housing Fee Study <p>The City shall prepare a study on the City's inclusionary housing in-lieu fee to determine the financing gap or subsidy required to produce affordable units and the appropriate fee that may be charged to new housing developments if the developer chooses to satisfy its inclusionary requirement through in-lieu fees. Depending on the findings from the study, the City may consider revising the Ordinance to update how the in-lieu fee is calculated. <i>[Source: New program]</i></p>	H-3.2	General Fund	Community Development Department	December 2021
H-10 Provide Information on Affordable Housing <p>The City shall create a page on the City website to provide information on the needs and benefits of affordable housing. In addition, the City shall provide outreach to attract and support affordable housing developers in the city. <i>[Source: City of Folsom 2013 Housing Element, Goal H-2, Program H-2.F. (modified)]</i></p>	H-2.6	Staff Time	Community Development Department	Create webpage by September 2022

Implementation Program	Implements Policy(ies)	Potential Funding ¹	Who is Responsible	Timeframe
H-11 Local Funding for Affordable Housing Development As available, the City shall allocate funds from the City's Housing Fund toward the development of affordable housing units for low-, very low-, and extremely low-income households. The City shall also encourage qualified housing developers to pursue new construction and acquisition/rehabilitation of affordable housing in the city. <i>[Source: City of Folsom 2013 Housing Element, Goal H-3, Program H-3.A.]</i>	H-3.1	Housing Trust Fund	Community Development Department	Ongoing
H-12 Update Density Bonus Ordinance The City shall update the City's density bonus law, as part of the comprehensive zoning code update, to reflect recent changes in State law. <i>[Source: New program]</i>	H-3.6	Staff Time	Community Development Department	2021
H-13 Facilitate Affordable Housing on Large Sites The City shall encourage property owners and affordable housing developers to target and market the availability of sites with the best potential for development by facilitating meetings between willing property owners of large sites and willing affordable housing developers, when sufficient housing subsidy resources are available. To assist the development of housing for lower income households on larger sites (e.g., more than 10 acres), the City shall strive to streamline the approval process for land divisions, lot line adjustments, and/or specific plans or master plans resulting in parcel sizes that enable affordable housing development, and process fee deferrals related to the subdivision for projects affordable to lower income households. <i>[Source: City of Folsom 2013 Housing Element, Goal H-1, Program H-1.B.]</i>	H-1.1	Staff Time	Community Development Department	Ongoing
H-14 Affordable Development at the Glenn/Robert G Holderness Station The City shall pursue opportunities to work with an affordable housing developer to construct affordable housing at the Glenn/Robert G Holderness Station parking lot site. The City shall coordinate with Sacramento Regional Transit to ensure the site continues to meet the parking demands for the light rail station. <i>[Source: New program]</i>	H-1.1; H-1.2; H-1.9; and H-3.4	Housing Trust Fund	Community Development Department	Initiate process by 2026

Implementation Program	Implements Policy(ies)	Potential Funding ¹	Who is Responsible	Timeframe
H-15 Facilitate Affordable Housing Development on City-Owned Land The City shall facilitate the construction of affordable housing, including possible accessory dwelling units, on the City-owned site located at 300 Persifer Street (APN 070-0172-048). The City shall collaborate with an interested affordable housing developer to construct deed-restricted affordable housing. <i>[Source: New program]</i>	H-1.1, H-3.4 and H-6.4	Staff Time	Community Development Department	2022
H-16 Study the Purchase of Land for Affordable Housing The City shall explore the feasibility and appropriateness of using housing trust fund money to purchase land to support the development of affordable housing. <i>[Source: New program]</i>	H-3.1 and H-3.4	Housing Trust Fund	Community Development Department	2026
H-17 Participate in Sacramento County CDBG Program The City shall continue to coordinate with the Sacramento Housing and Redevelopment Agency (SHRA) to receive Community Development Block Grant (CDBG) to support housing rehabilitation programs, including the Seniors Helping Seniors Program. The City shall also continue to use CDBG funds to support telephone counseling and mediation services provided through the Renters Helpline. <i>[Source: City of Folsom 2013 Housing Element, Goal H-3, Program H-3.G. (modified)]</i>	H-4.3	Staff Time	Community Development Department	Ongoing
H-18 Housing Choice Vouchers The City shall continue to participate in the Housing Choice Voucher Program, administered by the Sacramento Housing and Redevelopment Agency (SHRA), with a goal of providing rental assistance to lower-income residents. The City shall work with SHRA to promote the Housing Choice Voucher Landlord Incentive Program offered by the SHRA to encourage new landlords to accept housing choice vouchers. The City shall post information on the City website, through social media, and in letters to landlords. <i>[Source: City of Folsom 2013 Housing Element, Goal H-3, Program H-3.H. (modified)]</i>	H-3.10 and H-6.1	Housing Choice Voucher Program	Community Development Department	2022 / Ongoing

Implementation Program	Implements Policy(ies)	Potential Funding ¹	Who is Responsible	Timeframe
H-19 Mortgage Credit Certificate Program The City shall continue to participate in the Mortgage Credit Certificate Program, administered by the Sacramento Housing and Redevelopment Agency (SHRA), to assist low-income first-time homebuyers purchase a home, subject to availability of Program funds. The City shall publicize the program on the City website and prepare written materials. <i>[Source: City of Folsom 2013 Housing Element, Goal H-3, Program H-3.I.]</i>	H-3.1	Mortgage Credit Certificate Program	Community Development Department	Ongoing
H-20 Additional State, Federal, and Regional Funding The City shall work to secure additional funding from State, Federal, and regional sources that can be used to help increase the supply of affordable housing in Folsom. Such programs may include, but are not limited to: <ul style="list-style-type: none">• The HOME program that has local funds distributed by the Sacramento Housing and Redevelopment Agency (SHRA);• The state Multifamily Housing Program (MHP), sponsored by the Department of Housing and Community Development (HCD);• The Permanent Local Housing Allocation (PLHA) fund, sponsored by HCD;• The Transit-Oriented Development (TOD) Housing Program, sponsored by HCD; and• The Affordable Housing and Sustainable Communities Program (AHSC) which funds transit-oriented development. <i>[Source: City of Folsom 2013 Housing Element, Goal H-3, Program H-3.J. (modified)]</i>	H-3.1	Staff time	Community Development Department	Ongoing
H-21 Expand Existing Affordable Housing Developments The City shall initiate conversations with owners of existing affordable housing complexes to identify potential opportunities and available funding and/or incentives available to expand existing facilities to increase the number of affordable units. <i>[Source: New program]</i>	H-1.1	Staff Time	Community Development Department	Ongoing

Implementation Program	Implements Policy(ies)	Potential Funding ¹	Who is Responsible	Timeframe
H-22 Mobile Home Repair and Replacement Loan Forgiveness Program The City shall continue to provide forgiveness on Community Development Block Grant (CDBG) loans for improvements to manufactured housing units experiencing economic hardship, as defined by, and subject to, HUD guidelines. <i>[Source: City of Folsom 2013 Housing Element, Goal H-4, Program H-4.C.]</i>	H-4.3	Staff Time	Community Development Department	Ongoing
H-23 Housing Conditions Survey The City shall seek funding through the Community Development Block Grant, or other funding sources, to conduct a survey of housing conditions in the city. The survey shall identify housing units in need of rehabilitation or replacement and be used to seek funding to support housing rehabilitation programs <i>[Source: New program]</i>	H-4.4	CDBG / Staff Time	Community Development Department	2025
H-24 Code Enforcement The City shall continue to encourage the rehabilitation of substandard residential properties by homeowners and landlords, using the Code Enforcement program when necessary, to improve overall housing quality and conditions in the city. <i>[Source: City of Folsom 2013 Housing Element, Goal H-4, Program H-4.G.]</i>	H-4.1	Staff Time	Community Development Department	Ongoing
H-25 Seniors Helping Seniors Program The City shall continue to provide financial assistance for health, safety, and emergency home repairs to low-income seniors and low-income mobile homeowners through the Seniors Helping Seniors Program, subject to availability of Program funds. <i>[Source: City of Folsom 2013 Housing Element, Goal H-5, Program H-5.B. (modified)]</i>	H-4.1 and H-4.3	CDBG/ Housing Trust Fund	Community Development Department	Ongoing
H-26 Habitat for Humanity Home Repair Program The City shall work with Habitat for Humanity to promote the Home Repair Program offered by Habitat which responds to health, accessibility and safety concerns in homes owned by low-income families, veterans, and elderly residents on limited incomes. By fixing the long-deferred maintenance projects, critical repairs and code violations, this program helps families stay in their already affordable homes and avoid displacement. <i>[Source: New program]</i>	H-4.1	Staff Time	Community Development Department	Ongoing

Implementation Program	Implements Policy(ies)	Potential Funding ¹	Who is Responsible	Timeframe
H-27 Emergency Shelter Facility Development The City shall continue to encourage and provide technical assistance to local organizations and community groups to help develop emergency shelter facilities in Folsom. The City shall encourage the removal of any neighborhood barriers for any applications for an emergency shelter. <i>[Source: City of Folsom 2013 Housing Element, Goal H-5, Program H-5.C.]</i>	H-5.6	Staff Time	Community Development Department	Ongoing
H-28 Zoning Code Amendments for Emergency and Supportive Housing As part of the City's comprehensive Zoning Code Update, the City shall amend the zoning code to ensure compliance with State law and encourage emergency shelters, supportive housing, and related services for persons experiencing homelessness. As required by State law, the City shall amend the zoning code as follows: <ul style="list-style-type: none"> • The City shall amend the zoning code to allow "low barrier navigation center" developments by right in mixed-use zones and nonresidential zones permitting multifamily uses, consistent with Government Code Section 65662. • The City shall amend the zoning code to allow for the approval of 100 percent affordable developments that include a percentage of supportive housing units, either 25 percent or 12 units, whichever is greater, to be allowed without a conditional use permit or other discretionary review in all zoning districts where multifamily and mixed-use development is permitted, consistent with Government Code Section 65651(a). • The City shall amend the zoning code to remove excessive parking requirements and require that emergency shelters only be required to provide sufficient parking to accommodate all staff working in the emergency shelter, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone, consistent with Government Code 65583. <i>[Source: New program]</i>	H-5.6	Staff Time	Community Development Department	2021

Implementation Program	Implements Policy(ies)	Potential Funding ¹	Who is Responsible	Timeframe
H-29 Fair Housing Program <p>The City shall continue to make information regarding State and Federal fair housing requirements available at a designated office in City Hall. In addition, the City shall make copies of the information available for the public on the City's website and at the Folsom Public Library. The City will also assist individuals with complaints in contacting the appropriate agency. <i>[Source: City of Folsom 2013 Housing Element, Goal H-6, Program H-6.A.]</i></p>	H-6.2	Staff Time	Community Development Department	Ongoing
H-30 Affirmative Marketing Plan <p>When feasible, the City shall encourage private developers to prepare an affirmative marketing plan that ensures marketing materials for new developments are designed to attract renters and buyers of diverse demographics, including persons of any race, ethnicity, sex, handicap and familial status. <i>[Source: New program]</i></p>	H-6.4	Staff Time	Community Development Department	2024
H-31 Green Means Go Program <p>The City shall support the SACOG Green Means Go program by accelerating infill development that reduces vehicle trips. In addition to the East Bidwell Corridor and the Transit Priority Areas, the City shall consider identifying the area on Greenback Lane near River Rock Drive as a Green Zone targeted for infill and compact development. <i>[Source: New program]</i></p>	H-7.2	Staff Time	Community Development Department	2021



Quantified Objectives

State law (California Government Code Section 65583[b]) requires that the Housing Element contain quantified objectives for the maintenance, preservation, and construction of housing. The quantified objectives set a target goal for Folsom to strive for based on needs, resources, and constraints. State law recognizes that the total housing needs identified by a community may exceed available resources and the community's ability to satisfy this need. Under these circumstances, the quantified objectives need not be, and are not intended to be, identical to the regional housing needs assessment.

The quantified objectives shown in Table 1 represent targets. They are estimates based on past experience, anticipated funding levels, and anticipated housing market conditions. The quantified objectives are not designed to be minimum requirements. The quantified objectives are based largely upon implementation programs that have measurable outcomes. However, the Housing Element contains several policies and implementation programs that reduce barriers and create opportunities for affordable housing. These policies and programs are essential to meeting the City's housing needs but are more qualitative and difficult to quantify.

TABLE 1: SUMMARY OF QUANTIFIED OBJECTIVES FOR AFFORDABLE HOUSING, 2021-2029

Activity	Extremely Low-Income Units	Very Low-Income Units	Low-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Units
New Construction ⁽¹⁾	150	800	1,200	1,600	4,800	8,550
Assistance ⁽²⁾	50	50	11	21	0	132
Rehabilitation ⁽³⁾	200	200	150	0	0	550
Preservation/Conservation ⁽⁴⁾	0	0	0	0	0	0
Total	400	1,050	1,361	1,621	4,800	9,232

Notes:

(1) Estimated units based on land available for housing and programs to promote multigenerational housing and accessory dwelling units. Affordable units generated by the market based on local (e.g., Housing Trust Fund), State, Federal, and regional funds to assist affordable housing production by private developers; inclusionary housing obligations dependent on anticipated market rate housing development; and other programs to remove barriers and facilitate the development of affordable housing.

(2) Estimated based on participation in the Housing Choice Vouchers program and Mortgage Credit Certificate Program administered by the Sacramento Housing and Redevelopment Agency (SHRA). Homeowner assistance for extremely low- and very low-income households provided through the Mobile Home Repair and Replacement Loan Forgiveness Program.

(3) Based on past trends and available funding for the Seniors Helping Seniors Program, which assists households with rehabilitation through funding provided through the Community Development Block Grant Program.

(4) There are no at-risk units identified during the Housing Element planning period.

Source: City of Folsom and Ascent Environmental, 2020.

Appendix C

2021-2029 Housing Element

Background Report

Public Draft

December 2020

Housing Element Credits

CITY OF FOLSOM

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Sarah Aquino, Vice Mayor
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1 Introduction

State housing element law (Government Code Section 65580 (et seq.)) mandates that local governments must adequately plan to meet the existing and projected housing needs of all economic segments of the community. The Background Report of the Housing Element provides a community profile and identifies the nature and extent of the city's housing needs, which in turn provides the basis for the City's response to those needs in the Policy Document. This Housing Element Background Report provides current information, as of December 2020, on household characteristics, housing needs, housing supply, land inventory for new development, housing programs, constraints, and incentives for new housing development in the city of Folsom. It also evaluates progress made since the last housing element was adopted in 2013.

The 2021 Housing Element is a comprehensive update of the 2013 Housing Element. The 8-year planning period is from May 15, 2021 to May 15, 2029. Upon its adoption, this element will become part of the City of Folsom General Plan. The adoption of this housing element necessitates revisions to some of the other City of Folsom General Plan Elements (i.e., Land Use and Safety and Noise) to maintain internal consistency with those elements as mandated by State law.

1.1 Overview of State Requirements

State law recognizes the vital role local governments play in the supply and affordability of housing. Each local government in California is required to adopt a comprehensive, long-term general plan for the physical development of their city or county. The housing element is one of the seven mandated elements of the general plan. State law requires local government plans to address the existing and projected housing needs of all economic segments of the community through their housing elements. In addition, local governments are required to prepare an annual progress report on the status and progress in implementing its housing element. The law acknowledges that in order for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems that provide opportunities for, and do not unduly constrain, housing development. As a result, housing policy in the state rests largely upon the effective implementation of local general plans, and local housing elements in particular.

The purpose of the housing element is to identify the community's housing needs, to state the community's goals and objectives with regard to housing production, rehabilitation, and conservation to meet those needs, and to define the policies and programs that the community will implement to achieve the stated goals and objectives.

State law requires cities and counties to address the needs of all income groups in their housing elements. Beyond these income-based housing needs,



the housing element must also address special needs groups such as persons with disabilities and persons experiencing homelessness.

As required by State housing element law (Government Code Section 65583(a)) the assessment and inventory for this element includes the following:

- An analysis of population and employment trends and projections, and a quantification of the city's existing and projected housing needs for all income levels. This analysis of existing and projected needs includes the City of Folsom's share of the regional housing need.
- An analysis and documentation of household characteristics, including level of payment compared to ability to pay; housing characteristics, including overcrowding; and housing stock condition.
- An assessment of fair housing that provides a summary of fair housing issues and fair housing enforcement and outreach. This assessment analyzes integration and segregation patterns, disparities in access to opportunity, and disproportionate housing needs.
- An inventory of land suitable for residential development, including vacant sites and sites having realistic and demonstrated potential for redevelopment, and an analysis of the relationship of zoning, public facilities, and services to these sites.
- The identification of a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit.
- An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels and for persons with disabilities, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures. An analysis of local efforts to remove governmental constraints.
- An analysis of potential and actual non-governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, the cost of construction, the request to develop housing at lower densities, and the length of time between receiving approval for a housing development and submittal of an application for building permits.
- An analysis of any special housing needs for the elderly; persons with disabilities, including developmental disabilities; large families; farmworkers; families with female heads of households; and families and persons in need of emergency shelter.
- An analysis of opportunities for residential energy conservation.
- An analysis of "at-risk" assisted housing developments that are eligible to change from low-income housing uses during the next 10 years.

The Background Report satisfies State requirements and provides the foundation for the goals, policies, implementation programs, and quantified objectives. The Background Report sections draw on a broad range of sources. Information on population, housing stock, and economics comes primarily

from the 2010 U.S. Census, 2014-2018 American Community Survey, the California Department of Finance (DOF), the Sacramento Area Council of Governments (SACOG), and City of Folsom records. Information on available sites and services for housing comes from numerous public agencies. Information on constraints on housing production and past and current housing efforts in the City of Folsom comes from City staff, other public agencies, and a number of private sources.

1.2 General Plan and Housing Element Consistency

Upon adoption, this housing element will become part of the City of Folsom General Plan. The City adopted a comprehensive update of its General Plan in 2018. The housing element will be included as a chapter in the City's adopted General Plan and will maintain internal consistency as required by State Law.

1.3 General Plan and Housing Element Differences

The housing element is one of seven State-mandated elements that every general plan must contain. Although the housing element must follow all the requirements of the general plan, the housing element has several State-mandated requirements that distinguish it from other general plan elements. Whereas the State allows local government the ability to decide when to update their general plan, State law sets the schedule for periodic update (eight-year timeframe) of the housing element. Local governments are also required to submit draft and adopted housing elements to the California Department of Housing and Community Development (HCD) for State law compliance review. This review ensures that the housing element meets the various State mandates. When the City satisfies these requirements, the State will "certify" that the element is legally adequate. Failing to comply with State law could result in potentially serious consequences such as reduced access to infrastructure, transportation, and housing funding and vulnerability to lawsuits.

1.4 Document Organization

The following sections are included in the Housing Element Background Report:

- 3.1 Introduction
- 3.2 Housing Needs Assessment
- 3.3 Resource Inventory
- 3.4 Potential Housing Constraints
- 3.5 Evaluation



1.5 Public Participation

As part of the housing element update process, the City implemented the State's public participation requirements in housing element law, set forth in Government Code Section 65583(c)(9), that jurisdictions shall make "...a diligent effort to achieve participation of all economic segments of the community in the development of the housing element."

The City implemented a number of engagement tools to connect with community members and receive input on the City's housing needs and strategies to ensure housing for all residents. Tools included a project website, social media, newsletters, public workshop, community survey, and public hearings.

1.5.1 PROJECT WEBSITE

At the start of the housing element update process the consultant team created a project website (www.folsomhousingelement.com), in coordination with City Staff, to provide the community information on the housing element update process and schedule, key requirements of the housing element, and related documents. The website also provided the community an opportunity to provide feedback and to sign up to receive project updates via email. The project website was updated regularly to include survey links, an informational video, notices of upcoming meetings, and presentations and materials from past meetings.

1.5.2 MARCH 10, 2020: CITY COUNCIL STUDY SESSION

The consultant team presented an overview introducing the City Council to the housing element update process and providing a summary of the City's Regional Housing Needs Allocation (RHNA) obligation. The presentation included potential strategies to meet the City's RHNA obligation including creating a buffer to address no net loss, rezoning sites to increase densities, and exploring changes to the inclusionary housing ordinance. The presentation also provided an overview of recent changes to State housing law, including no net loss.

1.5.3 MARCH - JULY 2020: PROPERTY OWNER OUTREACH

City staff and the consultant team mailed letters to property owners along the East Bidwell corridor to identify opportunities for housing development. City staff and the consultants held interviews with several property owners of sites in the East Bidwell corridor, transit priority areas, and the Folsom Plan Area Specific Plan (FPASP) to identify potential for multifamily housing development. Several property owners indicated interest in multifamily housing developments. The City worked with property owners to rezone sites in conjunction with the Housing Element Update to create additional capacity for high density housing. These sites are identified and described in Section 3.3, "Resource Inventory." Coordination with property owners is ongoing and will continue following adoption of the Housing Element as the City works to maintain adequate sites throughout the 8-year planning period.

1.5.4 JUNE 2020: FOCUS GROUP DISCUSSIONS

The consultant team hosted three virtual focus group sessions to gather input from various stakeholders, including developers, home builders, non-profit organizations, advocacy groups, and public agencies on key housing issues. The virtual focus group sessions were held on the following topics:

- Affordable Housing Strategies –June 2, 2020;
- Missing Middle and Multi-Generational Housing Strategies –June 3, 2020; and
- Homelessness and Special Needs Housing –June 9, 2020.

Each focus group session began with a brief presentation providing background on the housing element process and housing-related information for Folsom. The consultant team then facilitated a discussion asking participants for input on each discussion topic. As follow up to each focus group discussion, a questionnaire was sent to all invitees asking for any additional input or comments related to each topic. The feedback received from each focus group was incorporated into the Housing Element Update and used to guide new policies and programs. Attachment C.3 contains a summary of the focus group discussions.

1.5.5 JUNE - JULY 2020: COMMUNITY HOUSING ELEMENT WORKSHOP

The consultant team, in coordination with City Staff, hosted an online community workshop introducing the housing element update process to the community. The presentation was provided through a recorded video, posted on the project website, which included an overview of the requirements of the housing element, the City's RHNA obligation, population and housing demographics in the City, and housing programs within the City. The video presentation was accompanied with an online survey for community members to provide feedback on housing issues, goals, and strategies to meet the City's housing needs. This video presentation and survey were posted online on the project website from June 1, 2020 through July 31, 2020. The community was notified of the online workshop through the City's Facebook page, City website, City newsletters (email and USPS mail), and through postcards distributed by the Twin Lakes Foodbank and the Folsom Public Library. The City received 420 survey responses. The input provided at the workshop was used to shape the Housing Element policies and programs. Attachment C.3 contains a summary of responses received.

1.5.6 JULY 28, 2020: CITY COUNCIL STUDY SESSION

The consultant team gave a presentation to the City Council to report on community outreach, give an update on progress toward identifying adequate housing sites, and receive preliminary direction on key policy issues involving increasing maximum density in key areas of the city, increasing the unit count of the FPASP, and the applicability of inclusionary requirements on rental housing. The City Council was generally agreeable to exploring increasing densities and potentially increasing the unit count in the FPASP. The City Council advised that they did not intend to revise the inclusionary housing ordinance to apply to rental housing. The PowerPoint presentation was made available to the public via the project website and the recorded City Council session was posted on the City website.



1.5.7 DATE 2021: PLANNING COMMISSION DRAFT HOUSING ELEMENT HEARING

[Please Note: This section will be updated after the Planning Commission date.]

1.5.8 DATE 2021: CITY COUNCIL DRAFT HOUSING ELEMENT HEARING

[Please Note: This section will be updated after the City Council date.]

2 Housing Needs Assessment

This section begins with a description of housing and demographic characteristics of the city of Folsom. The section then discusses the existing housing needs of Folsom based on housing and demographic characteristics. The section also discusses the housing needs of “special” population groups as defined in State law. Finally, the section discusses the city’s future housing needs based on the regional “fair share” allocation in the RHNA prepared by SACOG.

2.1 Housing Stock and Demographic Profile

The purpose of this section is to establish “baseline” population, employment, and housing characteristics for the city of Folsom. The main sources of information in this section are the 2000 and 2010 U.S. Census, 2014-2018 American Community Survey, the DOF, and SACOG. Other sources of information include: the California Employment Development Department (EDD); the U.S. Department of Housing and Urban Development (HUD); and local economic data (e.g., home sales prices, rents, wages, etc.).

Data for Folsom is presented wherever possible for comparison alongside comparable data for Sacramento County and California. This facilitates an understanding of the city’s characteristics by illustrating how the city is similar to, or differs from, the county and state in various aspects related to demographic, employment, and housing characteristics and needs.

2.1.1 DEMOGRAPHIC AND EMPLOYMENT CHARACTERISTICS AND TRENDS

Population Growth and Change

Table C-1 shows the long-term historic population trends for the city of Folsom. Since the 1950s, Folsom has been a rapidly growing city. The city experienced its largest average annual growth rates (AAGR) from 1950 to 1960 (8.8 percent) and from 1980 to 1990 (10.5 percent). However, in recent decades the average annual growth rates have been decreasing (5.7 percent in 2000, 3.4 percent in 2010, and 1.2 percent in 2020).

As shown in Table C-2, Folsom’s population growth rate between 2010 and 2018 (0.8 percent) was the same as the rate of growth experienced by Sacramento County and slightly higher than the rate of growth experienced by California for this time period (0.6 percent).



**TABLE C-1: HISTORICAL POPULATION CHANGE,
CITY OF FOLSOM, 1950 TO 2020**

Year	Population	Change	AAGR
1950	1,690	—	—
1960	3,925	2,235	8.8%
1970	5,810	1,885	4.0%
1980	11,003	5,193	6.6%
1990	29,802	18,799	10.5%
2000	51,884	22,082	5.7%
2010	72,203	20,319	3.4%
2020	81,610	9,407	1.2%

Source: California Department of Finance, Table 2a Historical Census Populations of California State, Counties, Cities, Places, and Towns; 2010 Census.

TABLE C-2: POPULATION AND HOUSEHOLD TRENDS, 2010-2018

	City of Folsom			Sacramento County			California		
	2010	2018	AAGR (2010-2018)	2010	2018	AAGR (2010-2018)	2010	2018	AAGR (2010-2018)
Population	72,203	77,007	0.8%	1,418,788	1,510,023	0.8%	37,253,956	39,557,045	0.6%
Households	24,951	27,285	1.1%	513,945	536,029	0.5%	12,577,498	12,965,435	0.4%
Household Population	65,243	71,419	1.1%	1,395,001	1,485,602	0.8%	36,434,140	38,329,281	0.6%
Group Quarters Population	6,960	5,588	-2.7%	23,787	24,421	0.3%	819,816	819,479	0.0%
Persons Per Household	2.61	2.62	-	2.71	2.77	-	2.90	2.96	-

Sources: U.S. Census Bureau, 2010 U.S. Census and 2014-2018 American Community Survey Table B11002, B26001 and S1101.

A household is defined as a person or group of persons living in a housing unit, as opposed to persons living in group quarters, such as Folsom Prison (figures for households and group quarters are shown separately in Table C-2). Folsom's household growth rate of 1.1 percent was the slightly higher than its population growth rate from 2010 to 2018.

Average household size is determined by the number of people living in households divided by the number of occupied housing units in a given area. In Folsom, the 2010 average household size was 2.61 persons, slightly lower than the county average of 2.71 persons and the statewide average of 2.90 persons. In 2018, average household size in Folsom increased slightly to 2.62. The average household sizes in the county and state also increased slightly (2.77 and 2.96 persons per household, respectively).

According to the 2010 U.S. Census and 2014-2018 American Community Survey, the total group quarters population in the city was 6,960 in 2010 and decreased

to 5,588 in 2018. The group quarters population consists mainly of the Folsom Prison population and residents of other group quarter facilities such as nursing care facilities. Data from the California Department of Corrections and Rehabilitation shows that the population at Folsom Prison and California State Prison (CSP Sacramento, located adjacent to the Folsom Prison) has decreased from 6,666 inmates on March 31, 2010 to 5,545 inmates in December 2019.

Age

Table C-3 shows the distribution of Folsom's population by age in 2010 and 2018. As shown in the table, Folsom's population is aging. The population within most age groups 44 years of age and younger declined from 2010 to 2018, while the population within all age groups older than 44 years of age and increased. The median age in Folsom (41.2) in 2018 was considerably older than the countywide median age of 36.

TABLE C-3: AGE CHARACTERISTICS, 2010 AND 2018

Age Group	Folsom				Sacramento County			
	2010		2018		2010		2018	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Under 5	4,431	6.1%	4,309	5.6%	101,063	7.1%	99,356	6.6%
5 to 9	5,258	7.3%	5,101	6.6%	98,112	6.9%	101,293	6.7%
10 to 14	4,988	6.9%	5,687	7.4%	99,820	7.0%	102,000	6.8%
15 to 19	4,305	6.0%	4,863	6.3%	105,680	7.4%	94,932	6.3%
20 to 24	3,932	5.4%	3,409	4.4%	101,908	7.2%	100,159	6.6%
25 to 34	10,163	14.1%	8,455	11.0%	206,646	14.6%	234,363	15.5%
35 to 44	12,859	17.8%	11,746	15.3%	190,835	13.5%	197,732	13.1%
45 to 54	11,972	16.6%	13,999	18.2%	200,536	14.1%	195,044	12.9%
55 to 59	4,159	5.8%	5,138	6.7%	85,332	6.0%	95,111	6.3%
60 to 64	3,227	4.5%	4,327	5.6%	70,305	5.0%	87,826	5.8%
65 to 74	3,669	5.1%	5,933	7.7%	83,295	5.9%	117,908	7.8%
75 to 84	2,178	3.0%	2,874	3.7%	52,193	3.7%	57,619	3.8%
85 and Over	1,062	1.5%	1,166	1.5%	23,063	1.6%	26,680	1.8%
Total	72,203	100.0%	77,007	100.0%	1,418,788	100.0%	1,510,023	100.0%
Median Age	37.6	—	41.2	—	34.8	—	36.0	—

Note: These figures include Folsom Prison population figures.

Source: 2010 U.S. Census and U.S. Census Bureau, 2014-2018 American Community Survey 5-Year Estimates Table S0101.

Race and Ethnicity

Table C-4 summarizes U.S. Census data related to the race and ethnicity of residents of Folsom, Sacramento County, and California in 2018. Compared to the county and state, Folsom's population is less diverse. As shown in the table, 62.1 percent of Folsom's total population (including persons in correctional facilities) in 2018 was White, Non-Hispanic. It should be noted that the racial and ethnic characteristics of the Folsom Prison population affect the statistics for the city as a whole since the Prison has a more racially and ethnically diverse population. Excluding persons in group homes (i.e., assisted



living, dormitories, and correctional facilities), Folsom's 2018 population is even less diverse with 66.9 percent consisting of Non-Hispanic White persons, 9.2 percent Hispanic, and only 0.8 percent Black persons.

TABLE C-4: POPULATION BY RACE AND ETHNICITY, 2018

Racial/Ethnic Category	Folsom Total Population		Folsom (Not Including Persons in Group Homes)		Sacramento County Total Population		California Total Population	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White (non-Hispanic)	47,840	62.1%	48,738	66.9%	682,500	45.2%	14,695,836	37.5%
Black	2,568	3.3%	555	0.8%	144,003	9.5%	2,164,519	5.5%
American Indian and Alaska Native	342	0.4%	313	0.4%	5,469	0.4%	138,427	0.4%
Asian	12,973	16.8%	12,642	17.3%	231,740	15.3%	5,525,439	14.1%
Native Hawaiian and Other Pacific Islander	276	0.4%	153	0.2%	16,335	1.1%	138,911	0.4%
Other ¹	3,901	4.8%	3,798	5.2%	82,951	5.2%	1,264,051	3.2%
Hispanic (of any race)	9,107	11.8%	6,691	9.2%	347,025	23.0%	15,221,577	38.9%
Total	77,007	100.0%	72,890	100.0%	1,510,023	100.0%	39,148,760	100.0%

Notes: ¹Includes "other" racial category and "two or more races"

Source: U.S. Census Bureau, 2014-2018 American Community Survey 5-Year Estimates, Tables B11002B - B11002I, and DP05.

Household Composition

The U.S. Census divides households into two different categories, depending on their composition. Family households are those consisting of two or more related persons living together. Non-family households include persons who live alone or in groups composed of unrelated individuals.

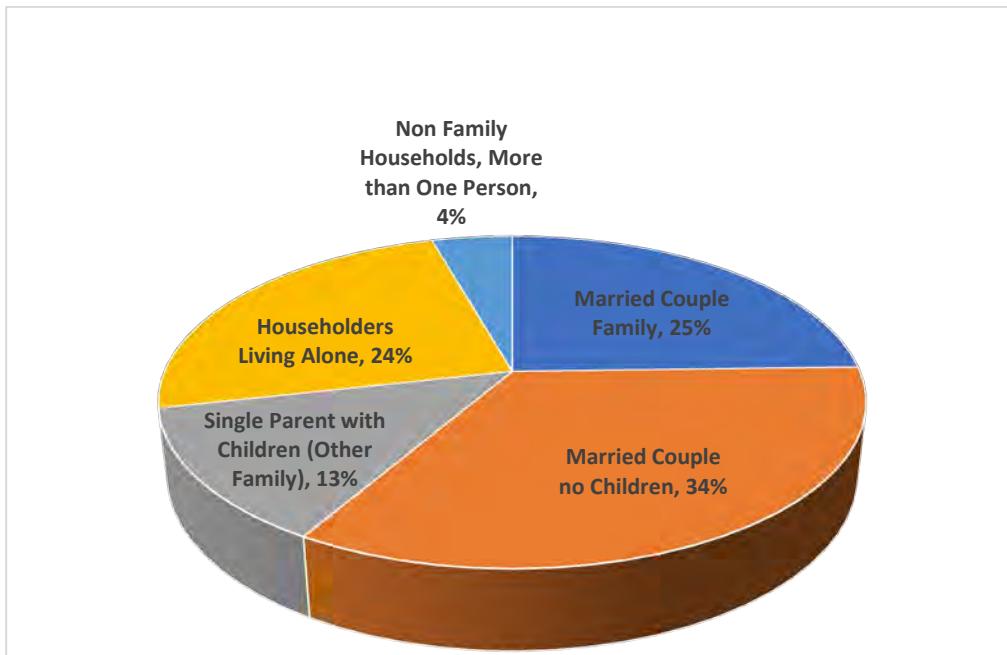
As shown in Table C-5, Folsom had a slightly larger proportion of family households compared to Sacramento County and California. In 2010, 70.5 percent of Folsom households were family households compared to 66 percent in the county and 68.7 percent in the state. From 2010 to 2018, the number of families in Folsom increased from 17,600 families in 2010 to 19,501 families in 2018, resulting in a slight increase (1 percent) in the proportion of family households in Folsom.

As shown in Figure C-1, 25 percent of Folsom households were married with children in 2018, and 13 percent were single parent households. Married couples without children made up 34 percent of all households in Folsom, non-family households with more than one person made up 4 percent, and householders living alone made up 24 percent.

TABLE C-5: FAMILY AND NON-FAMILY HOUSEHOLDS, 2010 AND 2018						
	Folsom		Sacramento County		California	
	Number	Percent	Number	Percent	Number	Percent
2010						
Family Households	17,600	70.5%	338,982	66.0%	8,642,473	68.7%
Non-Family Households	7,351	29.5%	174,963	34.0%	3,935,025	31.3%
Total Households	24,951	100.0%	513,945	100.0%	12,577,498	100.0%
2018						
Family Households	19,501	71.5%	355,363	66.3%	8,915,228	68.76%
Non-Family Households	7,784	28.5%	180,666	33.7%	4,050,207	31.24%
Total Households	27,285	100.0%	536,029	100.0%	12,965,435	100.00%

Source: U.S. Census Bureau, 2014-2018 American Community Survey 5-Year Estimates, Table S1101.

FIGURE C-1: HOUSEHOLD CHARACTERISTICS, CITY OF FOLSOM, 2018



Source: U.S. Census Bureau, 2014-2018 American Community Survey 5-Year Estimates, Table S2501.

The increase in the number of families in Folsom is reflected in the increasing school enrollment figures shown in Table C-6. From 2010 to 2019, the enrollment of students in the Folsom-Cordova Unified School District increased by 9.1 percent. Although, student enrollment numbers have steadily increased since 2012, the growth rate is slower than the previous decade where enrollment numbers increased by approximately 42 percent from 2000 to 2010.



TABLE C-6: GROWTH IN ENROLLMENT OF FOLSOM STUDENTS IN THE FOLSOM-CORDOVA UNIFIED SCHOOL DISTRICT, 2010-2019

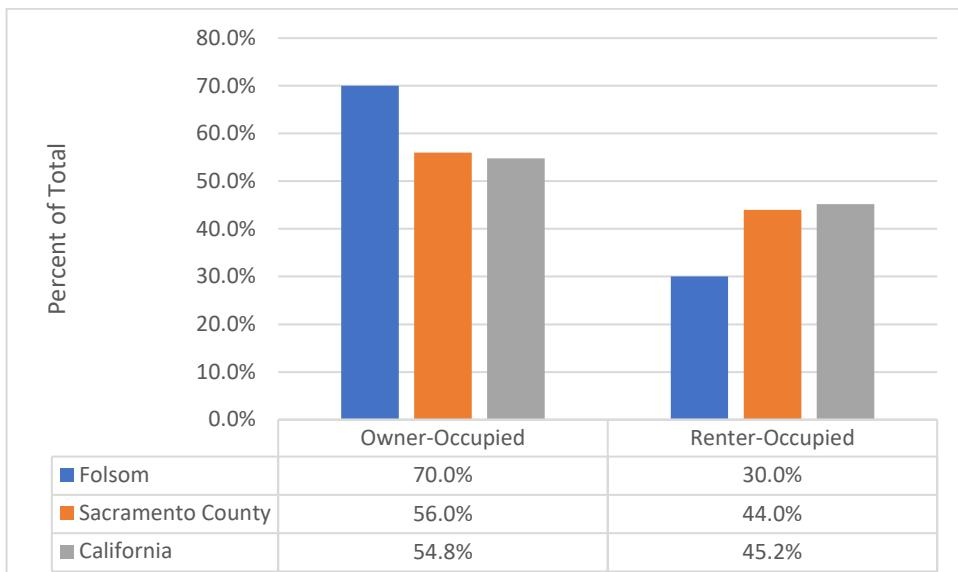
Year	Total Enrollment	Percent Change Since 2010
2010-11	18,893	-
2011-12	19,154	1.4%
2012-13	19,117	1.2%
2013-14	19,356	2.5%
2014-15	19,527	3.4%
2015-16	19,865	5.1%
2016-17	20,312	7.5%
2017-18	20,353	7.7%
2018-19	20,605	9.1%

Source: California Department of Education 2019.

Tenure

Folsom is known as a family-oriented community and has a high rate of homeownership. As shown in Figure C-2, Folsom had a homeownership rate of 70 percent in 2018, compared to 56 percent in Sacramento County and 54.8 percent in California. In addition, Folsom's homeownership rate has remained steady since 2010 (69.9 percent owner-occupied units), whereas the county and statewide have seen a decrease in homeownership since 2010. Sacramento County had a homeownership rate of 57.5 percent in 2010 and California had a homeownership rate of 55.9 percent in 2010.

FIGURE C-2: OWNER-OCCUPIED AND RENTER-OCCUPIED HOUSING UNITS, CITY OF FOLSOM, 2018



Source: U.S. Census Bureau, 2014-2018 American Community Survey 5-Year Estimates Table B25003.

Household Income

Table C-7 shows the distribution of households according to their 2018 incomes for Folsom, Sacramento County, and California. While 19 percent of households in Sacramento County and 17.5 percent of households in the state earned less than \$25,000 in 2018, only 9.2 percent of households in Folsom earned under \$25,000. On the other end of the income spectrum, 54.5 percent of Folsom households earned more than \$100,000 in 2018, compared to 30.1 percent of households in the county and 35.5 percent of households in the state.

In 2018, Folsom's median household income of \$109,762 was higher than that of Sacramento County by more than \$45,000 and higher than that of the California by more than \$35,000.

TABLE C-7: HOUSEHOLD INCOME DISTRIBUTION, 2018

Income Group	Folsom		Sacramento County		California	
	Households	Percent	Households	Percent	Households	Percent
Under \$24,999	2,511	9.2%	101,923	19.0%	2,268,951	17.5%
\$25,000-\$49,999	3,387	12.4%	109,336	20.4%	2,437,502	18.8%
\$50,000-\$74,999	3,460	12.7%	93,941	17.5%	2,061,504	15.9%
\$75,000-\$99,999	3,047	11.2%	69,723	13.0%	1,594,749	12.3%
\$100,000 or more	14,880	54.5%	161,106	30.1%	4,602,729	35.5%
Total Households	27,285	100.0%	536,029	100.0%	12,965,435	100.0%
Median Household Income	\$109,762	—	\$63,902	—	\$71,228	—

Source: U.S. Census Bureau, 2014-2018 American Community Survey 5-Year Estimates, Table S1901.

Employment Growth: 2010 to 2018

Table C-8 shows employment by industry in Folsom and Sacramento County in 2010 and 2018. The number of employed persons 16 years of age and older in Folsom grew from 30,535 in 2010 to 34,974 in 2018. The educational services, health care, and social assistance industry employed the highest number of Folsom residents (7,666) in 2018 and experienced the highest increase in employment from 15.6 percent of total jobs in 2010 to 21.9 percent in 2018. Other major industries in Folsom include professional, scientific, and management, and administrative and waste management services (14.2 percent); manufacturing (13.1 percent); finance and insurance, and real estate and rental and leasing (10.4 percent); and public administration (10.2 percent).

Since 1984, the Intel Corporation has played a major role in the employment of Folsom residents, as well as residents from surrounding communities in the Sacramento region. Intel is the largest private industry employer in Folsom. As of 2019, the company employed almost 6,000 employees at its Folsom branch. Intel has influenced much of Folsom's technology growth that has attracted businesses from afar. Today Folsom includes many high-tech firms ranging from small companies to large international corporations. The city boasts a growing technology employment cluster that includes over 15 companies in the Technology Integrator, Clean Technology, Technology, and Medical Technology sectors.



TABLE C-8: EMPLOYMENT BY INDUSTRY, 2010 AND 2018

Industry	Folsom				Sacramento County			
	2010		2018		2010		2018	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Civilian employed population 16 years and over	30,535	100.0%	34,974	100.0%	625,894	100.0%	686,019	100.0%
Agriculture, forestry, fishing and hunting, and mining:	34	0.1%	162	0.5%	3,771	0.6%	5,918	0.9%
Construction	1,800	5.9%	1,451	4.1%	46,938	7.5%	43,737	6.4%
Manufacturing	3,513	11.5%	4,582	13.1%	36,492	5.8%	38,148	5.6%
Wholesale trade	690	2.3%	757	2.2%	18,389	2.9%	17,066	2.5%
Retail trade	2,756	9.0%	3,204	9.2%	69,779	11.1%	75,105	10.9%
Transportation and warehousing, and utilities	1,110	3.6%	998	2.9%	30,330	4.8%	37,705	5.5%
Information	695	2.3%	501	1.4%	15,996	2.6%	12,415	1.8%
Finance and insurance, and real estate and rental and leasing	3,820	12.5%	3,620	10.4%	49,506	7.9%	48,305	7.0%
Professional, scientific, and management, and administrative and waste management services	4,467	14.6%	4,953	14.2%	72,752	11.6%	81,011	11.8%
Educational services, and health care and social assistance	4,755	15.6%	7,666	21.9%	128,735	20.6%	153,425	22.4%
Arts, entertainment, and recreation, and accommodation and food services	2,144	7.0%	2,328	6.7%	52,713	8.4%	65,531	9.6%
Other services, except public administration	1,348	4.4%	1,192	3.4%	30,891	4.9%	34,990	5.1%
Public administration	3,403	11.1%	3,560	10.2%	69,602	11.1%	72,663	10.6%

Source: U.S. Census Bureau, 2006-2010 American Community Survey 5-year Estimates and 2014-2018 American Community Survey 5-Year Estimates, Table S2405.

Employment and Housing Projections

SACOG produces housing and jobs projections for the cities and counties in the Sacramento region, including the city of Folsom. SACOG's most recent projections, released in 2019, project housing units and number of jobs to 2040. The number of housing units in Folsom is projected to grow from 27,550 in 2016 to 38,010 in 2040 (with a 1.35 percent annual growth rate). The number of jobs is projected to increase from 45,430 jobs in 2016 to 51,730 in 2040 (with a 0.54 percent annual growth rate).

The SACOG projections were used to calculate the jobs/housing ratio for Folsom. As shown in Table C-9, the number of households was determined by applying a 5 percent vacancy rate to the number of housing units projected by SACOG. The number of jobs was divided by the number of households to determine the jobs/housing ratio. This jobs/housing ratio can be compared to the worker-to-household ratio. The worker-to-household ratio is based on the 2018 Folsom population in the civilian labor force and the number of households in Folsom. The worker-to-household ratio for Folsom is 1.33.

As shown in Table C-9, the number of jobs is projected to grow at a slower rate than the number of housing units. While the jobs/housing ratio is projected to decrease to 1.43 in 2040, this is still above the worker/household ratio of 1.33 indicating there would theoretically still be adequate jobs in the City to meet the demands of the local workforce. However, according to 2017 U.S. Census Bureau data, 80 percent of Folsom residents commute out of the city for work and 83 percent of persons employed in the city commute from areas outside of the city, only 20 percent of Folsom residents live and work in the city. This indicates there is a jobs housing mismatch.

**TABLE C-9: HOUSING UNIT AND EMPLOYMENT PROJECTIONS,
CITY OF FOLSOM, 2016-2040**

	2016	2035	2040	AAGR (2016-2040)
Housing Units	27,550	36,750	38,010	1.35%
Households ¹	26,173	34,913	36,110	1.35%
Worker/Household Ratio ²	1.33	1.33	1.33	—
Number of Jobs	45,430	50,230	51,730	0.54%
Jobs/Household Ratio ³	1.74	1.44	1.43	—

¹Number of Households was calculated by multiplying the number of projected housing units by a 95% occupancy rate.

²Workers per household ratio was calculated by dividing the population in the civilian labor force in 2018 (36,311) by the number of households in 2018 (27,285).

³Jobs/Household Ratio was calculated by dividing the number of jobs by the number of households.

Source: SACOG, 2016; U.S. Census Bureau 2014-2018 American Community Survey 5-Year Estimates, Table DP03 and S2301.

Table C-10 provides more detailed projections for employment by the fastest growing industries from EDD. EDD only provides projections by metropolitan statistical area (MSA). The greatest projected employment growth for the Sacramento-Arden Arcade-Roseville MSA occurs in the education services, health care, and social assistance industry, which is also projected to have the greatest share of jobs. This sector is projected to increase by 26.4 percent (38,400 jobs) from 2016 to 2026. The other fastest growing industries include construction; transportation, warehousing and utilities; accommodation and food services; leisure and hospitality; arts, entertainment, and recreation; real estate and rental and leasing; and wholesale trade.



TABLE C-10: EMPLOYMENT PROJECTIONS BY FASTEST GROWING INDUSTRIES, SACRAMENTO-ARDEN ARCADE-ROSEVILLE METROPOLITAN STATISTICAL AREA, 2016-2026

Employment Industry	2016	2026	Change in Number of Jobs (2016-2026)	Percent Change (2016-2026)
Educational Services (Private), Health Care, and Social Assistance	145,600	184,000	38,400	26.4%
Construction	54,900	67,800	12,900	23.5%
Transportation, Warehousing, and Utilities	26,000	31,700	5,700	21.9%
Accommodation and Food Services	84,300	99,000	14,700	17.4%
Leisure and Hospitality	99,800	116,600	16,800	16.8%
Arts, Entertainment, and Recreation	15,500	17,600	2,100	13.5%
Real Estate and Rental and Leasing	14,500	16,400	1,900	13.1%
Wholesale Trade	25,700	29,000	3,300	12.8%
Administrative and Support and Waste Management and Remediation Services	62,000	69,900	7,900	12.7%
Other Services (excludes 814-Private Household Workers)	31,700	35,600	3,900	12.3%
Professional and Business Services	128,000	143,500	15,500	12.1%
Professional, Scientific, and Technical Services	54,600	60,900	6,300	11.5%
Information	13,800	14,900	1,100	8%
Government	234,700	246,800	12,100	5.2%
Finance and Insurance	37,200	39,000	1,800	4.8%
Retail Trade	100,400	104,900	4,500	4.5%
Manufacturing	36,200	36,200	0	0%
Mining and Logging	400	300	-100	-25%

¹ Employment projections are for the Sacramento-Arden Arcade-Roseville Metropolitan Statistical Area which includes Sacramento, Placer, Yolo, and El Dorado Counties.

Source: Employment Development Department 2016-2026 Industry Employment Projections, 2019.

Potential Population Change and Job Growth Impacts on Housing Need

The employment base in Folsom is heavily dependent on several major employers and subject to the fluctuations of the high-tech sector. Key employers in Folsom include Intel, Verizon, Cal-ISO, Maximus, Kikkoman, Mercy Hospital, Kaiser Permanente, and the State of California. With employment growth rates projected to be lower than housing growth rates, Folsom is projected to slightly decrease its ratio of total jobs to total employed residents in the near future. Maintaining a balance between jobs and housing can help to reduce commutes, alleviate traffic congestion and the associated environmental and social impacts.

2.1.2 HOUSING CHARACTERISTICS AND TRENDS

Housing Inventory and Supply

Table C-11 shows comparative data on the housing stock in Folsom, Sacramento County, and California in 2010 and 2019. The table shows the total

housing stock in each area according to the type of structures in which units are located, total occupied units, and vacancy rate.

As shown in Table C-11, single family detached housing units account for the majority of housing in Folsom (71.7 percent). This is much higher than in the county and state overall, where only 64.8 and 57.5 percent of all units are single family detached, respectively.

Multifamily housing with five or more units makes up the next largest segment of Folsom's housing stock, comprising approximately 17.6 percent of the total in 2019. The proportion of multifamily units in this category decreased slightly from 17.8 percent in 2010. Folsom has a smaller percentage of multifamily housing (including both the "2 to 4 units" and "5 plus" categories) than Sacramento County and California.

Folsom has a significantly lower proportion of attached single family and small multifamily housing (2 to 4 units) than the county and the state. Since 2010, the proportion of these housing types have fallen to 2.9 percent and 4.5 percent, respectively, approximately one half of the proportion seen in the county.

Table C-11 also shows the number and percentage of occupied units and the vacancy rate. Both Folsom and Sacramento County have seen a slight increase in vacancy rates since 2010 while the statewide vacancy rate has remained steady. Folsom had a 5.1 percent vacancy rate in 2019, which was much lower than that of Sacramento County (8.3 percent) and California (8.1 percent).

TABLE C-11: HOUSING STOCK BY TYPE AND VACANCY, CITY OF FOLSOM, 2010 AND 2019								
Year	Total Units	Single Family		Multifamily		Mobile Homes	Occupied	Vacancy Rate
		Detached	Attached	2 to 4	5 plus			
CITY OF FOLSOM								
2010	Number	26,109	18,516	805	1,251	4,636	901	24,951
	Percent	100.0%	70.9%	3.1%	4.8%	17.8%	3.5%	95.6%
2019	Number	28,053	20,107	815	1,275	4,951	905	26,614
	Percent	100.0%	71.7%	2.9%	4.5%	17.6%	3.2%	94.9%
SACRAMENTO COUNTY								
2010	Number	555,932	357,248	34,749	44,929	104,226	14,780	513,945
	Percent	100.0%	64.3%	6.3%	8.1%	18.8%	2.7%	92.5%
2019	Number	574,449	372,211	34,797	45,198	107,337	14,906	526,804
	Percent	100.0%	64.8%	6.1%	7.9%	18.7%	2.6%	91.7%
CALIFORNIA								
2010	Number	13,670,304	7,959,059	966,437	1,110,623	3,076,511	557,674	12,568,167
	Percent	100.0%	58.2%	7.1%	8.1%	22.5%	4.1%	91.9%
2019	Number	14,235,093	8,190,950	994,710	1,132,562	3,357,051	559,820	13,085,036
	Percent	100.0%	57.5%	7.0%	8.0%	23.6%	3.9%	91.9%

Source: California Department of Finance, Demographic Research Unit E-5 Tables 2019.



Housing Conditions

Since housing stock age and condition are generally correlated, one Census variable that provides an indication of housing conditions is the age of a community's housing stock. As shown in Table C-12, nearly 35 percent of Folsom's housing stock was 20 or less years old in 2020. Another 31 percent of the housing stock was between 20 and 30 years old. Because over 60 percent of the housing units in Folsom were 30 years old or less in 2020, Folsom's housing stock is likely still in relatively good condition compared to communities with larger shares of older homes. Since 2010, there has been a net increase of 1,326 housing units in Folsom, almost all of which are likely in sound condition.

TABLE C-12: AGE OF HOUSING STOCK & HOUSING STOCK CONDITIONS, 2018

	Folsom		Sacramento County		California	
	Housing Units	Percent	Housing Units	Percent	Housing Units	Percent
Built 2014 or later	595	2.1%	4,638	0.8%	152,162	1.1%
Built 2010 to 2013	731	2.6%	7,605	1.3%	230,279	1.6%
Built 2000 to 2009	8,324	29.6%	88,019	15.5%	1,598,759	11.4%
Built 1990 to 1999	8,907	31.7%	76,493	13.5%	1,536,758	10.9%
Built 1980 to 1989	5,395	19.2%	95,479	16.8%	2,135,838	15.2%
Built 1970 to 1979	2,111	7.5%	106,251	18.7%	2,488,636	17.7%
Built 1960 to 1969	663	2.4%	67,908	12.0%	1,892,586	13.4%
Built 1950 to 1959	856	3.0%	70,312	12.4%	1,900,467	13.5%
Built 1940 to 1949	267	1.0%	23,731	4.2%	849,660	6.0%
Built 1939 or earlier	249	0.9%	26,784	4.7%	1,299,679	9.2%
Total	28,098	100.0%	567,220	100.0%	14,084,824	100.0%
Units Lacking Complete Plumbing Facilities	80	0.3%	1,651	0.3%	57,397	0.4%
Units Lacking Complete Kitchen Facilities	263	1.0%	4,479	0.8%	149,476	1.2%

Source: U.S. Census Bureau, 2014-2018 American Community Survey 5-Year Estimates, Table DP04.

As part of the 2021-2029 Folsom Housing Element Community Survey, participants were asked to describe the physical condition of their home. The responses indicated that 54 percent would describe their homes as having excellent condition, 25 percent of homes show signs of minor deferred maintenance (i.e., peeling paint, chipping stucco), 17 percent stated their home needs one or more modest rehabilitation improvements (i.e., roof, wood siding, paint, window repairs), and 4 percent stated their home needs one or more major upgrades (i.e., new foundation, plumbing, electrical).

According to the City Code Enforcement Division, less than one fourth of code violations in the city are residential housing cases. While these cases are generally spread throughout the city, many occur in the areas with the oldest homes. A majority of the cases are for property maintenance complaints. Only a very small percentage are in need of major repair. Cases where housing repairs are needed primarily occur in rental homes and are often related to tenant landlord issues. According to the City Code Enforcement Officer,

substandard housing is a minor issue for Folsom, and the condition of the City's housing stock has not deteriorated since the previous analysis conducted for the 1992 Housing Element, which was conducted in 1991 and found 88 dwelling units in need of repair. Of the 88 units in need of repair, 58 units needed minor repairs and 30 needed moderate repairs.

The City operates the Seniors Helping Seniors Home Repair Program using CDBG and Housing Trust Funds, which provides grants to lower-income homeowners for mobile home and single family home repairs. These programs are described in Section 3.4 of this report (Inventory of Local, State, and Federal Housing and Financing Programs).

Overcrowding

U.S. Census Bureau defines a housing unit as overcrowded when the total number of occupants is greater than one person per room, excluding kitchens and bathrooms. Units with more than 1.5 persons per room are considered severely overcrowded.

Table C-13 below compares overcrowding data for Folsom with data for Sacramento County and California. In 2018, only 1.3 percent of housing units (360 units) in Folsom were considered overcrowded and 0.2 percent (45 units) were severely overcrowded. Although overcrowding has increased slightly since 2010, when less than one percent of Folsom's occupied housing units were overcrowded, these statistics show that overcrowding continues to be less of a problem in Folsom than in Sacramento County where 4.9 percent of all households had more than 1.0 persons per room, and in California where 8.2 percent of households were considered overcrowded.

TABLE C-13: OVERCROWDING, 2018

	Folsom		Sacramento County		California	
	Households	Percent	Households	Percent	Households	Percent
OWNER-OCCUPIED						
1.00 or less	18,961	99.2%	292,590	97.5%	6,803,363	96.0%
1.01 to 1.50	148	0.8%	5,692	1.9%	209,717	3.0%
1.51 or more	0	0.0%	1,800	0.6%	72,355	1.0%
Total	19,109	100.0%	300,082	100.0%	7,085,435	100.0%
RENTER-OCCUPIED						
1.00 or less	7,919	96.9%	217,135	92.0%	5,097,042	86.7%
1.01 to 1.50	212	2.6%	13,423	5.7%	480,486	8.2%
1.51 or more	45	0.6%	5,389	2.3%	302,472	5.1%
Total	8,176	100.0%	235,947	100.0%	5,880,000	100.0%
TOTAL OCCUPIED HOUSING UNITS						
1.00 or less	26,880	98.5%	509,725	95.1%	11,900,405	91.8%
1.01 to 1.50	360	1.3%	19,115	3.6%	690,203	5.3%
1.51 or more	45	0.2%	7,189	1.3%	374,827	2.9%
Total	27,285	100.0%	536,029	100.0%	12,965,435	100.0%

Source: U.S. Census Bureau, 2014-2018 American Community Survey 5-year Estimates, Table B25014.



Overcrowding is typically more of a problem in rental units than owner-occupied units. When broken out by tenure, approximately 63 percent of the overcrowded households in Folsom were renter households. In 2018, only 0.8 percent (148) of Folsom's owner households had 1.01 or more persons per room, while approximately 3.2 percent (257) of the renter households had 1.01 or more persons per room. In Sacramento County, 2.5 percent of owner households and 8 percent of renter households were overcrowded. Statewide, overcrowding was much greater with 4.0 percent of owner households and 13.3 percent of renter households having greater than 1.0 persons per room.

Household Size

Table C-14 shows average household size by tenure for Folsom, Sacramento County, and California in 2018. As shown in the table, Folsom's average household size in 2018 was 2.62 persons, lower than the county average of 2.77 persons and the state average of 2.96 persons. In 2018, Folsom had an average household size for renter households of 2.27 persons compared to 2.77 persons per owner household.

TABLE C-14: HOUSEHOLD SIZE BY TENURE, 2018

	Folsom		Sacramento County		California	
	Households	Percent	Households	Percent	Households	Percent
OWNER OCCUPIED						
1 Person	3,411	17.9%	66,241	22.1%	1,399,383	19.8%
2 Persons	6,887	36.0%	104,240	34.7%	2,379,039	33.6%
3 Persons	3,346	17.5%	49,025	16.3%	1,202,025	17.0%
4 Persons (4+ for statewide)	3,703	19.4%	44,369	14.8%	2,104,988	29.7%
5 Persons or more	1,762	9.2%	36,207	12.1%	—	—
Total	19,109	100.0%	300,082	100.0%	7,085,435	100.0%
Persons per Household	2.77	—	2.82	—	3.01	—
RENTER OCCUPIED						
1 Person	3,177	38.9%	74,546	31.6%	1,685,150	28.7%
2 Persons	2,425	29.7%	65,136	27.6%	1,555,486	26.5%
3 Persons	1,134	13.9%	36,687	15.5%	959,771	16.3%
4 Persons (4+ for statewide)	916	11.2%	30,669	13.0%	1,679,593	28.6%
5 Persons or more	524	6.4%	28,909	12.3%	—	—
Total	8,176	100.0%	235,947	100.0%	5,880,000	100.0%
Persons per Household	2.27	—	2.70	—	2.90	—
ALL HOUSEHOLDS						
1 Person	6,588	24.1%	140,787	26.3%	3,084,533	23.8%
2 Persons	9,312	34.1%	169,376	31.6%	3,934,525	30.3%
3 Persons	4,480	16.4%	85,712	16.0%	2,161,796	16.7%
4 Persons	4,619	16.9%	75,038	14.0%	3,784,581	29.2%
5 Persons or more	2,286	8.4%	65,116	12.1%	—	—
Total	27,285	100.0%	536,029	100.0%	12,965,435	100.0%
Persons per Household	2.62	—	2.77	—	2.96	—

Source: U.S. Census Bureau, 2014-2018 American Community Survey 5-Year Estimates, Tables S2501, S1101, and DP04.

Folsom had a lower proportion of large households (five or more members) than Sacramento County in 2018 (8.4 percent compared to 12.1 percent). Folsom also had a slightly similar proportion of one- and two-person households as the county in 2018 (58.2 percent and 57.9 percent respectively).

Table C-15 shows the number of bedrooms by tenure in Folsom, Sacramento County, and California in 2018. As shown in the table, owner-occupied units tend to be larger in Folsom than in Sacramento County or statewide. In 2018, 50.8 percent of owner-occupied units in Folsom contained four or more bedrooms, compared to 36.2 percent in Sacramento County. Renter-occupied units tend to have a smaller number of bedrooms than owner-occupied units. This was the case in Folsom in 2018, where only 9.8 percent of renter-occupied units had four or more bedrooms, but 25.1 percent of renter-occupied units had only one bedroom compared to 0.8 percent of owner-occupied units.

TABLE C-15: NUMBER OF BEDROOMS BY TENURE, 2018

	Folsom		Sacramento County		California	
	Housing Units	Percent	Housing Units	Percent	Housing Units	Percent
OWNER OCCUPIED						
No bedroom	25	0.1%	1,037	0.3%	46,883	0.7%
1 bedroom	153	0.8%	3,629	1.2%	174,260	2.5%
2 bedrooms	1,859	9.7%	42,084	14.0%	1,289,152	18.2%
3 bedrooms	7,352	38.5%	144,723	48.2%	3,168,810	44.7%
4 bedrooms	7,591	39.7%	89,080	29.7%	1,903,525	26.9%
5 or more bedrooms	2,129	11.1%	19,529	6.5%	502,805	7.1%
Total	19,109	100.0%	300,082	100.0%	7,085,435	100.0%
RENTER OCCUPIED						
No bedroom	247	3.0%	9,776	4.1%	458,846	7.8%
1 bedroom	2,055	25.1%	55,559	23.5%	1,521,623	25.9%
2 bedrooms	3,078	37.6%	89,791	38.1%	2,235,086	38.0%
3 bedrooms	1,998	24.4%	57,527	24.4%	1,215,763	20.7%
4 bedrooms	749	9.2%	19,879	8.4%	376,478	6.4%
5 or more bedrooms	49	0.6%	3,415	1.4%	72204	1.2%
Total	8,176	100.0%	235,947	100.0%	5,880,000	100.0%
ALL HOUSEHOLDS						
No bedroom	272	1.0%	10,813	2.0%	505,729	3.9%
1 bedroom	2,208	8.1%	59,188	11.0%	1,695,883	13.1%
2 bedrooms	4,937	18.1%	131,875	24.6%	3,524,238	27.2%
3 bedrooms	9,350	34.3%	202,250	37.7%	4,384,573	33.8%
4 bedrooms	8,340	30.6%	108,959	20.3%	2,280,003	17.6%
5 or more bedrooms	2,178	8.0%	22,944	4.3%	575,009	4.4%
Total	27,285	100.0%	536,029	100.0%	12,965,435	100.0%

Source: U.S. Census Bureau, 2014-2018 American Community Survey 5-Year Estimates, Table B25042.

Based on the information regarding housing unit and household sizes, Folsom has a much lower need for large housing units than the county and state.



Folsom has a smaller average household size, larger housing units, and lower overcrowding rates than the county and state.

Housing Affordability

Housing Cost Burdens

High housing costs can cause households to spend a disproportionate percentage of their income on housing. Overpayment is defined as households paying more than 30 percent of their gross income on housing related expenses, including rent or mortgage payments and utilities. These households are considered “cost burdened.” A “severe cost burden” is defined as gross housing costs exceeding 50 percent of gross income.

As shown in Table C-16, 29.2 percent of all households in Folsom had a housing cost burden greater than 30 percent in 2015. This rate is less than that of Sacramento County (39.4 percent) and California (42 percent). Only 12.1 percent of all households in Folsom had a housing cost burden greater than 50 percent in 2015 compared to 18.9 percent and 20.4 percent for Sacramento County and California, respectively.

As would be expected, housing cost burdens were more severe for households with lower incomes. Among lower-income households (incomes less than or equal to 80 percent of the area median family income (MFI)), 73.9 percent of households in Folsom had a housing cost burden greater than 30 percent in 2015 compared to 16.7 percent of non-lower-income households. This rate of housing cost burden for lower-income households is higher in Folsom than in both Sacramento County (68.9 percent) and California (69.3 percent).

Rates of housing cost burden were generally greater among low-income renter households than among low-income owner households. However, for non-lower-income renter households, rates of housing cost burden were lower than those of owner-occupied households. This trend was common across the city, county, and the state. In Folsom, 84.2 percent of low-income renter households paid 30 percent or more of their monthly incomes for housing costs in 2015, compared to 65.7 percent of low-income owner households. However, rates of housing cost burden greater than 50 percent for low-income households were more similar between owners (44.6 percent) and renters (50.3 percent). Among non-low-income households, the percentage of owner households with housing cost burdens was higher than renter households (17.3 percent compared to 15.4 percent).

TABLE C-16: HOUSING COST BURDEN BY HOUSEHOLD INCOME CLASSIFICATION, 2015

		Folsom			Sacramento County			California		
		Owners	Renters	Total	Owners	Renters	Total	Owners	Renters	Total
LOW-INCOME HOUSEHOLDS (HOUSEHOLD INCOME <= 80% MFI)										
Total Households	3,115	2,525	5,640	87,340	150,735	238,075	2,146,770	3,640,700	5,787,470	
Number w/ cost burden > 30%	2,045	2,125	4,170	52,975	111,070	164,045	1,310,170	270,1625	4,011,800	
Percent w/ cost burden > 30%	65.7%	84.2%	73.9%	60.7%	73.7%	68.9%	61.0%	74.2%	69.3%	
Number w/ cost burden > 50%	1,390	1,270	2,660	30,960	62,760	93,720	813,285	1,572,055	2,385,340	
Percent w/ cost burden > 50%	44.6%	50.3%	47.2%	35.4%	41.6%	39.4%	37.9%	43.2%	41.2%	
NON-LOW-INCOME HOUSEHOLDS (HOUSEHOLD INCOME > 80% MFI)										
Total Households	14,625	5,615	20,240	217,805	82,255	284,520	4,762,405	7,427,730	18,433,305	
Number w/ cost burden > 30%	2,525	865	3,390	33,660	8,090	41,750	1,012,775	315,650	1,328,430	
Percent w/ cost burden > 30%	17.3%	15.4%	16.7%	15.5%	9.8%	14.7%	21.3%	4.2%	7.2%	
Number w/ cost burden > 50%	435	40	475	4,785	495	5,280	189360	24025	213390	
Percent w/ cost burden > 50%	3.0%	0.7%	2.3%	2.2%	0.6%	1.9%	4.0%	0.3%	1.2%	
TOTAL HOUSEHOLDS										
Total Households	17,740	8,140	25,880	289,605	232,990	522,595	6,909,175	5,808,625	12,717,800	
Number w/ cost burden > 30%	4,570	2,990	7,560	86,635	119,160	205,795	2,322,945	3,017,275	5,340,230	
Percent w/ cost burden > 30%	25.8%	36.7%	29.2%	29.9%	51.1%	39.4%	33.6%	51.9%	42.0%	
Number w/ cost burden > 50%	1,825	1,310	3,135	35,745	63,255	99,000	1,002,645	1,596,080	2,598,730	
Percent w/ cost burden > 50%	10.3%	16.1%	12.1%	12.3%	27.1%	18.9%	14.5%	27.5%	20.4%	

Source: HUD, Comprehensive Housing Affordability Strategy (CHAS) database, 2011-2015



Ability to Pay for Housing

Housing is considered “affordable” if households pay no more than 30 percent of income for rent (including utilities) or monthly homeownership costs (including mortgage payments, taxes, and insurance). HCD calculates incomes limits to determine eligibility for affordable housing programs. According to HCD, the area median income for a four-person household in Sacramento County was \$86,300 in 2020. Table C-17 shows the upper income limits by income category and household size.

TABLE C-17: STATE AND FEDERAL INCOME LIMITS FOR SACRAMENTO COUNTY, 2020					
Income Categories	Income Limits by Persons per Household				
	1	2	3	4	5
Extremely Low-Income (<30% AMI)	\$18,150	\$20,750	\$23,350	\$26,200	\$30,680
Very Low-Income (31-50% AMI)	\$30,250	\$34,550	\$38,850	\$43,150	\$46,650
Low-Income (51-80% AMI)	\$48,350	\$55,250	\$62,150	\$69,050	\$74,600
Median-Income (100% AMI)	\$60,400	\$69,050	\$77,650	\$86,300	\$93,200
Moderate-Income (81-120% AMI)	\$72,500	\$82,850	\$93,200	\$103,550	\$111,850

Notes: AMI = Area median income

Source: California Department of Housing and Community Development, 2020

<https://www.hcd.ca.gov/grants-funding/income-limits/state-and-federal-income-limits/docs/Income-Limits-2020.pdf>

Table C-18 shows maximum affordable monthly rents and maximum affordable purchase prices for homes. For example, a three-person household was classified as low-income (80 percent of median) with an annual income of up to \$62,150 in 2020. A household with this income could afford to pay a monthly gross rent (including utilities) of up to \$1,554 or could afford to purchase a house priced at or below \$266,431.

TABLE C-18: ABILITY TO PAY FOR HOUSING BASED ON HUD INCOME LIMITS, SACRAMENTO PMSA, 2020						
	Studio	1 BR	2 BR	3 BR	4 BR	5 BR
EXTREMELY LOW-INCOME HOUSEHOLDS AT 30% OF 2020 MEDIAN FAMILY INCOME						
Number of Persons	1	2	3	4	5	6
Income Level	\$18,150	\$20,750	\$23,350	\$26,200	\$30,680	\$35,160
Max. Monthly Gross Rent ¹	\$454	\$519	\$584	\$655	\$767	\$879
Max. Purchase Price ²	\$77,807	\$88,953	\$100,099	\$112,317	\$131,522	\$150,727
VERY LOW-INCOME HOUSEHOLDS AT 50% OF 2020 MEDIAN FAMILY INCOME						
Number of Persons	1	2	3	4	5	6
Income Level	\$30,250	\$34,550	\$38,850	\$43,150	\$46,650	\$50,100
Max. Monthly Gross Rent ¹	\$756	\$864	\$971	\$1,079	\$1,166	\$1,253
Max. Purchase Price ²	\$129,679	\$148,112	\$166,546	\$184,980	\$199,984	\$214,774
LOW-INCOME HOUSEHOLDS AT 80% OF 2020 MEDIAN FAMILY INCOME						
Number of Persons	1	2	3	4	5	6
Income Level	\$48,350	\$55,250	\$62,150	\$69,050	\$74,600	\$80,100
Max. Monthly Gross Rent ¹	\$1,209	\$1,381	\$1,554	\$1,726	\$1,865	\$2,003
Max. Purchase Price ²	\$207,272	\$236,851	\$266,431	\$296,011	\$319,803	\$343,381
MEDIAN-INCOME HOUSEHOLDS AT 100% OF 2020 MEDIAN FAMILY INCOME						
Number of Persons	1	2	3	4	5	6
Income Level	\$60,400	\$69,050	\$77,650	\$86,300	\$93,200	\$100,100
Max. Monthly Gross Rent ¹	\$1,510	\$1,726	\$1,941	\$2,158	\$2,330	\$2,503
Max. Purchase Price ²	\$258,929	\$296,011	\$332,878	\$369,960	\$399,539	\$429,119
MODERATE-INCOME HOUSEHOLDS AT 120% OF 2020 MEDIAN FAMILY INCOME						
Number of Persons	1	2	3	4	5	6
Income Level	\$72,500	\$82,850	\$93,200	\$103,550	\$111,850	\$120,100
Max. Monthly Gross Rent ¹	\$2,115	\$2,416	\$2,718	\$3,020	\$3,262	\$3,503
Max. Purchase Price ²	\$362,600	\$414,365	\$466,129	\$517,893	\$559,405	\$600,666

Notes: Incomes based on the Sacramento primary metropolitan statistical area (PMSA) (El Dorado, Placer and Sacramento Counties); FY 2020 Median Family Income: \$86,300; HUD FY 2020 Income Limits

¹ Assumes that 30 percent (35 percent for moderate) of income is available for either: monthly rent, including utilities; or mortgage payment, taxes, mortgage insurance, and homeowner's insurance.

² Assumes 96.5 percent loan at 4 percent annual interest rate and 30-year term; assumes taxes, mortgage insurance, and homeowners' insurance account for 21 percent of total monthly payments.

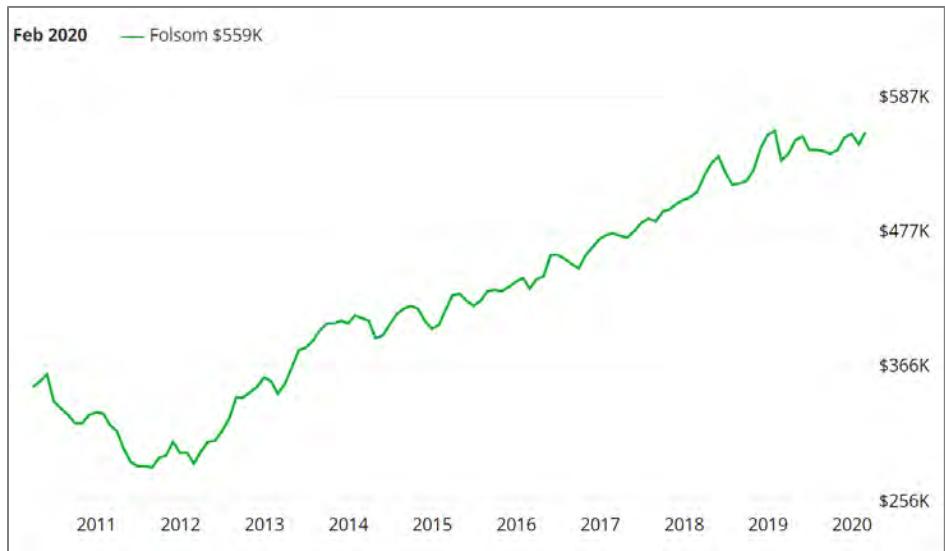
Source: U.S. Department of Housing and Urban Development (HUD) 2020; and Ascent Environmental 2020.

Housing Values

Figure C-3 shows the median sales prices for homes in Folsom between March 2010 and February 2020. The median sales price initially decreased from 2010 to 2012 but has since increased significantly. Between February 2012 and February 2020, the median sales price almost doubled, increasing by nearly 95 percent, from \$287,000 to \$559,100. The February 2020 median sales price was out of reach for both lower- and moderate-income families.



FIGURE C-3: MEDIAN SALES PRICE, CITY OF FOLSOM, MARCH 2010 - FEBRUARY 2020



Source: Zillow.com, 2020.

Table C-19 shows the approximate range of sales prices for new residential developments in Folsom as of March 2020. As shown in the table, prices range from about \$500,000 to \$730,000 depending on the number of bedrooms. Starting prices for new homes currently available are not affordable for low- or moderate-income households.

TABLE C-19: TYPICAL SALES PRICES FOR NEW HOMES, CITY OF FOLSOM, 2020

Number of Bedrooms/ Bathrooms	Name of Development		
	Steel Canyon at Russell Ranch	The Ridge at Willow Creek	Waterstone at Folsom Ranch
3 Bedrooms / 2-3 Baths	\$497,950-\$525,614	\$598,582-\$637,137	\$648,000-\$711,702
4 Bedroom / 2-3 Baths	\$513,950-\$571,511	\$643,000-\$685,638	—
5 Bedroom / 3-4 Baths	—	\$675,000	\$697,00-\$731,990

Note: Prices vary depending on number of upgrades.

Source: New Home Source, March 19, 2020.

Table C-20 shows approximate rents for various market rate apartments in Folsom as of March 2020. As shown, rents vary widely based on the number of bedrooms. One-bedroom units range from about \$1,400 to \$2,200; two-bedroom units range from \$1,400-\$3,000; and 3-bedroom units range from \$1,900 to \$3,200. Most of these rents are affordable to moderate-income households.

TABLE C-20: TYPICAL RENTAL RATES FOR MARKET RATE APARTMENTS, CITY OF FOLSOM, 2020			
Name of Rental Property	1 Bedroom	2 Bedrooms	3 Bedrooms
Canyon Terrace	\$1,470 - \$2,145	\$1,600-\$2,299	—
The Cottages at Folsom Apartments	\$1,505	\$1,445-\$1,820	—
Fairmont at Willow Creek	\$1,463-\$1,808	\$1,754-\$1,900	—
Falls at Willow Creek	\$1,540-\$1,635	\$1,810-\$1,925	\$1,995-\$2,440
Hub Apartments	\$1,755-\$1,980	\$2,070-\$2,530	\$2,550-\$2,595
Iron Point Apartments	\$1,671-\$2,177	\$1,911-\$2,530	\$2,578-\$4,864
Overlook at Blue Ravine	\$1,470-\$1,770	\$1,674-\$2,00	\$2,125-\$2,425
Talavera Apartments	\$1,705-\$2,015	\$2,190-\$2,550	—
The Pique Apartments	—	\$2,395-\$2,925	\$3,195

Note: Rental rates are approximate

Sources: Forrent.com, March 2020.

Affordable Housing by Income/Occupation

Table C-21 is an abbreviated list of occupations and annual incomes for Folsom residents such as fire fighters and police officers, employees of the Folsom Cordova Unified School District, and minimum wage earners. A fire fighter earning an annual income of \$80,302 could be considered median-income depending on the household size, and could afford to purchase a home for \$344,247. A nurse earning \$58,427 could afford to pay \$250,472 for a home. With the median sales price of a home in Folsom at \$559,100 in March 2020, all of the wage earners shown on the table would be priced out of the market unless there are at least two wage earners in the household.



**TABLE C-21: AFFORDABLE RENTS AND HOUSING PRICES BY INCOME AND OCCUPATION,
SACRAMENTO PMSA, 2020**

Category	Average Income	Affordable Rent ¹	Affordable House Price ²
GENERAL OCCUPATIONS³			
Computer Software Engineer, Systems Software	\$108,722	\$2,718	\$466,079
Civil Engineer	\$116,750	\$2,919	\$500,497
Judicial Law Clerks	\$67,662	\$1,692	\$290,062
Construction Laborers	\$48,069	\$1,202	\$206,066
Licensed Vocational Nurse (LVN)	\$58,427	\$1,461	\$250,472
CITY OF FOLSOM			
Fire Fighter	\$80,302	\$2,008	\$344,247
Police Officer	\$76,790	\$1,920	\$329,191
Account Clerk	\$44,969	\$1,124	\$192,778
Librarian	\$60,263	\$1,507	\$258,342
FOLSOM CORDOVA UNIFIED SCHOOL DISTRICT			
Preschool Teacher, Step 1 (Teacher Permit)	\$39,208	\$980	\$168,081
Teacher, Step 1 (Credential with Bachelors)	\$46,637	\$1,166	\$199,928
Teacher, with MA, Step 8	\$61,837	\$1,546	\$265,089
TWO WAGE EARNERS			
Civil Engineer and Paralegal/Legal Assistant	\$184,412	\$4,610	\$790,556
Firefighter and Librarian	\$144,105	\$3,603	\$617,764
MINIMUM WAGE EARNERS			
Single Wage Earner	\$27,040	\$676	\$115,918
Two Wage Earners	\$54,080	\$1,352	\$231,836
SSI (AGED OR DISABLED)			
One-person household with SSI only	\$11,325	\$283	\$48,549
Couple with SSI only	\$18,986	\$475	\$81,391

Notes: ¹Assumes 30 percent of income devoted to monthly rent, including utilities

²Assumes 30 percent of income devoted to mortgage payment and taxes, 96.5 percent loan at 4 percent interest rate, 30-year term; assumes taxes, mortgage insurance, and homeowners' insurance account for 21 percent of total monthly payments.

³General Occupation incomes based on the Sacramento primary metropolitan statistical area (PMSA) and City of Folsom 2018 Salary Schedule, Step D.

SSI = Supplemental Security Income

Sources: Ascent Environmental, 2020; City of Folsom Salary Schedule, 2018; Folsom-Cordova Unified School District, 2019; California Employment Development Department, 2020.

2.2 Special Housing Needs

Within the general population of Folsom there are several groups of people who have special housing needs. These needs can make it difficult for members of these groups to locate suitable housing. The following subsections discuss the special housing needs of six groups identified in State housing element law (Government Code, Section 65583(a)(7)): seniors; persons with disabilities, including a developmental disability; large families;

farmworkers; families with female heads of households; and families and persons in need of emergency shelter.

2.2.1 SENIOR HOUSEHOLDS

Seniors are defined as persons 65 years and older, and senior households are those households headed by a person 65 years and older. Seniors often face unique housing problems. While many may own their homes outright, fixed retirement incomes may not always be adequate to cover rising utility rates and insurance. Also, many elderly homeowners do not have sufficient savings to finance necessary repairs.

Table C-22 shows information on the number of seniors, the number of senior households, and senior households by tenure in Folsom, Sacramento County, and California in 2018. The share of seniors increased in Folsom, Sacramento County, and California from 2010 to 2018. In 2018, seniors represented 13 percent of the population and 21.3 percent of all households in Folsom. Senior households have a high homeownership rate; 79.4 percent of senior households in Folsom owned their homes in 2018, compared to 70 percent of all households in the city.

TABLE C-22: SENIOR POPULATIONS AND HOUSEHOLDS, 2018

	Folsom		Sacramento County		California	
	Number	Percent	Number	Percent	Number	Percent
POPULATION						
Total Population	77,007	100.0%	1,540,975	100.0%	39,148,760	100.0%
Number of Persons 65 years and older	9,973	13.0%	217,444	14.1%	5,315,457	13.6%
Male	4,344	43.6%	93,987	43.2%	2,357,611	44.4%
Female	5,629	56.4%	123,457	56.8%	2,957,846	55.6%
HOUSEHOLDS						
Total Households	27,285	100.0%	536,029	100.0%	12,965,435	100.0%
Owner	19,109	70.0%	300,082	56.0%	7,085,435	54.6%
Renter	8,176	30.0%	235,947	44.0%	5,880,000	45.4%
Senior Headed-Households	5,819	100.0%	117,954	100.0%	3,023,958	100.0%
Owner	4,623	79.4%	86,142	73.0%	2,206,405	73.0%
Renter	1,196	20.6%	31,812	27.0%	817,553	27.0%
Seniors as percent of all Households	—	21.3%	—	22.0%	—	23.3%
Percent of Owner households headed by a senior	—	24.2%	—	28.7%	—	31.1%
Percent of Renter households headed by a senior	—	14.6%	—	13.5%	—	13.9%

Source: U.S. Census Bureau, 2014-2018 American Community Survey 5-year estimates, Table B25007 and S0101.

In general, most senior households consist of a single elderly person living alone, or a couple. While some seniors may prefer to live in single family detached homes, others desire smaller, more affordable homes with less upkeep, such as condos, townhouses, apartments, or mobile homes. Many seniors seek single-story homes that will allow them to age in place. Accessory dwelling units (ADUs) are another potential source of housing for seniors.



Some seniors have the physical and financial ability to continue driving well into their retirement; however, those who cannot or chose not to drive must rely on alternative forms of transportation. This includes not only bus routes, rail lines, and ride sharing programs, but also safe, walkable neighborhoods.

Table C-23 shows the proportion of individuals living below the poverty level in Folsom and Sacramento County. Although the proportion of the total population living below poverty level in Folsom (5.4 percent) is much lower than in Sacramento County (15.8 percent), the table shows that Folsom seniors were more likely to experience poverty (6.6 percent) than the City's total population.

TABLE C-23: POPULATION OVER 65 BELOW POVERTY RATE, 2018				
	Folsom		Sacramento County	
	Total	Percentage	Total	Percentage
Total Population	77,007	100.0%	1,510,023	100.0%
Below Poverty Level	4,158	5.4%	238,584	15.8%
Population over 65	9,639	100.0%	199,143	100.0%
Below Poverty Level	632	6.6%	20,591	10.3%

Source: U.S. Census Bureau, 2014-2018 American Community Survey 5-year estimates, Table S1701.

Supplemental Security Income (SSI) is a needs-based program that pays monthly benefits to persons who are 65 or older, blind, or have a disability. Seniors who have never worked, or have insufficient work credits to qualify for Social Security disability often receive SSI benefits. In fact, SSI is the only source of income for a number of low-income seniors. Recently the SSI program has undergone funding cuts, lowering the maximum monthly benefit to \$943 in 2020. SSI recipients that are solely dependent on this source of income have difficulty finding housing.

The City has two affordable senior housing developments. In 2003, USA Properties Fund, Inc. developed Vintage Willow Creek—a 184-unit housing development for low- and very low-income persons of 55 years or older. Creek View Manor, built by Mercy Housing in 2007, is a 138-unit affordable senior housing project located adjacent to Mercy Hospital in Folsom. The housing project offers cottage and apartment-style units, as well as a community center, for low- and very low-income persons who are 55 years or older.

These affordable senior housing projects meet some of the need for senior housing. Some of Folsom's low-income seniors also live at Mercy Village and Folsom Gardens, two affordable housing developments in Folsom that each have long waiting lists. In addition, the mobile home parks continue to serve as the primary source of affordable housing for Folsom seniors.

The City also has a program to assist senior homeowners, who often face the problem of maintaining their homes. Folsom's Seniors Helping Seniors program is designed to assist those seniors who do not have the financial resources to make necessary home repairs related to health and safety.

Examples of the types of repairs made include repairing leaky faucets, installing grab bars, and replacing broken windows.

2.2.2 PERSONS WITH DISABILITIES, INCLUDING DEVELOPMENTAL DISABILITIES

According to the 2014-2018 American Community Survey five-year estimate, there are 5,859 people, or 8.2 percent of the civilian non-institutionalized population age 5 or older, in Folsom that have a disability. As shown in Table C-24, 5 percent (2,144 persons) of Folsom residents age 18 to 64 (43,224 persons) in 2018 had a disability, which was less than Sacramento County (10 percent) and California (8 percent). Ambulatory and cognitive disabilities were the most common types of disabilities in Folsom.

TABLE C-24: DISABILITY STATUS & TYPES OF DISABILITIES FOR CIVILIAN NONINSTITUTIONALIZED POPULATION AGE 18 TO 64 YEARS, 2018						
	Folsom		Sacramento County		California	
	Number	Percent	Number	Percent	Number	Percent
Total Persons	43,224	100.0%	934,190	100.0%	24,374,529	100.0%
Total Persons with a disability	2,144	5.0%	93,440	10.0%	1,971,981	8.0%
Hearing Difficulty	401	18.7%	16,310	17.5%	365,440	18.5%
Vision Difficulty	453	21.1%	16,143	17.3%	378,142	19.2%
Cognitive Difficulty	1,003	46.8%	42,983	46.0%	848,097	43.0%
Ambulatory Difficulty	954	44.5%	43,066	46.1%	910,628	46.2%
Self-care Difficulty	394	18.4%	18,391	19.7%	377,584	19.1%
Independent Living Difficulty	823	38.4%	37,910	40.6%	742,808	37.7%

Source: U.S. Census Bureau, 2014-2018 American Community Survey 5-year estimates, Table S1810.

Table C-25 shows the employment levels of persons with disabilities age 18 to 64 in Folsom, Sacramento County, and California in 2018. The majority of persons with disabilities in Folsom are not in the labor force (62.7 percent).

TABLE C-25: EMPLOYMENT STATUS OF NONINSTITUTIONALIZED POPULATION WITH DISABILITIES, AGE 18 TO 64 YEARS, 2018						
	Folsom		Sacramento County		California	
	Number	Percent	Number	Percent	Number	Percent
Total Persons with Disability	2,144	100.0%	93,440	100.0%	1,971,981	100.0%
Employed with Disability	764	35.6%	29,910	32.0%	696,709	35.3%
Unemployed with Disability	36	1.7%	6,034	6.5%	115,207	5.8%
Not in Labor Force with Disability	1,344	62.7%	57,496	61.5%	1,160,065	58.8%

Source: U.S. Census Bureau, 2014-2018 American Community Survey 5-year estimates, Table C18120.

Developmental Disabilities

State housing element law requires an evaluation of the special housing needs of persons with developmental disabilities. A "developmental disability" is defined as a disability that originates before an individual becomes 18 years old, continues or can be expected to continue indefinitely, and constitutes a



substantial disability for that individual. This includes mental retardation, cerebral palsy, epilepsy, and autism.

As shown in Table C-24, the 2014-2018 American Community Survey estimates that 1,003 Folsom residents have a cognitive difficulty, which comprises 46.8 percent of disabilities in the city. According to the California Department of Developmental Services, as of June 2020, 582 Folsom residents received services for developmental disabilities.¹ Of those receiving services, approximately 96 percent live in the home of a parent, family, or guardian, while only approximately 4 percent reside in independent/supported living. Many developmentally disabled persons are able to live and work. However, more severely disabled individuals require a group living environment with supervision, or an institutional environment with medical attention and physical therapy.

The California Department of Developmental Services reports that as of June 2020, in Folsom, 60.7 percent of those receiving services were aged 17 years or younger and 39.3 percent were aged 18 or older. Because developmental disabilities exist before adulthood, the first housing issue for the developmentally disabled is the transition from living with a parent/guardian as a child to an appropriate level of independence as an adult.

Housing Needs

Persons with disabilities in Folsom have different housing needs depending on the nature and severity of the disability. Physically-disabled persons generally require modifications to their housing units such as wheelchair ramps, elevators or lifts, wide doorways, accessible cabinetry, and modified fixtures and appliances. If a disability prevents a person from operating a vehicle, then proximity to services and access to public transportation are particularly important. If a disability prevents an individual from working or limits income, then the cost of housing and the costs of modifications are likely to be even more challenging. Those with severe physical or mental disabilities may also require supportive housing, nursing facilities, or care facilities. In addition, many persons with disabilities rely solely on Social Security Income, which is insufficient for market rate housing.

While there are no special affordable housing projects designed exclusively for persons with disabilities in Folsom, the City adopted a Reasonable Accommodation Ordinance in 2011 to facilitate equal access to housing for persons with disabilities and remove barriers for people with disabilities to live in the community. In addition, the City has adopted the 2019 CALGreen Code and 2019 California Building Code including Title 24 regulations dealing with accessibility for persons with disabilities. Thus, newer multi-family housing will at least meet minimum standards for disabled access.

¹ Based on residents in the 95630 zip code which currently covers all of the occupied areas of Folsom.

2.2.3 LARGE FAMILIES/HOUSEHOLDS

HUD defines a large household or family as one with five or more members. Table C-26 below shows the number and share of large households in Folsom, Sacramento County, and California in 2018. As shown in the table, in 2018, 8.4 percent of all households in Folsom had five or more persons. Of these large households, 1,762 were owner households and 524 were renter households. The proportion of large households in Folsom was less than that of both Sacramento County (12.1 percent) and California (14 percent).

Large families may have specific needs that differ from other families due to income and housing stock constraints. The most critical housing need of large families is access to larger housing units with more bedrooms than a standard three-bedroom dwelling. Multifamily rental housing units typically provide one or two bedrooms and not the three or more bedrooms that are required by large families. As a result, large families that are unable to rent single family houses may be overcrowded in smaller units.

TABLE C-26: LARGE HOUSEHOLDS, 2018

	Folsom		Sacramento County		California	
	Households	Percent	Households	Percent	Households	Percent
OWNER-OCCUPIED						
Less than 5 persons	17,347	90.8%	263,875	87.9%	6,120,370	86.4%
5+ persons	1,762	9.2%	36,207	12.1%	965,065	13.6%
Total	19,109	100.0%	300,082	100.0%	7,085,435	100.0%
Persons per household	2.77	—	2.82	—	3.01	—
RENTER-OCCUPIED						
Less than 5 persons	7,652	93.6%	207,038	87.7%	5,034,903	85.6%
5+ persons	524	6.4%	28,909	12.3%	845,097	14.4%
Total	8,176	100.0%	235,947	100.0%	5,880,000	100.0%
Persons per household	2.27	—	2.70	—	2.90	—
ALL HOUSEHOLDS						
Less than 5 persons	24,999	91.6%	470,913	87.9%	11,155,273	86.0%
5+ persons	2,286	8.4%	65,116	12.1%	1,810,162	14.0%
Total	27,285	100.0%	536,029	100.0%	12,965,435	100.0%
Persons per household	2.62	—	2.77	—	2.96	—

Source: U.S. Census Bureau, 2014-2018 American Community Survey 5-year estimates, Table B25009 and B25010.

2.2.4 SINGLE-HEADED HOUSEHOLDS WITH CHILDREN

According to the U.S. Census Bureau, a single-headed household contains a household head and at least one dependent, which could include a child, an elderly parent, or non-related child. As shown in Table C-27, there were 2,132 single-headed households with children, comprising 7.8 percent of total households, at the time of the 2014-2018 American Community Survey. Approximately two-thirds of these households are single-female households, which make up 5.2 percent of all households in Folsom. Single male-headed households make up approximately 33 percent of all single-headed



households, and 2.6 percent of all households in the city. The percentage of single-headed households, both male- and female-headed, is low compared to the county and state.

TABLE C-27: SINGLE-PARENT HOUSEHOLDS, 2018

	Folsom		Sacramento County		California	
	Number	Percent	Number	Percent	Number	Percent
Total Households	27,285	100.0%	536,029	100.0%	12,965,435	100.0%
Single female households with children	1,429	5.2%	44,898	8.4%	1,006,277	7.8%
Single male households with children	703	2.6%	16,360	3.1%	410,505	3.2%
Total single-headed households with children	2,132	7.8%	61,258	11.4%	1,416,782	10.9%

Source: U.S. Census Bureau, 2014-2018 American Community Survey Table S1101.

Because they generally have only one potential wage earner, single-headed households often have more difficulty finding adequate, affordable housing than families with two adults. Also, single-headed households with small children may need to pay for childcare, which further reduces disposable income. This special needs group will benefit generally from expanded affordable housing opportunities. More specifically, the need for dependent care also makes it important that housing for single-headed families be located near childcare facilities, schools, youth services, medical facilities, or senior services.

2.2.5 FARMWORKERS

The city of Folsom is not an agricultural community. The 2014-2018 American Community Survey reported that 122 individuals were employed in the agricultural, forestry, fishing, and hunting industry. However, the survey did not report specifically on whether these individuals were seasonal laborers, farm or ranch owner-operators, or “hobby” farmers. Since there are no large agricultural operations nearby that would attract a substantial seasonal farmworkers population, there is no identifiable need for farmworker housing.

2.2.6 HOMELESS PERSONS

Sacramento Steps Forward is the lead agency for the HUD Continuum of Care (CoC) program in Sacramento County. Sacramento Steps Forward provides point-in-time counts of sheltered and unsheltered homeless persons every two years. The most recent point-in-time count from January 2019 identified 17 unsheltered homeless individuals in Folsom and 5,570 individuals throughout Sacramento County. However, the true size of the homeless population in Folsom is difficult to estimate because there are a limited number of formal homeless shelters or other facilities such as daytime drop-in service centers where homeless persons would be attracted and their numbers could be more easily counted. The Folsom Police Department has tracked approximately 50 individuals experiencing homelessness in Folsom. Service providers in Folsom say the homeless population in the city fluctuates, but they estimate it is closer to 70 individuals.

Folsom Service Providers

There are several homeless population service providers in Folsom including Twin Lakes Food Bank, St. Vincent de Paul, HART of Folsom (HART), and Powerhouse Ministries. Twin Lakes Food Bank provides on-site grocery distribution, grocery delivery for seniors, and holiday food drives. St. Vincent de Paul (Helping Hands) provides clothing and linens. HART and Powerhouse Ministries offer shelters, housing, mentorship programs, and other services for homeless.

HART of Folsom

In September 2016, the Folsom Police Department collaborated with various faith communities to propose a Folsom Faith and Homeless Initiative. Through this effort, HART was officially founded in July 2017. Also, during this time, the City entered into a contract with Sacramento Self Help Housing (SSHH) to provide a new homeless specialist (Navigator) for the city. HART works closely with the SSHH Navigator, the Folsom Police Department, and other organizations to provide resources and services to the homeless population.

HART provides emergency and transitional housing as well as mentoring and resource connections for homeless individuals. HART currently has a four-bedroom house and trailer with capacity to provide transitional housing for up to 8 individuals. HART primarily serves single adults and is not equipped to take in families with children. HART continues to seek opportunities to expand transitional housing services through master lease agreements with the Sacramento Self-Help Housing. In addition, HART coordinates with host churches to provide emergency shelter to individuals during the winter months (generally December through March). As required by the City's Municipal Code, emergency shelters accessory to religious facilities are limited to 20 beds. In 2020, HART provided emergency shelter from December 15, 2019, through March 7, 2020, with an average of 11 guests per night and the highest number of guests at 19. During the 2019/2020 winter, HART provided emergency shelter services to a total of 68 individuals over 84 nights. Most individuals spent between 2 and 14 nights at the shelter. Of the individuals served during the 2019/2020 winter shelter, 3 individuals moved into transitional housing and 2 individuals moved into permanent housing.

Powerhouse Ministries

In 2004 Powerhouse Ministries, a local faith-based organization, opened Powerhouse Transition Center (now known as the Powerhouse Transformation Center), Folsom's first transitional housing for homeless individuals. The Transformation Center, which was relocated to the organization's Wales Drive location, is currently (December 2020) being expanded to accommodate up to 40 women and children at a time and offers lodging, showers, and three daily meals. The Transformation Center provides a low-barrier, emergency shelter as well as transitional housing to women over the age of 18 and to single mothers with up to four children. Emergency shelter services are provided up to five months, at which time individuals have the option of applying to the transitional housing program. The transitional housing program is approximately 18 months in duration. Clients attend counseling and classes,



and a case manager is assigned to each individual to help them transition to independent living. Both the emergency shelter and transitional housing programs are housed at the Transformation Center. As of December 2020, the center is being expanded to provide 20 shelter beds and 20 transitional housing beds anticipated for completion in Spring 2020.

In addition, Powerhouse Ministries Community Care Center, located at the Market Street drop-in center, provides other additional services, including utility assistance, rent and mortgage assistance, assistance locating affordable housing, medical services and grants for prescriptions, drug and alcohol recovery, legal assistance, and many other social services.

The organization currently serves a total 2,150 individuals experiencing or at-risk of homelessness through its variety of programs. Powerhouse Ministries estimates, approximately 120 of the individuals served are experiencing or at risk of homelessness and 4 are currently in transient housing. Although the number of people living on the streets has increased, more often, homeless individuals are crowding into housing, and living house-to-house.

Need for Emergency Shelters

Assembly Bill 139, passed in 2019, requires that housing elements address the need for emergency shelters. The City's housing element must assess the need for emergency shelter based on the capacity necessary to accommodate the most recent homeless point-in-time count, the number of shelter beds available on a year-round and seasonal basis, the number of beds that go unused on an average monthly basis, and the percentage of those in emergency shelters that move to permanent housing. The most recent homeless point-in-time count (2019) identified 17 unsheltered individuals residing in Folsom, 0.4 percent of the County's unsheltered population. In addition, to the unsheltered individuals included in the point-in-time count, approximately 30 individuals were in emergency shelters on the night of the latest point-in-time count.

As discussed above, Powerhouse Ministries is expanding its facility to provide 20 emergency shelter beds. In addition, HART of Folsom, facilitates overnight emergency shelter services accommodating a maximum of 20 beds from mid-December through March. Based on the most recent point-in-time count and the approximate number of sheltered individuals on the night of the point-in-time count, a minimum of 47 emergency shelter beds would be required to meet the needs of the City's unsheltered population. However, HART, as well as other service providers, estimates that the City's unsheltered population is approximately 70 individuals, much higher than the current point-in-time count indicates. The need for emergency shelter beds likely exceeds the need indicated by the point-in-time count. The City recognizes the need for additional emergency shelter facilities and encourages, through the Zoning Ordinance amendment, the development of emergency shelters. Section 3.3, "Resource Inventory" describes the vacant sites that are zoned to allow emergency shelters by-right. As demonstrated in that analysis, the City's

capacity to accommodate emergency shelters exceeds the need described above.

Service Needs of People Experiencing Homelessness

The circumstances of people in need of assistance can vary widely. There is a need for many different types of shelter solutions for the homeless and those at risk of becoming homeless. Historically, many social service organizations and resources have been located in other parts of Sacramento County, particularly in the City of Sacramento.

According to homeless service providers, a number of homeless persons face drug addiction and mental health conditions and need services to overcome these challenges. Although drug and mental health services are available to homeless persons in the County, these services are not located in Folsom and individuals have to commute long distances, often via bus or light rail, to access support services. Service providers also expressed a need for job and career services. Homeless individuals are able to access computers at the Folsom Public Library, but no career/job centers are available in Folsom to assist persons with job applications and hiring processes. Increasing transportation to services within the county and/or bringing satellite services into Folsom could assist homeless persons in accessing such services. In addition, an increase in CDBG, HOME, or other funding sources could be used by the City to support partnerships with nonprofits or other service providers

In addition to services, one of the greatest challenges faced by homeless persons is the lack of affordable housing available in Folsom. Many homeless persons are long-time Folsom residents and want to remain in Folsom near family, friends, and other support groups. Increasing the availability of affordable housing in Folsom would help to bring homeless persons into permanent housing.

2.2.7 EXTREMELY LOW-INCOME HOUSEHOLDS

Extremely low-income households are defined as households with incomes under 30 percent of the county's median income. Extremely low-income households typically consist of minimum wage workers, seniors on fixed incomes, and persons with disabilities. This income group is likely to live in overcrowded and substandard housing conditions. In Folsom, a household of three with an income of \$23,350 in 2020 would qualify as an extremely low-income household.

Table C-28 below shows the number of extremely low-income households and their housing cost burden in Folsom, Sacramento County, and California in 2016. The data shows that while Folsom had a much smaller share of extremely low-income households (5.8 percent) than the county (16.3 percent) and state (16.2 percent), a slightly higher percentage of the city's extremely low-income households had a severe cost burden compared to the county and state.

The City of Folsom has programs in place that serve extremely low-income households. The City has partnered with Sacramento Housing and Redevelopment Agency (SHRA) to issue Housing Choice Vouchers, which provide rental assistance to extremely low-income households. The City



operates the Seniors Helping Seniors Home Repair Program, which provides grants to lower-income homeowners for mobile home and single family home repairs. This program supports seniors on fixed incomes and is an important program for maintaining the existing supply of affordable housing. The City's Housing Fund also allows the City to grant funds to projects for extremely low-income households. The City's Housing Funds were recently used to fund 18 extremely low-income units included in the Talavera Ridge, Bidwell Place, and Parkway Apartments projects. As described in the constraints analysis, the City's zoning code allows single-room occupancy (SRO) housing by-right in the C-2 zone and with a CUP in the C-3 zone and R-4 zone. SROs are a potential source of housing for extremely low-income households.

TABLE C-28: HOUSING COST BURDEN OF EXTREMELY LOW-INCOME HOUSEHOLDS, 2016

	Folsom			Sacramento County			California		
	Owners	Renters	Total	Owners	Renters	Total	Owners	Renters	Total
Number of Extremely Low-Income Households	640	890	1,530	20,605	65,345	85,950	555,360	1,520,405	2,075,765
Percent of Total Households	2.4%	3.4%	5.8%	3.9%	12.4%	16.3%	4.3%	11.9%	16.2%
Number w/ cost burden > 30%	485	740	1,215	15,445	53,605	69,040	406,695	1,233,725	1,640,420
Percent w/ cost burden > 30%	75.8%	83.1%	79.4%	75.0%	82.0%	80.3%	73.2%	81.1%	79.0%
Number w/ cost burden > 50%	440	695	1,130	12,955	46,620	59,570	334,020	1,047,760	1,381,780
Percent w/ cost burden > 50%	68.8%	78.1%	73.9%	62.9%	71.3%	69.3%	60.1%	68.9%	66.6%

Source: HUD, Comprehensive Housing Affordability Strategy (CHAS) Database, 2006-2016.

2.3 Fair Housing

Assembly Bill 686, signed in 2018, requires each city or county to take actions to overcome patterns of segregation, address disparities in housing needs and access to opportunity, and foster inclusive communities. Housing elements must now include an assessment of fair housing practices, examine the relationship of available sites to areas of high opportunity, and include actions to affirmatively advance fair housing. A primary goal of the bill is to ensure available sites for lower-income housing are located in high resource areas rather than concentrated in areas of high segregation and poverty.

2.3.1 EXISTING CONDITIONS AND MAJOR FINDINGS

The information in this section is primarily from the Analysis of Impediments to Fair Housing Choice (AI), prepared for the Sacramento Valley Fair Housing Collaborative in February 2020. The regional study assessed fair housing in cities and unincorporated jurisdictions of Placer, Sacramento, and Yolo counties, including the City of Folsom. The City of Folsom is a CBDG non-entitlement jurisdiction; therefore, HUD does not report data specific to

Folsom, and results in the study specific to Folsom are limited. Therefore, much of this assessment is provided at a regional level; however, Folsom specific data has been included where available.

The following fair housing barriers were identified for the broader Sacramento Valley region:

- The harm caused by past segregation is apparent in disproportionate housing needs and differences in economic opportunity experienced today.
- Affordable rental options in the region are increasingly limited.
- There is a lack of affordable, accessible housing and access to supportive services for people with disabilities, especially those with mental illness, reducing their ability to achieve and maintain housing stability.
- Strict rental policies, such as income requirements, limit options for those on fixed incomes (i.e., Social Security and Disability Insurance recipients, Section 8 Voucher recipients, or child support recipients).
- Disparities in the ability to access homeownership exist. Past actions, such as redlining, lending discrimination, and other barriers to wealth, have limited economic opportunity for certain residents, particularly Black and Hispanic residents.
- Public transportation has not kept up with growth in the region, limiting economic opportunity for members of protected classes.
- Educational inequities and disparities in labor market participation persist in the region.

Disproportionate Housing Problems

Disproportionate housing needs show how access to the housing market differs for members of different classes. The Sacramento Valley AI found that overall, 44 percent of households in the region experience any of four housing problems: incomplete kitchen facilities, incomplete plumbing facilities, more than one person per room, and cost burden greater than 30 percent. Black or African American and Hispanic households in the region have the highest rates of experiencing any of the four housing problems. White, non-Hispanic households are the least likely to experience housing problems across the region and in each jurisdiction.

Throughout the Sacramento Valley region, homeownership rates vary widely by race and ethnicity. However, all minority groups experience higher rates of loan denial than non-Hispanic White applicants. In addition, Hispanic households are more likely than any other group to receive a subprime loan.

The Sacramento Valley Fair Housing Collaborative conducted a regional survey to assess housing problems for the Sacramento Valley AI. The survey consisted of 3,388 participants, 1,128 of which had a household member with a disability and 1,016 of which had a household income of \$25,000 or less. Low-Income households and those receiving Section 8 housing choice vouchers were most likely to experience being denied housing to rent or buy. African American (53 percent), Native American (49 percent), and Hispanic respondents (42 percent) were more likely than non-Hispanic White (27 percent) or Asian survey respondents (21 percent) to have experienced denial of housing to rent or buy.



Large families, households that include a member with a disability, and households with children under age 18 all experienced housing denial at rates higher than the region overall. Common reasons for being denied housing among survey respondents included income (including type of income), credit, and eviction history.

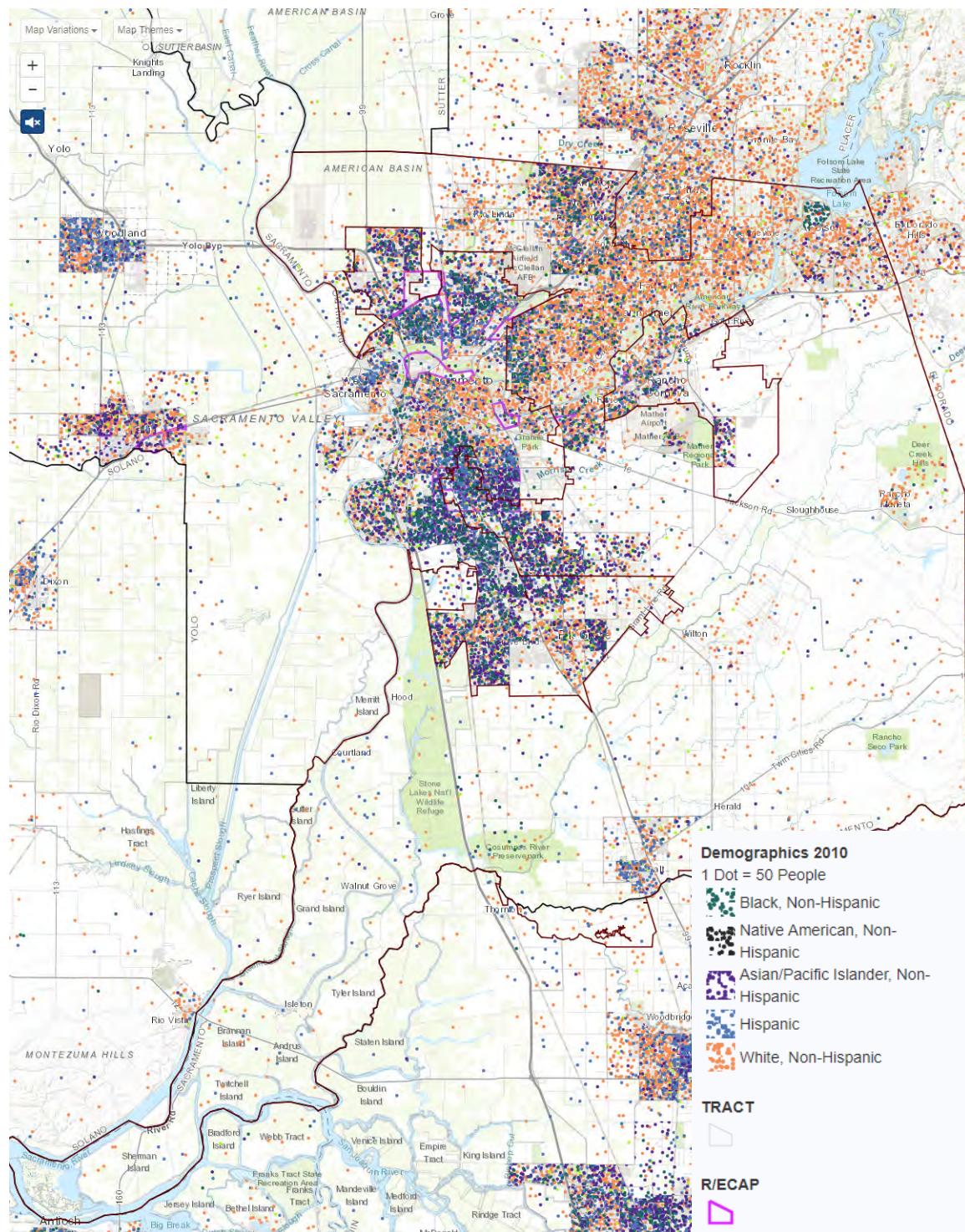
Integration and Segregation Patterns and Trends

The Sacramento Valley region has become more diverse in recent decades and has higher shares of Hispanic and Asian residents than the national average. In 2017, non-Hispanic White residents made up 55.7 percent of the population within the region, compared to 73 percent in 1990.

Figure C-4 shows the racial and ethnic distribution in the Sacramento Region. Folsom and several other suburbs east of Sacramento are less diverse than the region as a whole. According to the 2014-2018 American Community Survey, non-Hispanic White residents comprised 67 percent of the Folsom population (not including persons in correctional facilities), Asian residents made up 17 percent, Hispanic residents made up 9 percent, and Black residents made up less than 1 percent of Folsom's population. The Sacramento Valley AI found a higher share of the Folsom population is foreign-born than the regional average, at 16 percent. There are a large number of Spanish, Chinese, and Hindi speakers in Folsom. No Hispanic majority or non-majority census tracts are located within Folsom, with the exception of Folsom State Prison. However, several pockets of the city have higher Asian populations (20 percent or greater) and lower Non-Hispanic White populations (60 percent or lower) than Folsom as a whole.

Although the Sacramento region has become more diverse in recent years, the effects of past systematic segregation and exclusion in housing still disproportionately impact members of protected classes. These effects can be seen in residential segregation based on race and/or income levels, wealth gaps, and disparities in access to opportunity across the region. According to the 2014-2018 American Community Survey, 5.4 percent of Folsom residents lived in poverty. Asian residents experienced lower poverty rates than non-Hispanic White populations at 4.2 percent compared to 5.3 percent. Native Hawaiian and Other Pacific Islander, African American, and Hispanic Folsom residents experienced higher poverty rates, 17.6 percent, 9.8 percent, and 7.5 percent, respectively.

FIGURE C-4: SACRAMENTO RACIAL AND ETHNIC DISTRIBUTION



Source: HUD Data Exchange AFFH Map Tool



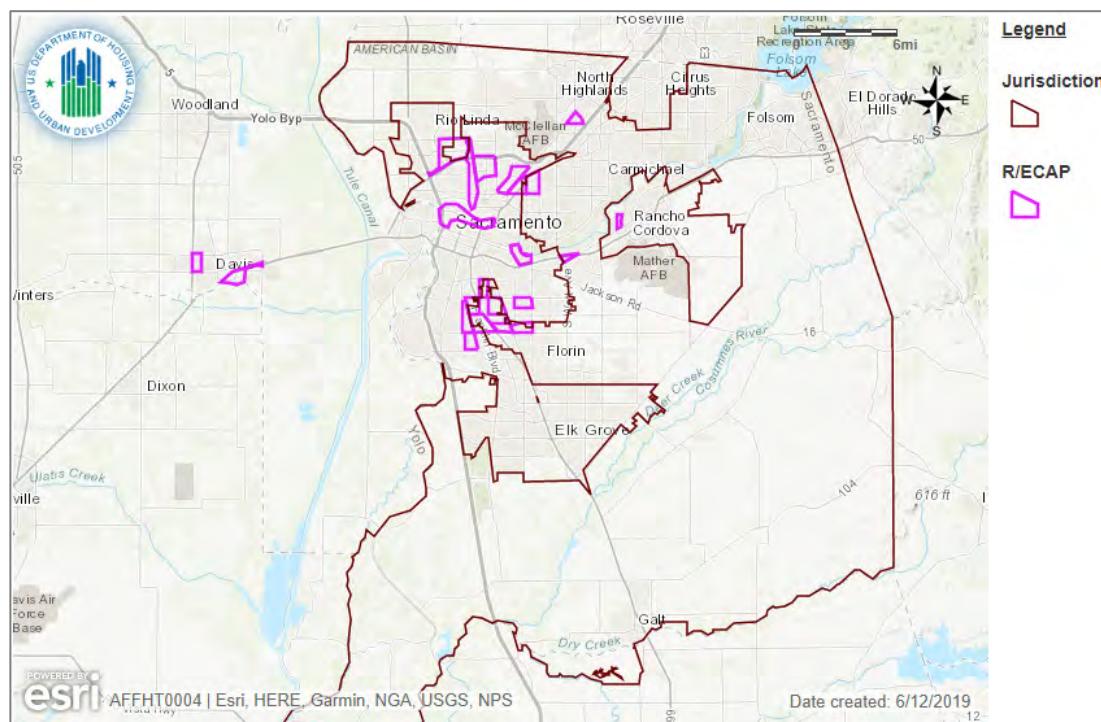
Racially or Ethnically Concentrated Areas of Poverty

HUD defines Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs) as:

- A census tract that has a non-White population of 50 percent or more (majority-minority) or, for non-urban areas, 20 percent, AND a poverty rate of 40 percent or more; OR
- A census tract that has a non-White population of 50 percent or more (majority-minority) AND the poverty rate is three times the average poverty rate for the county, whichever is lower.

As shown in Figure C-5, HUD identifies 22 R/ECAPs in the Sacramento Valley region. The majority of these areas are located in the cities of Sacramento, Rancho Cordova, and Davis. No R/ECAPs were identified within the city of Folsom.

FIGURE C-5: R/ECAPS IN THE SACRAMENTO REGION



Source: HUD Data Exchange AFFH Map Tool and Root Policy Research

Access to Opportunity

Several agencies have developed “opportunity indices” to assess and measure geographic access to opportunity, including HUD; the University of California at Davis, Center for Regional Change; and HCD in coordination with the California Tax Credit Allocation Committee (TCAC).

HUD provides several “opportunity indices” to assess and measure access to opportunity in a variety of areas, including education, poverty, transportation, and employment. Folsom neighborhoods (census tracts) scored significantly higher than the Sacramento Valley region on HUD opportunity indices related to poverty, school proficiency, and labor market engagement. Opportunities related to job proximity, transit trips, and low-cost transportation in Folsom

were similar to the Sacramento Valley region as a whole. There is no clear pattern of disparity associated with race or ethnicity and the location of opportunity neighborhoods in the city.

The UC Davis Center for Regional Change People and Place indices includes opportunity indices for people (i.e., educational attainment, employment rate and income, residential stability, mobility, health, and civic engagement) and place (i.e., educational opportunities, economic climate, housing availability, health care, and social and political stability). Most Folsom neighborhoods represent areas of highest opportunity according to the indices, see Figure C-6. The Empire Ranch neighborhood, in the northeast portion of the City, ranked lower in the context of place-based opportunity due largely to their limited access to supermarket and grocery stores. The neighborhood near Mercy Hospital of Folsom represents lower opportunity for people due to housing obtainability. This was a result of low homeownership rates in the area, likely due to the high concentration of senior housing and affordable apartments, including Creekview Manor Apartments and Vintage Willow Creek Apartments.

HCD and TCAC prepare opportunity maps to determine areas with the highest and lowest resources. The TCAC/HCD Opportunity Maps are intended to display the areas, according to research, that offer low-income children and adults the best chance at economic advancement, high educational attainment, and good physical and mental health. As shown in Figure C-7, the entire city of Folsom is considered a high or highest resource area for economic, educational, and environmental opportunities. Based on these assessments, access to opportunity is widely spread throughout the entire city with no significant disparities.

However, when assessed from a regional perspective, disparities in access to opportunity exist throughout the Sacramento Valley region. Sacramento suburbs located west of Folsom, particularly Rancho Cordova and Citrus Heights, have a significantly greater proportion of low resource areas.



FIGURE C-6: FOLSOM REGIONAL OPPORTUNITY INDEX BY PEOPLE AND PLACE

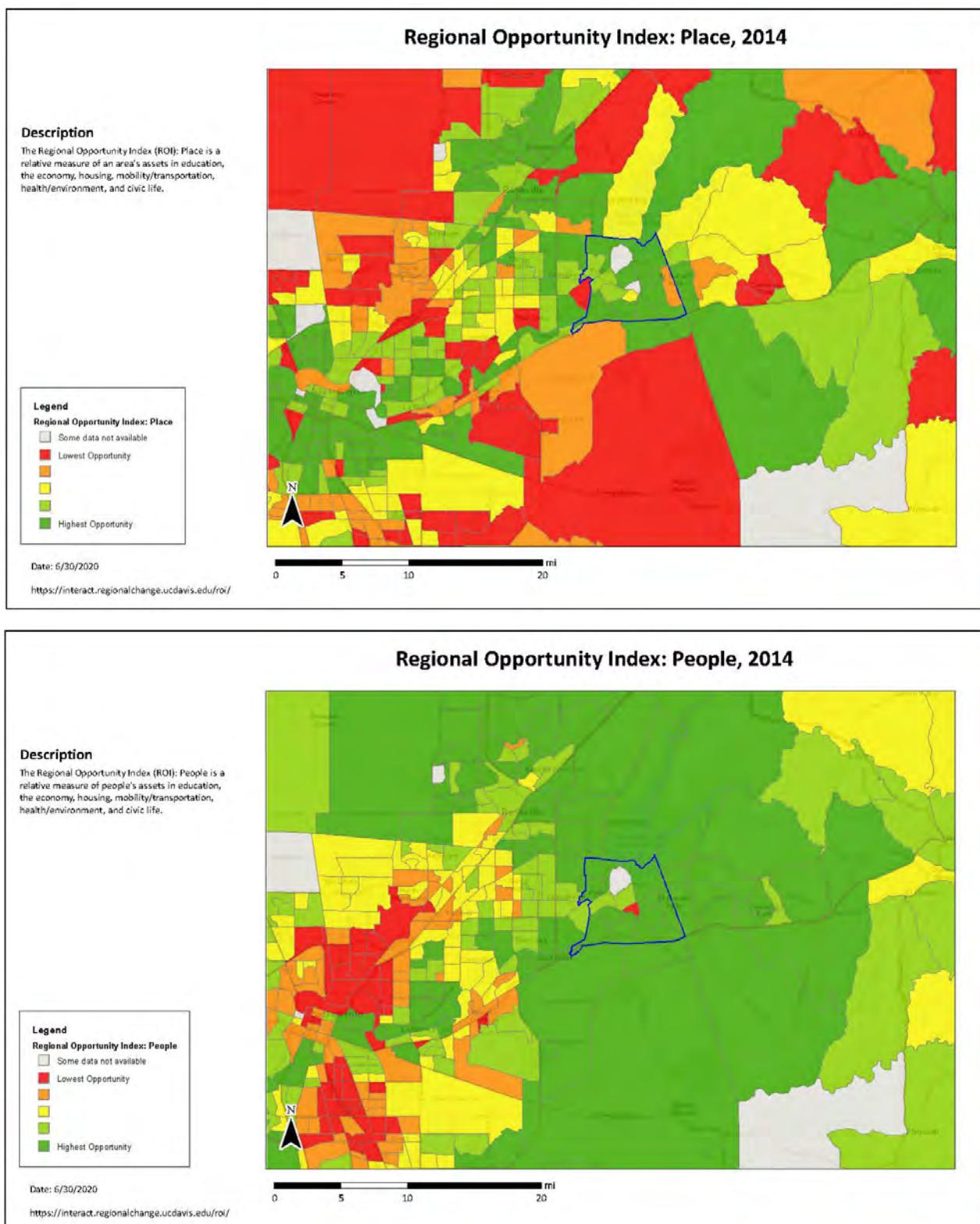
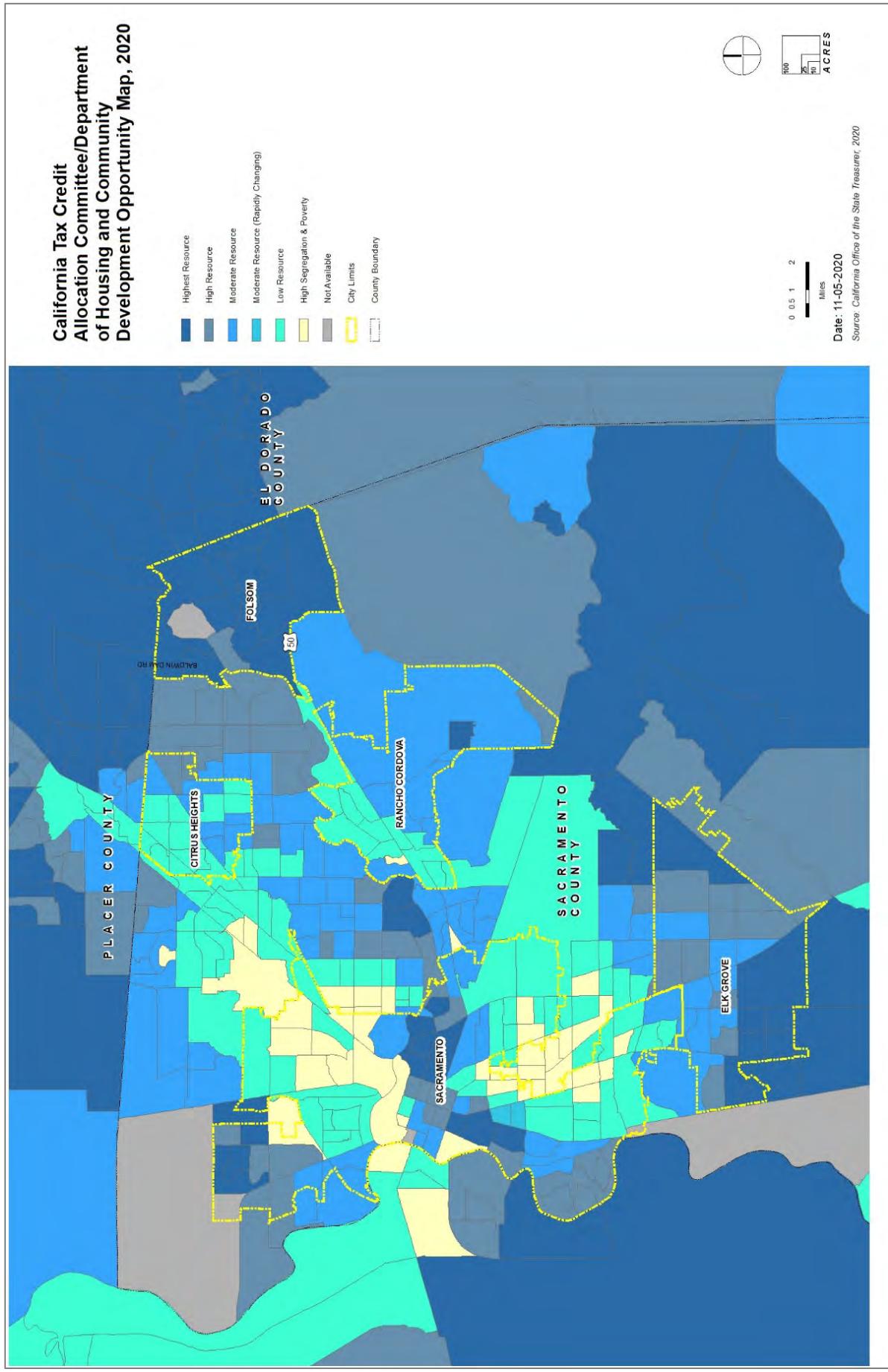


FIGURE C-7: TCAC/HCD OPPORTUNITY AREA MAP, SACRAMENTO REGION, 2020





The Relationship Between Zoning and Access to Opportunity

High opportunity areas throughout the Sacramento region, including Folsom, are almost entirely zoned for single family housing. Exclusive single family zoning does not allow for more affordable housing types, such as apartments and condominiums. In addition, until the passage of the 1968 Fair Housing Act, overt forms of racial discrimination, such as racially restrictive covenants and biased mortgage lending practices limited the ability for many minority households to purchase single-family homes in certain neighborhoods.

While these practices have been outlawed, the resulting wealth gap between White households that were able to accrue wealth through homeownership and minority households that were not, has continued to limit access to homeownership in higher opportunity areas. Housing affordability in combination with single family zoning has made high opportunity areas unreachable for many minority households, resulting in racial segregation and a higher concentration of minority residents in low opportunity areas.

Over 70 percent of the housing stock in Folsom consists of single-family detached units, which is reflective of the City's zoning. While the majority of Folsom remains zoned for exclusively single family homes, significantly more land has been designated for multifamily housing and mixed use development in recent years. With the adoption of the 2035 General Plan in 2018, the City created the East Bidwell Mixed Use Overlay, allowing for multifamily housing and mixed use on nearly 1,000 acres of land along East Bidwell Street. The City is also increasing opportunities for transit-oriented development at the light rail stations through the zoning code Update. These changes to the General Plan and Zoning Code create more opportunities for a variety of housing types and income levels.

In addition, Assembly Bill 1771 (passed in 2018) resulted in changes to the State's RHNA process. The bill required that regions affirmatively further fair housing when allocating housing needs. These changes in State law resulted in a higher allocation of lower-income units to the areas of high opportunity, including the City of Folsom. By addressing the lower-income RHNA for the 6th planning cycle the City is helping to address disparities in regional access to opportunity. Given that the entire city is categorized as a high resource area, all sites identified to accommodate the lower-income housing need for the 6th planning cycle are located within high resource areas.

2.3.2 CURRENT FAIR HOUSING PRACTICES

Fair Housing Outreach and Enforcement Capacity

The City of Folsom primarily works with the County to conduct outreach related to fair housing. The following resources are available to Folsom residents.

- **The Renters Helpline:** A telephone hotline that provides telephone counseling and mediation services for residents of Sacramento County to help resolve a housing crisis or dispute. The program counselors deal

- directly with concerns regarding landlord-tenant disputes and help refer fair housing issues to the appropriate agency.
- **Website Outreach:** The City provides fair housing resources on the City website and directs residents to appropriate agencies and resources for fair housing assistance.
 - **Fair Housing Seminar:** The City also hosted an Essentials of Fair Housing Seminar in June 2019 to help rental owners and property managers understand and comply with state and federal fair housing laws that prevent housing discrimination.
 - **Code Enforcement:** Historically, code enforcement does not receive or process specific fair housing complaints in regard to the type of housing offered or not offered; however, the Code Enforcement Division will receive some rental housing complaints regarding the general lack of maintenance or dilapidation. On average, this would be less than 5 percent of the city's annual case load and all cases are investigated and brought into compliance. The goal of code enforcement is to help the community improve the quality of life and ensure the health and safety of all Folsom residents.

2.3.3 POLICY RECOMMENDATIONS

The Sacramento Valley AI included a review of the Folsom Municipal Code, which found no significant barriers to fair housing or impact on housing choice. The Sacramento Valley AI recommends that the City of Folsom explore policies that increase affordable housing opportunities in high opportunity areas that are close to public transit, jobs, and educational opportunities. The AI also recommended the City of Folsom consider adding an affirmative marketing plan for multi- and single-family developments. An affirmative marketing plan would establish a marketing strategy to attract income-eligible prospects and demographic groups who might not normally seek housing in the area. These recommendations are addressed in Program H-31 of this housing element.

Recent changes in State law related to ADUs allow for the development of an ADU and a junior ADU on all lots zoned for single-family residential. This change to single-family zoning allows for more affordable housing types to be developed in high opportunity areas. Housing Element Program H-5 directs the City to develop an ADU incentive program. The program would provide incentives for homeowners to build affordable rental ADUs. The City recognizes that the large proportion of land zoned for single-family residential has limited the availability of housing that is affordable to lower-income households. In addition, Housing Element Program H-2 calls for increasing densities in key areas of the City, including the East Bidwell corridor, transit priority areas, and the FPASP town center. This would increase opportunities for multifamily housing in high opportunity areas.

2.4 Regional Housing Needs Allocation

In March 2020, SACOG adopted its final *SACOG Regional Housing Needs Plan Cycle 6 (2021-2029)*. Required by State law, the RHNA is part of a statewide



statutory mandate to address housing issues that are related to future growth. The RHNA allocates to cities and counties each jurisdiction's "fair share" of the region's projected housing needs by household income group over the RHNA projection period (June 30, 2021, through August 31, 2029).

The core of the RHNA is a series of tables that indicate for each jurisdiction the distribution of projected housing needs for each of four household income groups. The RHNA represents the target number of new housing units that are needed in the community. The allocations are used by jurisdictions when updating their housing elements as the basis for assuring that adequate sites and zoning are available to accommodate at least the number of units allocated.

As shown in Table C-29, SACOG allocated Folsom a total of 6,363 housing units for the period of 2021-2029. The allocation is equivalent to a yearly need of approximately 776 housing units. Of the 6,363 housing units, 4,396 units are to be affordable to moderate-income households and below, including 829 moderate-income units, 1,341 low-income units, and 2,226 very low-income units. Consistent with Government Code Section 65583(a)(1) the City presumes that 50 percent of the very low-income households qualify as extremely low-income households. As such, there is a projected need for 1,113 extremely low-income housing units.

**TABLE C-29: REGIONAL HOUSING NEEDS ALLOCATION, CITY OF FOLSOM,
JUNE 30, 2021 TO AUGUST 31, 2029**

	Very Low	Low	Moderate	Above Moderate	Total	Average Yearly Need¹
RHNA	2,226	1,341	829	1,967	6,363	776
Percent of Total	35.0%	21.1%	13.0%	30.9%	100.0%	-

Note: ¹Based on an 8.2-year planning period

Source: Sacramento Area Council of Governments, Regional Housing Needs Plan 2021-2029 (February 2020).

3 Resource Inventory

This section analyzes the resources and opportunities available for the development, rehabilitation, and preservation of housing in the city of Folsom. Included is an evaluation of the availability of land resources and the financial administrative resources available to support housing activities.

3.1 Residential Sites Inventory

The residential sites inventory identifies and describes the land available for new housing construction and compares the capacity of available land to the City's RHNA for the projection period (June 30, 2021 through August 31, 2029). This includes sites that have an approved residential project that is expected to be built within the RHNA projection period, vacant land suitable and available for residential development, and non-vacant underutilized land suitable and available for redevelopment. The sites inventory also includes a projection of the number of ADUs and multi-generational housing units expected to be built during the projection period.

3.1.1 METHODOLOGY AND ASSUMPTIONS

The housing element must identify specific sites or parcels that are appropriate and available for residential development. Land suitable for residential development includes:

- vacant sites with zoning that allows for residential development; and
- nonvacant, underutilized sites with zoning that allows for residential development and are capable of being developed at a higher density or with greater intensity.

Sites that are in the process of being made available (i.e., planned) for residential uses via rezones or specific plan amendments may be included in the inventory, provided the housing element includes a program that commits the local government to completing all necessary administrative and legislative actions early in the planning period.

Relationship Between Density and Income Categories

Density can be a critical factor in the development of affordable lower-income housing. Higher density development can lower per-unit land cost and facilitate construction in an economy of scale. As shown in Table C-30, the following assumptions were used to determine the inventoried income categories according to the maximum allowed density for each site:

- **Lower-Income Sites.** State law (Government Code Section 65583.2(c)(3)) establishes a “default density standard” of 30 units per acre for the City of Folsom. This is the density that is “deemed appropriate” in State law to accommodate Folsom’s lower-income RHNA. Sites with land use designations that allow for development at 30 units per acre were included in the inventory as meeting the lower-income RHNA.



- **Moderate-Income Sites.** Sites with a land use designation/zoning district that allow for multi-family development at densities of 7 to 20 units per acre were inventoried as available for moderate-income residential development.
- **Above Moderate-Income Sites.** Sites with a land use designation/zoning district that only allows for single-family housing and limited attached housing at densities of 7 units per acre or lower were inventoried for above moderate-income units.

The sites included in the inventory are classified based on the General Plan land use designations since the City is currently (2020) in the process of updating the Zoning Code for consistency with the General Plan.

**TABLE C-30: RELATION OF DENSITY TO INVENTORIED INCOME LEVELS,
CITY OF FOLSOM, 2020**

General Plan	Maximum Density	Inventoried Income Level
Single Family	4 units/acre	Above moderate-income
Single Family High Density	7 units/acre	Above moderate-income
Multifamily Low Density	12 units/acre	Moderate-income
Multifamily Medium Density	20 units/acre	Moderate-income
Multifamily High Density	30 units/acre	Low-and very-low income
Mixed Use	30 units/acre	Low- and very-low income
Historic Folsom Mixed Use	30 units/acre	Low- and very-low income
East Bidwell Mixed Use Overlay	30 units/acre	Low- and very-low income

Source: Ascent Environmental, Inc. 2020.

Realistic Density Assumptions

The inventory uses the following assumptions to determine realistic buildout capacity for the sites.

- **Lower-Income Sites.** Lower-income unit capacity was counted at 90 percent of maximum residential buildout capacity, or 27 units per acre for Multifamily High Density (MHD), Mixed Use (MU), Historic Folsom Mixed Use (HF), and East Bidwell Mixed Use Overlay (EBC) sites, unless otherwise noted for specific reasons for specific parcels. This density assumption is based on a review of recent multifamily housing developments, including several affordable housing developments.

As shown in Table C-31, several recent multifamily residential development projects were approved or built at densities ranging between 22.8 units per acre and 35.9 units per acre in the MHD land use designation. The average density of recent affordable and market rate multifamily developments is 27 units per acre. It is important to note that recent affordable developments have been approved and/or built at densities over 30 units per acre (e.g., Bidwell Place and Bidwell Point). In addition, affordable developers have recently indicated that they consider

27 units per acre an appropriate density for future affordable housing developments under consideration.

TABLE C-31: DENSITIES OF RECENT MULTIFAMILY RESIDENTIAL PROJECTS, CITY OF FOLSOM, 2020				
Project Name	Gross Acreage	Net Acreage	Number of Units	Density (units/acre)
Bidwell Place ¹	3.24	2.09	75	35.9
Bidwell Pointe ¹	4.2	4.2	140	33.3
Parkway Affordable Apartments ¹	10.1	3.5	72	20.6
Scholar Way Senior Apartments ¹	4.57	4.2	110	26.2
Talavera Ridge	11.48	11.48	293	25.5
HUB	10.1	10.1	230	22.8
Average Density for Affordable Projects				29.0
Average Density for Market Rate Projects				24.8
Average Density for All Projects				27.0

¹Affordable Housing Project

Source: City of Folsom, Ascent, 2020

- **Moderate-Income Sites.** Moderate-income unit capacity was counted at 80 percent of maximum residential buildout capacity, or 16 units per acre for MMD and 10 units per acre for MLD sites, unless otherwise noted for specific reasons for specific parcels. This density assumption is based on a review of recent housing developments and current market rents. As described in Section 3.2, “Housing Needs Assessment,” multifamily housing developments were generally priced at rents affordable to moderate-income households.
- **Above Moderate-Income Sites.** For small, subdivided parcels, it was assumed that one single family unit would be built per parcel. For larger parcels that have not been subdivided, above moderate-income unit capacity was counted at 80 percent of maximum residential buildout capacity, or 6 units per acre for SFHD and 3 units per acre for SF sites.
- **Sites in the Folsom Plan Area Specific Plan.** The capacity on sites located within the FPASP is based on the allocated units identified in the Specific Plan. The Specific Plan assumes, on average, that residential sites will be built at approximately 80 percent of maximum residential capacity. The SP-MU zone allows both vertical and horizontal mixed use.

Site Size

Per State law, sites smaller than half an acre or larger than 10 acres are not considered adequate to accommodate lower income housing need unless it can be demonstrated that sites of equivalent size were successfully developed during the prior planning period or other evidence is provided that the site can be developed as lower income housing.

The lower-income sites inventory only includes sites larger than 0.5 acres. Sites that are designated for high density residential development (i.e., up to



30 units per acre) but are less than 0.5 acres in size have been identified as appropriate to accommodate moderate-income units.

The lower-income sites inventory includes six sites larger than 10 acres. The FPASP MU 158 site is an 11.5-acre mixed-use site located in the FPASP Town Center. The FPASP proposes development of 150 multifamily units on a portion of the site along with 43,560 square feet of commercial development. The inventory is consistent with the adopted specific plan and assumes only 150 units would be developed on a portion of the larger site.

The lower-income sites inventory also includes an 11.5-acre multifamily high density site located along Iron Point Road. The site is steeply sloped, and therefore, would not be entirely developed. The site is also included in the Broadstone Unit No. 3 Specific Plan (SP 95-1) and is supported by infrastructure implemented as part of the Specific Plan. Due to slope constraints, the sites inventory conservatively assumes the site would only be built at 60 percent of the maximum allowable density, resulting in 207 units. This site is considered appropriate for lower income residential development because infrastructure is available, the site is proposed for development under a specific plan, and the number of units has been reduced to account for slope constraints.

The lower-income sites inventory also identifies a portion of the Folsom Lake College campus for residential development. Although the campus is a large site (151 acres), only a small portion of the campus is included in the inventory. This portion encompasses an estimated 5.8-acres of vacant developable land located just north of the main entrance to the campus and is within the East Bidwell Mixed Use Overlay. Because the developable portion is substantially less than 10 acres and only 156 units are inventoried on the site, this site is appropriate for lower income residential development. The Housing Element includes a program to work with the College to facilitate development of the site.

The lower-income sites inventory also includes a large site (37.18 acres), along Cavitt Drive, bordering East Bidwell Street. The site is designated and zoned commercial but is within the East Bidwell Mixed Use Overlay. The site is entirely vacant and is owned by one landowner. The owner has expressed interest in developing multifamily residential on a portion of the site and developing commercial uses on the remainder of the site. To account for the non-residential development potential of the site, only 10 acres of the site are assumed for residential development. Because no more than 10 acres of the site are included in the inventory, this site is considered appropriate for lower income residential development.

The lower-income sites inventory also includes a large site (43.99 acres), consisting of 3 parcels, located along Iron Point Road, near the Palladio retail center. The existing Kaiser Permanente Folsom Ambulatory Surgery Center is located on a portion of the site; however, the remaining 38 acres are vacant. Because the land use designation and zoning allow for non-residential uses, the sites inventory only assumes approximately 25 percent of the site, or 10 acres, would be developed for residential uses. As such, no more than 10 acres

of the site are included in the inventory and the site is considered appropriate for lower income residential development.

Lastly, the sites inventory includes a 19.25-acre site located at Iron Point Road and Empire Ranch Road in the Empire Ranch Specific Plan area. The site is proposed to be rezoned, in conjunction with the adoption of the housing element, through a specific plan amendment from commercial to mixed-use to accommodate higher-density, multifamily housing. During the housing element update process, City staff discussed development opportunities with the property owner. The property owner suggested that the site would be appropriate for mixed-use development including high density residential development that would be compatible with the surrounding neighborhood and future planned highway interchange. Based on discussions with the property owner, the sites inventory assumes only 50 percent, or 9.6 acres, of the site would be developed as residential. Because no more than 10 acres are included in the inventory, infrastructure is available, and the site is proposed for development under a specific plan, this site is considered appropriate for lower income residential development.

Sites Identified in Previous Housing Elements

Per the statute (Government Code Section 65583.2(c)) a non-vacant site identified in the previous planning period and a vacant site that has been included in two or more previous consecutive planning periods cannot be used to accommodate the lower income RHNA unless the site is subject to a policy in the housing element requiring rezoning within three years of the beginning of the planning period to allow residential use by right for housing developments in which at least 20 percent of the units are affordable to lower income households.

A few of the sites included in the inventory for lower-income housing have been included in previous housing element planning periods. These sites are identified in Table C.1-1 (see Attachment C.1). Housing Element Policy H-3.7 commits the City to allowing residential use by right on these sites for housing developments in which at least 20 percent of the units are affordable to lower income households. This only applies to 4 lower-income sites outside the FPASP since sites within the FPASP are vacant and were only included in one previous housing element.

Potential Constraints

All parcels (or portions of parcels) included in the inventory were reviewed to confirm vacancy status, ownership, adequacy of public utilities and services, possible environmental constraints (i.e., wetlands, flood zones, fire risk, and steep slopes), and other possible constraints to development feasibility. Environmental constraints are shown on Figure C.1-2 (see Attachment C.1). Any constraints found are noted in Table C.1-1 (see Attachment C.1).

Most sites in the inventory do not have known constraints. No sites included in the inventory are constrained by wetlands. Three sites are located within flood zones. Two sites within the transit priority areas are located within the 500-year flood zone: the Glen Station site (APN 071-0020-078) and a small site within the



Historic District (APN 070-0051-032). The 500-year flood zone is considered a moderate to low risk area and no special development standards are required for development within these zones. A portion of the site identified at 790 Hana Way (APN 072-0031-024), along the East Bidwell corridor, is located within the 100-year flood zone (FEMA AE zone). However, the majority of the site is located outside of the 100-year flood zone. The first habitable floor of new buildings constructed on the site, adjacent to the 100-year flood zone, must be elevated to 289 feet above sea level (two feet above the base flood elevation of approximately 287 feet above sea level).

Several sites identified are located in areas of moderate to high fire risk. However, there are no constraints to development within these areas. All development would meet the adopted building code which includes requirements for fire-resistant building materials. Developments would also be reviewed by the City Fire Department to confirm access requirements are met.

One site identified in the inventory at 2800 Iron Point Road (APN 072-0270-124) has steep slopes. Although slopes on the site do not exceed 30 percent, substantial grading would be required to support housing development. In order to reflect the realistic development capacity of the site, the inventory only assumes development at 60 percent of the maximum allowable density. This would allow for grading of the site and the construction of retaining walls necessary to accommodate housing on the site.

Underutilized Sites

The sites inventory includes a mix of vacant and underutilized sites. The majority of lower-income sites, 77 percent, are vacant. Although 23 percent of identified sites are underutilized, the small proportion limits the potential for existing uses to impede residential development. Underutilized sites included in the inventory for lower-income housing have been vetted by City staff and have been deemed available for multifamily development, see additional details in Attachment C.2.

Mixed Use Sites

The sites inventory also identifies sites designated for commercial or mixed uses but allow for multifamily residential development. Fifty-eight percent of lower-income capacity is on sites that are designated for mixed use. Most of the sites designated as mixed-use are located in the FPASP and within the East Bidwell Mixed Use Overlay. The FPASP allocates residential units for mixed use and commercial sites, while also accounting for commercial development on a portion of the sites. Because these units are planned for in the Specific Plan, it is unlikely that units would not be built. Sites identified in the East Bidwell Mixed Use Overlay have been vetted through property owner outreach conducted during the housing element update process to identify the sites with the best opportunity for residential development. All of the sites allow standalone residential development. For these reasons, the mixed use sites included in the sites inventory are considered appropriate to accommodate lower-income housing.

3.1.2 PLANNED OR APPROVED PROJECTS

There are several residential projects that have either been approved or are in the planning process and are expected to be built during the RNHA projection period (June 30, 2021, through August 31, 2029). In addition, the City anticipates additional applications for residential projects will be received prior to the effective date of the sites inventory (June 30, 2021). The inventory identifies these anticipated projects and includes assumptions of the number of units planned based on discussions with the property owner and/or developer. Table C-32 shows the inventory of approved projects, planned projects (application under review), and pending projects (anticipated applications) within the city of Folsom. For each project, the table shows the name of the development, APN(s), location, acreage of the site, number of units by income, project status, and additional notes. Figure C.1-1 (see Attachment C.1) shows the city-wide inventory, including all approved, planned, and pending projects.

Only projects with deed-restricted affordable units are counted toward the lower-income RHNA. Projects that include market-rate multifamily are assumed to meet the moderate-income RHNA based on the analysis of market rate rents in other recently built multifamily developments. Projects that include market-rate single-family units are assumed to meet the above-moderate-income RHNA.

As shown in Table C-32, there are a total of 5,468 units in planned and approved projects including: 98 very low-income units, 272 low-income units, 1,267 moderate-income units, and 3,831 above moderate-income units.



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TABLE C-32: PLANNED AND APPROVED PROJECTS, CITY OF FOLSOM, OCTOBER 2020

Name of Development	Assessor Parcel Number (APN)	Address	Land Use Designation	Acreage	Total Number of Units	Very Low-Income Units	Low-Income Units	Moderate-Income Units	Above Moderate-Income Units	Status as of December 2020	Notes
APPROVED PROJECTS											
The Farmhouse at Willow Creek (Parkshore)	071-2010-011 through -024, 071-2040-001, 071-2040-006	Various (Silo St. and Farmhouse Way)	MLD	1.44	16				16	Approved on August 2, 2017	Residential subdivision providing small lot single-family homes. Several lots are already constructed and occupied. Construction of the remaining lots is anticipated to be completed during the planning period.
Canyon Terrace Apartments	213-0060-025	1600 Canyon Terrace Lane	MMD	16.96	96		10	86		Approved on July 9, 2019	Expansion of an existing apartment complex including 10 deed restricted low-income units as required per the development agreement.
Bidwell Place Affordable Apartments	071-0190-060; 071-0190-061	403 E. Bidwell Street	MU	3.44	75	8	67			Approved on May 6, 2020	75-unit deed restricted affordable apartment project proposed by St. Anton Communities (includes 4 extremely low-income units - 30% of the area median income).
Iron Point Retirement Community	072-3120-023	2275 Iron Point Road	CC	4.68	148			60		Approved on PC Approvals: originally approved on December 2, 2015; entitlement extensions approved 10-4-17 & 2-6-19	126-unit senior retirement community including 60 independent living units, 46 assisted living units, and 20 memory care units ranging between 296 and 1,121 square feet. Independent living units are reported as housing units to the California Department of Finance.
Revel Active Adult Apartments	072-2680-011	2075 Iron Point Road	RCC	6.02	166			166		Approved on June 20, 2018	166-unit independent living community for residents aged 55 and over including 54 two-bedroom units, 99 one-bedroom units, and 13 studio units. Independent living units are reported as housing units to the California Department of Finance.
Scholar Way Affordable Senior Apartments	072-0270-102	89 Scholar Way	MHD	4.2	110	76	34			Approved on November 18, 2020	110-unit senior affordable apartment community proposed by USA Properties on the Church of Jesus Christ of Latter-day Saints property.
Folsom Station - Granite House	070-0052-024	Sutter Street	HF	0.48	30			6	24	Approved on June 6, 2007	Mixed use development including 30 one- and two-bedroom loft units ranging from 672 square feet to 1,185 square feet in size.
Folsom Station - Leidesdorff Building	070-0052-022	825 Leidesdorff Street	HF	0.36	13				13	Approved on June 6, 2007	Mixed use development including 13 loft units ranging from 733 square feet to 1,125 square feet in size.
Folsom Station - Sutter Row	070-0052-026	Sutter Street	HF	0.55	17				17	Approved on June 6, 2007	Mixed use development including 17 loft units ranging from 856 square feet to 1,686 square feet in size.
Mangini Ranch Phase 1	Various	134; 150; 153; 154	SFHD; MLD	192.04	337				337	Approved on June 25, 2015	Estimated construction completion 2024
Creekstone	Various	143	MLD	7.79	71				71	Approved on May 26, 2020	Estimated construction completion 2023; Developed as single family homes
Mangini Ranch Phase 2	Various	82A; 82B-2; 83; 84	SFHD; MLD	53.53	545				545	Approved on February 13, 2018	Estimated construction completion 2025
Rockcress	Various	79B	MLD	17.18	118				118	Approved on July 14, 2020	Estimated construction completion 2023; Developed as single family homes
White Rock Springs Ranch	Various	214; 215A; 215B; 215C; 217	SF; SFHD	100.34	395				395	Approved on March 22, 2019	Estimated construction completion 2024
Carr Property	Various	129	SF; SFHD	5.67	24				24	Approved on June 28, 2016	Estimated construction completion 2023
Russell Ranch	Various	270A; 270B; 270C	SF; SFHD; MLD	214.25	960				960	Approved on June 28, 2016	Estimated construction completion 2026; 1,027 total units approved
Broadstone Estates	Various	SF 89A; SF 89B	SF	23.94	81				81	Approved on June 28, 2016	Estimated construction completion 2026
Folsom Heights	Various	236; 237; 238	SF; SFHD	97.46	407				407	Approved on July 11, 2017	Estimated construction completion 2028

TABLE C-32: PLANNED AND APPROVED PROJECTS, CITY OF FOLSOM, OCTOBER 2020

Name of Development	Assessor Parcel Number (APN)	Address	Land Use Designation	Acreage	Total Number of Units	Very Low-Income Units	Low-Income Units	Moderate-Income Units	Above Moderate-Income Units	Status as of December 2020	Notes
Enclave at Folsom Ranch	Various	78; 79A	MLD	75.17	111				111	Approved on November 8, 2016	Estimated construction completion 2023; Private, gated residential neighborhood of 111 single-family units.
Toll Brothers at Folsom Ranch	Various	167; 170; 171A; 171B; 246	SF; SFHD; MLD	314.30	804			92	712	Approved on March 10, 2020	Estimated completion 2026; Approved 1,225-unit residential subdivision with 167 attached townhome units and 1,058 single-family units; 804 units mapped.
PLANNED PROJECTS (APPLICATION UNDER REVIEW)											
Avenida Senior Apartments	072-2270-006	115 Healthy Way	RCC	6.89	154			154		Application received November 12, 2019 PC Approval: 7/15/20	154-unit market-rate senior multifamily apartment community including 93 one-bedroom and 61 two-bedroom units.
Alder Creek Apartments	072-3670-012; 072-3670-011	Old Ranch Way	SP-MHD	10.8	265			265		Application received June 25, 2018	265-unit market rate apartment complex proposed within the FPASP (Parcels 82B-1 and 151). Requires a general plan amendment and specific plan amendment.
PENDING PROJECTS (APPLICATION ANTICIPATED)											
Bidwell Studios	071-0190-047	501 East Bidwell Street	CC - EBMU	1.25	25		25			Anticipated	A redevelopment proposal to convert the existing Folsom Lodge into an affordable multi-unit studio housing apartment project providing a total of 25 units.
Van Daele Homes - Bungalows (FPASP)	072-3380-027	MMD 137	MMD	9.46	160			160		Anticipated	A market-rate 160-unit residential development proposal is anticipated for FPASP Parcel 137.
Van Daele Homes - Apartments (FPASP)	072-3380-005	MHD 138	MHD	9.26	278			278		Anticipated	A market-rate 278-unit multifamily development proposal is anticipated for FPASP Parcel 138.
St. Anton - Affordable Apartments (FPASP)	portion of 072-3370-007	MU 148	MU	5.06	150	14	136			Anticipated	A 150-unit affordable multifamily project is anticipated for FPASP Parcel 148.
Total				1,186.03	5,468	98	272	1,267	3,831		

Source: City of Folsom, 2020

3.1.3 VACANT AND UNDERUTILIZED SITES

This section describes the vacant and underutilized sites available to meet the RHNA. The inventory includes sites from several different geographic areas of the city. This section describes the characteristics of each area, the land suitable to accommodate residential development and the unit capacity for each income level. All vacant and underutilized sites identified in the inventory are shown in Table C.1-1 and Figure C.1-1 (see Attachment C.1). Sites identified for multifamily high density housing suitable to accommodate lower-income housing needs are described in further detail in Attachment C.2.

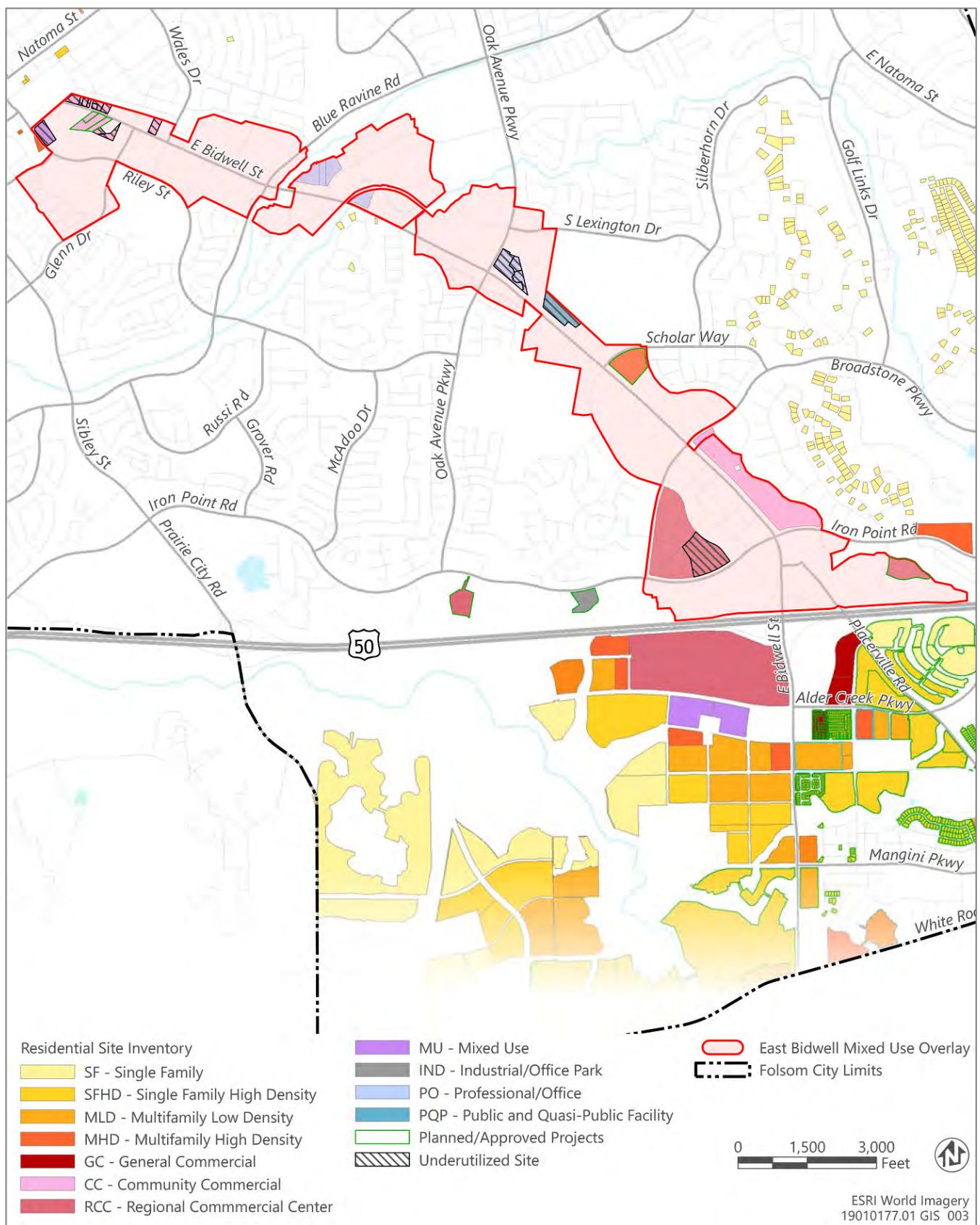
East Bidwell Corridor Housing Sites

The General Plan Update, adopted in 2018, created the East Bidwell Mixed Use Overlay to increase development opportunities along East Bidwell Street between Coloma Street and U.S. Highway 50, as shown in Figure C-8. The General Plan provides standards for mixed use development allowing 20 – 30 dwelling units per acre or a floor area ratio of 0.5 to 1.5. Appropriate uses include multifamily housing, shops, restaurants, services, and offices. Policy LU 3.1.5 encourages new development along the corridor including both horizontal and vertical mixed-use with an emphasis on medium- and higher-density housing.

During the housing element update process, City staff contacted property owners to assess residential development potential along the corridor. The City was selective in determining which sites should be included in the inventory. The inventory includes vacant land and underutilized land.

The following is a description of land available for residential development within each of the four districts along the East Bidwell corridor: the Central Commercial District, the Creekside District, the College District, and the Broadstone District.

FIGURE C-8: MAP OF EAST BIDWELL CORRIDOR SITES



Central Commercial District

The Central Commercial District stretches from Coloma Street to Blue Ravine Road and encompasses older commercial establishments. This area is characterized by strip mall developments, big box retail, services, and gas stations. General Plan Policy LU 3.1.6 encourages mixed-use projects that create a walkable, vibrant district. It is expected that this area of East Bidwell Street will continue to be redeveloped and transformed with new residential and mixed use development, especially as the economic impacts of the coronavirus pandemic transform the retail sector.

This area has seen a significant increase in affordable housing development in recent years, including Bidwell Pointe (constructed in 2018), Bidwell Place (approved in 2020), and Bidwell Studios, a planned conversion of the Folsom Lodge Motel to affordable housing (funding request received in 2020). In addition, the City applied for funding in 2020 to construct sidewalks on Riley Street between Sutter Street and Bidwell Street to improve pedestrian connectivity between the Central Commercial District and the Historic District.

The sites inventory includes the planned affordable housing developments: Bidwell Place and the Bidwell Studios (see Table C-32). The inventory also identifies several underutilized sites appropriate for residential development. One of the sites is owned by the Folsom Cordova Unified School District (FCUSD). The school district has expressed an intent to sell the property and would provide first right of refusal to affordable housing developers in accordance with Government Code Section 54222. There are four other underutilized sites included in the inventory. These sites were identified based on current tenant improvements, market trends, and the age and condition of buildings.



Folsom Cordova Unified School District Site



While this area has redevelopment potential, not all of the underutilized sites are expected to redevelop with housing during the planning period. The inventory assumes that only 25 percent of the sites would be redeveloped during the planning period, which is essentially equivalent to one of the four identified sites redeveloping. This is reflected in the capacity calculation for each site. With the exception of one site, the capacity analysis for these sites is based on the assumption that the existing uses would be replaced with new residential development. The East Bidwell Mixed Use Overlay allows for stand-alone residential development and as described above; several recent affordable housing projects have recently been approved in this area. Based on the allowed uses and recent market trends, the inventory assumes 100 percent residential development on the underutilized sites. For the Folsom Lake Bowl parking lot site, the existing bowling alley and barber shop are anticipated to remain. The site has been identified because there is additional capacity for infill development on the undeveloped portion of the site.



Underutilized site in the Central Business District (Source: Google, April 2019)

Sites identified for residential development in the Central Commercial District are reflected in Figure C-9. The sites inventory identifies 9.6 acres of vacant and underutilized land in this area, and based on the assumptions described above, assumes a realistic capacity of 124 lower-income units within the planning period (see Table C-33). Additional details describing the existing uses on the site are included in Attachment C.2.

FIGURE C-9: MAP OF EAST BIDWELL CORRIDOR – CENTRAL BUSINESS DISTRICT





Creekside District

The Creekside District stretches from Blue Ravine Road to Oak Avenue Parkway and primarily consists of medical and office professional uses centered around Mercy Hospital Folsom. General Plan Policy LU 3.1.7 encourages development of medical offices, housing, and retail and service uses to create a medical and assisted living district.

The sites inventory includes two vacant sites within the Creekside District. The vacant site located at 1571 Creekside Drive, on the north corner of East Bidwell Street and Creekside Drive, behind existing retail, is suitable for housing development. The City has received interest from an affordable housing developer to construct multifamily units on the Creekside Drive site and anticipates an application in the near future. In addition, a vacant site located at 790 Hana Way is also available for multifamily development. Sites identified for residential development in the Creekside District are reflected in Figure C-10.

The sites inventory includes 10.1 acres in this area with a realistic capacity for 216 lower-income units (see Table C-33).

College District

The College District expands from Oak Avenue Parkway to Scholar Way. Folsom Lake College is a defining feature of the district. General Plan Policy LU 3.1.8 encourages a vibrant, walkable district with student and faculty housing, retail, and daily service uses for students, faculty, and staff.

The sites inventory assumes development of the parcels owned by Lakeside Church, located at 745 Oak Avenue Parkway, northwest of the Folsom Lake College campus. The parcels consist of vacant land, a parking lot, and overhead powerlines. The inventory only includes the vacant portions of the site and excludes the areas occupied by the existing parking lot and overhead powerlines (APN 072-1310-012; a portion of APN 072-1310-011; and a portion of APN 072-1310-010). The site would require a lot split and reconfiguration.

The sites inventory also includes a site on the Folsom Lake College campus (APN 072-0270-023). The site includes a portion of the College property fronting on East Bidwell Street included within the East Bidwell Mixed Use Overlay, near the campus entrance. During the housing element update process, the City contacted Los Rios Community College District to discuss potential housing opportunities at the site. Although no plans for housing are currently included in the campus master plan, the District has indicated interest in continuing conversations with the City about the potential for residential development on the College property. As outlined in Housing Element Program H-2, the City will continue to collaborate with property owners, including the community college district, to pursue housing opportunities.

Sites identified for residential development in the College District are reflected in Figure C-11. The sites inventory identifies 13.2 acres in this area with a realistic capacity for 356 lower-income units (see Table C-33).

FIGURE C-10: MAP OF EAST BIDWELL CORRIDOR – CREEKSIDER DISTRICT



FIGURE C-11: MAP OF EAST BIDWELL CORRIDOR – COLLEGE DISTRICT



Broadstone District

The Broadstone District stretches from Scholar Way to the U.S. Highway 50 interchange and encompasses the City's newest shopping and entertainment district, including the Palladio. General Plan Policy LU 2.1.2 encourages an emphasis on high-density residential and pedestrian- and bicycle-friendly development to support a vibrant gathering place for the community.

Several developments have recently occurred in the district, including a 293-unit apartment complex located on Broadstone Parkway, Talavera Ridge, which includes six (6) extremely-low income units and was built in 2019/2020. As shown in Table C-32, a development proposal for Scholar Way Affordable Senior Apartments, a 110-unit affordable development, was approved by the City in November 2020.

Although much of the district has been built out in recent years, and most remaining vacant sites are currently (2020) proposed for development, potential for development of remaining vacant sites and redevelopment of some areas exists. The inventory includes the 43.99-acre site located directly west of the Palladio. The site encompasses three parcels and includes the existing Kaiser Permanente Folsom Ambulatory Surgery Center as well as the surrounding vacant land. The inventory assumes approximately 25 percent of the site, or 10 acres, would be developed for lower-income housing within the planning period.



Vacant land surrounding the Kaiser Permanente Folsom Ambulatory Surgery Center

The inventory also includes the 37.18-acre site just north of East Bidwell Street, along Cavitt Drive. The site is adjacent to the recently constructed Talavera Ridge apartment complex and is owned by Elliot Homes who has indicated interest in some multifamily residential development on the site. The inventory assumes 10 acres would be developed for lower-income housing within the planning period.



Sites identified for residential development in the Broadstone District are reflected in Figure C-12. In addition to the planned and approved projects, the inventory assumes 20 acres with a realistic capacity for 540 lower-income units (see Table C-33).

Summary

Table C-33 shows the inventory of housing sites identified along the East Bidwell corridor. The inventory identifies 52.9 acres with a realistic capacity of 1,236 lower-income units. Housing Element Program H-2 commits the City to continue coordinating with property owners in the East Bidwell corridor to identify opportunities for residential development. In addition, Housing Element Program H-2 would increase residential capacity by increasing densities along the East Bidwell corridor.

FIGURE C-12: MAP OF EAST BIDWELL CORRIDOR – BROADSTONE DISTRICT



TABLE C-33: EAST BIDWELL CORRIDOR HOUSING SITES, CITY OF FOLSOM, OCTOBER 2020

Assessor Parcel Number (APN)	Address	Land Use Designation	Zoning Designation	Acres	Maximum Allowed Residential Density	Maximum Units	Expected Density	Realistic Capacity for Lower Income Units	Notes
CENTRAL COMMERCIAL DISTRICT									
071-0190-093*	955 Riley St.	MU	MU	2.94	30	88	27	79	FCUSD Site
071-0190-048	511 E. Bidwell St.	CC - EBMU	C-2	0.54	30	16	27	4	Total area of APN 071-0190-048 is 2.04 acres; Inventory only includes vacant area behind Folsom Lake Bowl and the entire adjacent parcel (APN 071-0320-026 - existing parking lot); commercial component would remain. Underutilized site - inventory assumes 25% build out during planning period.
071-0320-026				1.06	30	32	27	7	
<i>Subtotal</i>				1.6		48		11	
071-0082-016	300 E. Bidwell St.			1.02	30	31	27	7	
071-0082-015	314 E. Bidwell St.	CC - EBMU	C-2	0.25	30	8	27	2	
071-0082-017	320 E. Bidwell St.			0.45	30	14	27	3	
071-0082-012	330 E. Bidwell St.			0.27	30	8	27	2	
<i>Subtotal</i>				1.99		61		13	
071-0083-012	402 E. Bidwell St.			0.29	30	9	27	2	
071-0083-011	404 E. Bidwell St.	CC - EBMU	C-2	0.63	30	19	27	4	
071-0083-010	412 E. Bidwell St.			0.74	30	22	27	5	
<i>Subtotal</i>				1.66		50		11	
071-0360-013	616 E. Bidwell St.	CC - EBMU	C-2	1.41	30	42	27	10	
Subtotal - Central Commercial District				9.6		289		124	

TABLE C-33: EAST BIDWELL CORRIDOR HOUSING SITES, CITY OF FOLSOM, OCTOBER 2020

EAST BIDWELL CORRIDOR HOUSING SITES, CITY OF FOLSOM, OCTOBER 2020									
Assessor Parcel Number (APN)	Address	Land Use Designation	Zoning Designation	Acres	Maximum Allowed Residential Density	Maximu m Units	Expected Density	Realistic Capacity for Lower Income Units	Notes
CREEKSIDE DISTRICT									
071-0040-161	1571 Creekside Dr.			2.79		84			
071-0040-162	1591 Creekside Dr.	PO - EBMU	BP (PD)	2.1		63			
071-0040-163	1575 Creekside Dr.			2.82		85			
<i>Subtotal</i>				7.71		232			
072-0031-024	790 Hana Way	PO - EBMU	BP (PD)	2.43		73			
Subtotal - Creekside District				10.14		305		216	
COLLEGE DISTRICT									
072-1310-012	701 Oak Avenue Pkwy			4.46		134			
portion of 072- 1310-011	741 Oak Avenue Pkwy			1.34		40			
portion of 072- 1310-010	731 Oak Avenue Pkwy	PO - EBMU	BP (PD)	1.58		47			
<i>Subtotal</i>				7.38		221			
portion of 072- 0270-023	100 Scholar Way	PQP - EBMU	A-1-A	5.81		174			
Subtotal - College District				13.18		395		356	
<i>7.37 of developable land</i>									
<i>Folsom Lake College (151.14-acre parcel) - The inventory only includes 5.81 acres of developable land within the EBMU overlay.</i>									

TABLE C-33: EAST BIDWELL CORRIDOR HOUSING SITES, CITY OF FOLSOM, OCTOBER 2020

Assessor Parcel Number (APN)	Address	Land Use Designation	Zoning Designation	Acres	Maximum Allowed Residential Density	Maximum Units	Expected Density	Realistic Capacity for Lower Income Units	Notes
BROADSTONE DISTRICT									
072-0270-155	1565 Cavitt Drive	CC - EBMU	C-2	10	30	300	27	270	Total parcel size is 37.18 acres; vacant site; assumed 10 acres of residential development.
072-1190-128	Broadstone Pkwy								Kaiser Site (43.99-acre site) - 38.05 acres of the site are vacant; assumed 10 acres of residential development. APN 072-1190-128 total size is 23.73 acres; APN 072-1190-129 total size is 7.9 acres; APN 072-1190-130 total size is 12.36 acres.
072-1190-129	2376 Iron Point Rd								
072-1190-130	285 Palladio Pkwy	RCC - EMBU	C-3 (PD)	10.00	30	300	27	270	
Subtotal				10.00		300		270	
Subtotal - Broadstone District				20.00		600		540	
Total East Bidwell Corridor Sites				52.93		1,589		1,236	

*APN 071-0190-093 is an underutilized site and was identified in the 5th cycle sites inventory. Per Housing Element Policy H-3.7, the City will allow developments that include at least 20 percent affordable units by-right.

Source: Ascent, 2020; City of Folsom, 2020

Transit Priority Area Opportunity Sites

The Folsom 2035 General Plan Update highlighted the SACOG Transit Priority Areas within one-half mile of the City's three light rail stations, consistent with the SACOG Metropolitan Transportation Plan/Sustainable Communities Strategy prepared in 2016. The General Plan outlines several land use policies to encourage transit-oriented development and a variety of housing around transit stations, including Policies LU 4.1.1 and LU 4.1.2.

The sites inventory assumes residential development on several sites located within the SACOG Transit Priority Areas. Most of these are smaller, single-family designated sites within the City's Historic District, which are included in the inventory of moderate- and above-moderate income sites. Two multifamily high density sites appropriate for lower-income housing are located in close proximity to the light rail stations. The light rail parking lot at the Glenn/Robert G Holderness Station (2.73 acres) is a City-owned lot suitable for high density transit-oriented development. The City, in coordination with SACOG, analyzed the development potential of the site in the Transit-Oriented Development Action Plan prepared by SACOG. Housing Element Program H-14 calls for the City to pursue opportunities to support an affordable developer in constructing lower-income housing on the site. In addition, the Leidesdorff site consists of three vacant parcels located on Leidesdorff Street in the Historic District (2.64 acres) suitable for lower-income housing.

The sites inventory identifies a realistic capacity of 145 lower-income units within the SACOG Transit Priority Areas. Lower-income housing opportunity sites within the Transit Priority Areas are identified in Table C-34 and Figure C-13.



Existing parking lot at Glenn/Robert G Holderness Station

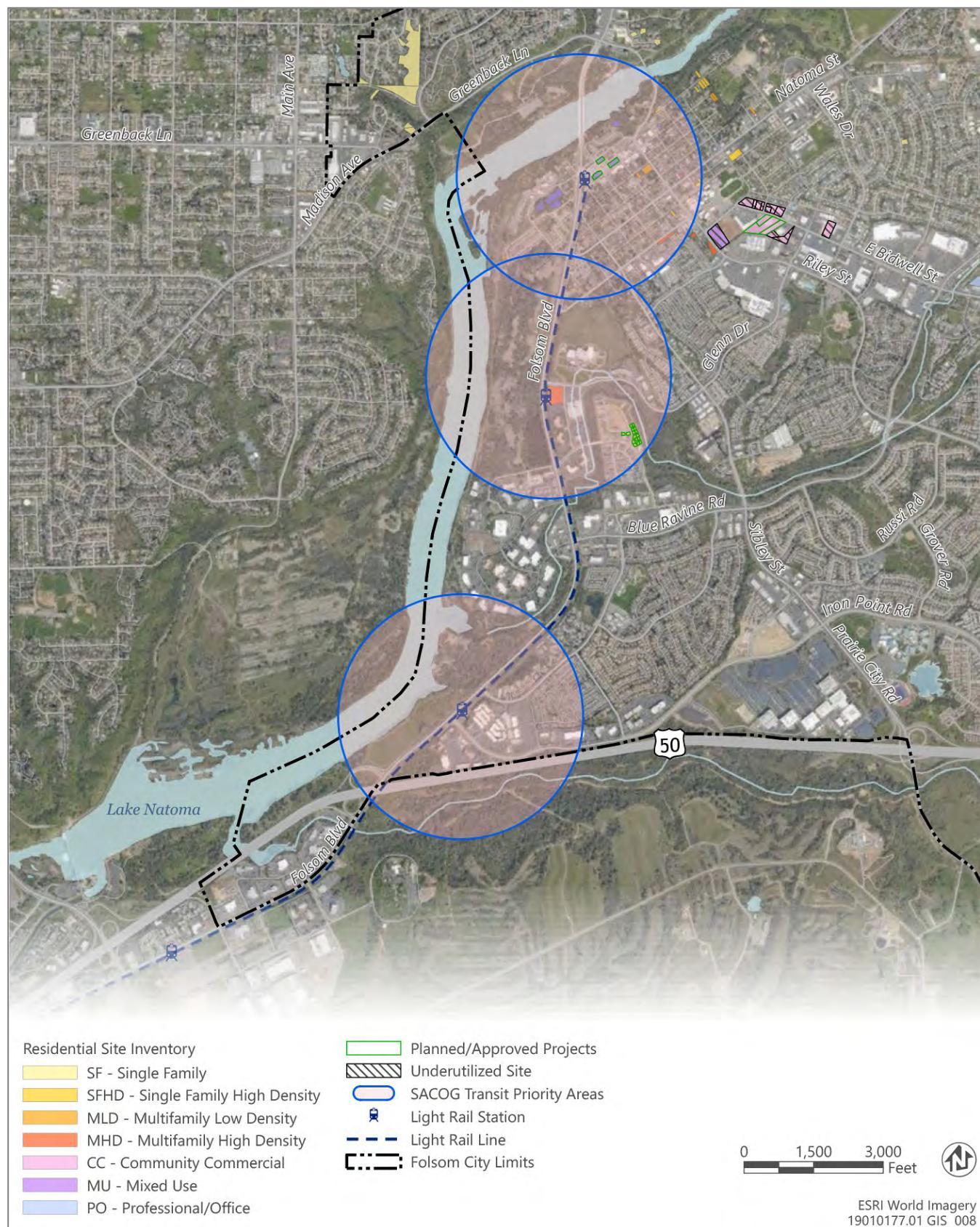
TABLE C-34: TRANSIT PRIORITY AREA LOWER-INCOME HOUSING SITES, CITY OF FOLSOM, OCTOBER 2020

Site Name	Assessor Parcel Number (APN)	Address	Land Use Designation	Zoning Designation	Acres	Maximum Allowed Residential Density	Maximum Units	Expected Density	Realistic Capacity for Lower Income Units
Leidesdorff Site*	070-0042-002	1118 Sutter St	HF	HD	0.65	30	19	27	17
	070-0046-024	1108 Sutter St	HF	HD	0.70	30	21	27	19
	070-0046-026	Leidesdorff St	HF	HD	1.29	30	39	27	35
Glenn Station Site*	071-0020-078	1025 Glenn Dr	MHD	SP 93-2 (R-4)	2.73	30	82	27	74
Total Transit Priority Area Lower-Income Sites				5.37		161		145	

*Sites included in two consecutive previous planning periods (4th and 5th cycle inventories). Per Housing Element Policy H-3.7, the City will allow developments that include at least 20 percent affordable units by-right.

Source: Ascent, 2020; City of Folsom, 2020

FIGURE C-13: MAP OF SACOG TRANSIT PRIORITY AREAS





Although no residential units located within the Iron Point Station Transit Priority Area are identified in the sites inventory for the planning period, the City has initiated discussions with the owner of the Folsom Premium Outlets regarding the potential for housing at the outlets. While there are no foreseeable plans for housing at this time, representatives from the ownership group expressed interest in continuing to explore the potential for future housing development at the Folsom Premium Outlets. As outlined in Housing Element Program H-2, the City will coordinate with property owners in transit priority areas, including the Folsom Premium Outlets to support transit-oriented multifamily housing development. This site could be added to the inventory in the future should an opportunity for housing be identified.

Additionally, Housing Element Program H-2 commits the City to identifying appropriate sites to increase residential densities in Transit Priority Areas. As part of the City's comprehensive zoning code update, the City will develop and adopt appropriate development standards for transit-oriented development, as outlined in Housing Element Program H-3. This program will provide additional capacity for lower-income housing units at opportunity sites, such as the existing light rail parking lot site at Glenn Station.

Folsom Plan Area Specific Plan Housing Sites

The FPASP is a 3,510-acre comprehensively planned community that creates new community development patterns based on the principles of Smart Growth and Transit Oriented Development. The FPASP was approved in 2011, and development is underway in the area. Tentative subdivision maps have been approved for the following projects, as of October 2020:

- **Folsom Heights:** A 530-unit residential project, located along the eastern boundary of the plan area, approved on July 11, 2017. The 407 single family and single family high density units have been mapped. The remaining 123 multifamily low density units have not been mapped. The project is anticipated for completion in 2028.
- **White Rock Springs Ranch:** A 139-acre residential project approved on March 22, 2016 consisting of 395 single family units. All units have been mapped and are estimated for completion in 2024.
- **Carr Property:** A 28-unit single family residential project, approved on June 28, 2016. All units have been mapped and construction is underway. Building permits for 4 units have been pulled prior to the projection period and the remaining 24 units are anticipated for completion in 2023.
- **Russell Ranch:** A 1,027-unit residential project on 437.6 acres in the eastern portion of the plan area, approved on March 13, 2018. 852 single-family units have been mapped and construction is underway. Building permits for 67 units have been pulled prior to the projection period. The remaining 960 units are anticipated for completion in 2026.
- **Broadstone Estates:** A 81-unit single family subdivision along the northern boundary of the plan, approved on June 28, 2016. All units have been mapped and are estimated for completion in 2026.

- Mangini Ranch Phase 1: A 1,815-unit residential project consisting of single family, multifamily, and mixed use housing, approved on June 25, 2015. Of the single-family units, 24 included a multi-generational suite (see further detail on multi-generational housing under Accessory Dwelling Units below). 872 single family and multifamily units have been mapped and building permits for 535 units have been pulled. The remaining 337 units are estimated for completion in 2024.
- Creekstone: A 71-unit single family development, located within Mangini Ranch Phase 1, was approved and mapped on May 26, 2020. The project is estimated for completion in 2023.
- Mangini Ranch Phase 2: A 901-unit residential project consisting of single family and multifamily housing, approved on February 13, 2018. 545 units have been mapped. The project is anticipated for completion in 2025.
- Rockcress: A 118-unit single family development, located within Mangini Ranch Phase 2, was approved and mapped on July 14, 2020. The project is estimated for completion in 2023.
- The Enclave at Folsom Ranch: A private, gated residential neighborhood of 111 single-family units approved on November 8, 2016. All units are mapped, and site improvements are underway. The project is anticipated for completion in 2023.
- Toll Brothers at Folsom Ranch: A 1,225-unit residential subdivision including both active adult and traditional housing, approved on March 10, 2020. The majority of the project is single family (1,058 units). Two multifamily low density sites, located within the project, will be constructed with 167 attached townhouse units. Of the 1,225 total units, 804 units have been mapped and are estimated for completion in 2026.

Although the majority of approved development to-date has consisted of single-family homes, several multifamily projects are in the planning stages and are anticipated to be developed during the planning period. The City has received an application for Alder Creek Apartments, a 265-unit market rate apartment complex and is anticipating two applications for an additional 278-unit apartment complex and a 160-unit bungalow development from Van Daele Homes (see Table C-32).

The backbone infrastructure for the FPASP area was completed in 2018, as described in the “Adequacy of Public Facilities and Infrastructure” section below, and several of the recently approved residential developments have already been completed or are currently under construction. Development of the FPASP will depend on market demand, but the FPASP development group expects the completion of an average of 600 single family units per year, during the planning period. Although buildout of the plan may extend beyond the planning period, the sites are anticipated to be available within the planning period. This is particularly true of multifamily high density sites which are located along major arterials where infrastructure would be available.

Based on the specific plan allocations by zone, the sites inventory identifies vacant land available for 1,344 lower-income units, 2,615 moderate-income units, and 2,190 above-moderate income units within the FPASP. Table C-35 and Figure C-14 show the inventory of housing sites identified for residential development in the FPASP. Additional details of sites identified in the FPASP are shown in Table C.1-1 (see Attachment C.1).



FIGURE C-14: MAP OF FOLSOM PLAN AREA SPECIFIC PLAN

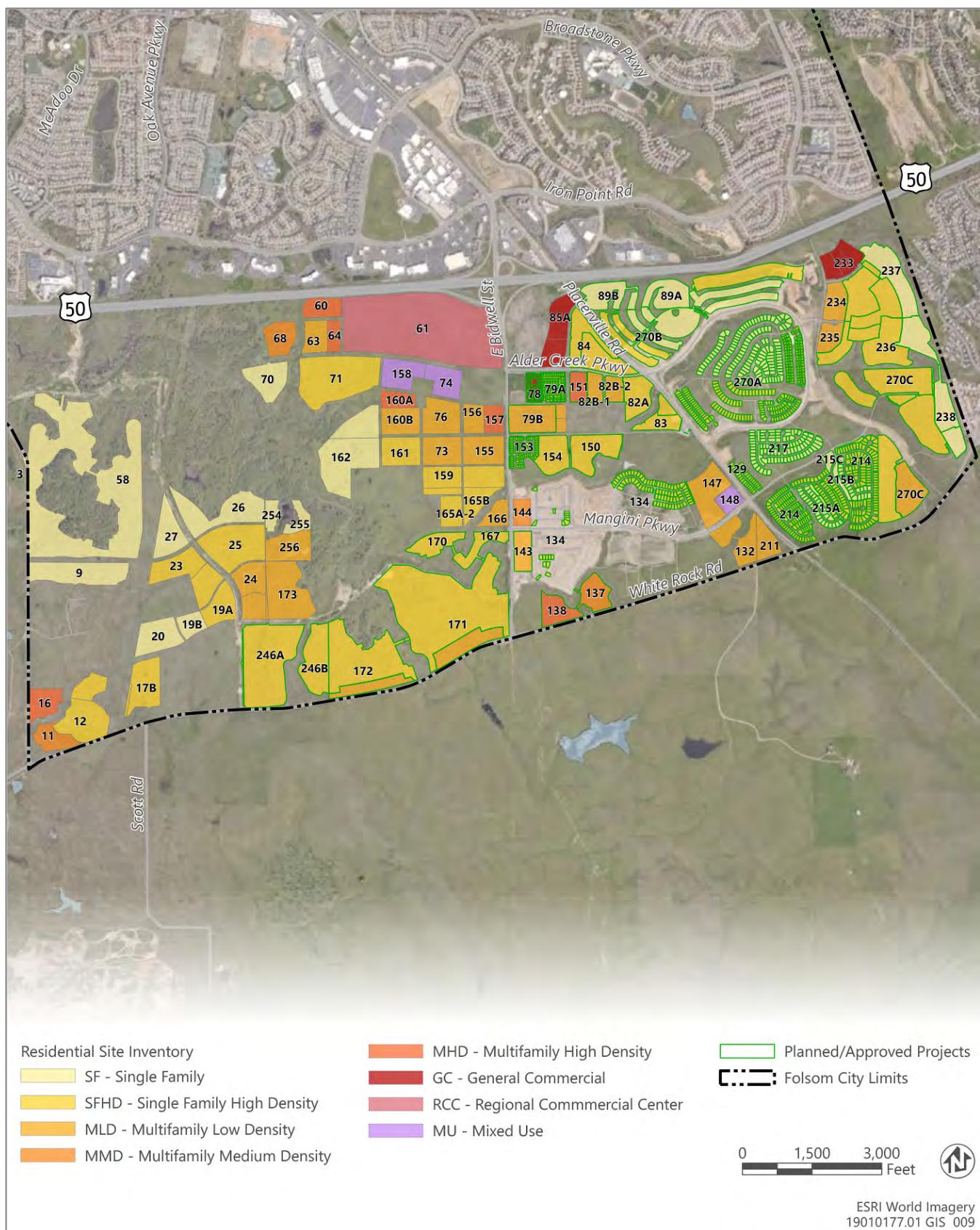


TABLE C-35: FOLSOM PLAN AREA SPECIFIC PLAN VACANT HOUSING SITES, CITY OF FOLSOM, OCTOBER 2020

Land Use Designation	Zoning Designation	# of Sites	Acres	Maximum Allowed Residential Density	Lower Income Units	Moderate -Income Units	Above Moderate -Income Units	Notes
SF - Single Family	SP-SF	11	252.43	4	-	-	-	833
SFH D - Single Family High Density	SP-SFH D	11	234.94	7	-	-	-	1,357
MLD - Multifamily Low Density	SP-MLD	16	182.75	12	-	1,657	-	
MMD - Multifamily Medium Density	SP-MMD	4	23.44	20	-	440	-	
MHD - Multifamily High Density	SP-MHD	5	34.22	30	836	-	-	
GC - General Commercial	SP-GC	1	14.30	Various – see notes	221	122	-	Per MAM approved 3/17/2020 - 8.2ac and 221 dwelling units of MHD housing; 6.1ac and 122 units of MMD housing
RCC - Regional Commercial Center	SP-RCC	1	42.40	Various – see notes	156	396	-	Per MAM approved 3/17/2020 - 7.5ac and 156 dwelling units of MHD Housing; 9.9ac and 198 units of MMD housing; 25.0ac and 198 units of MLD
MU - Mixed Use	SP-MU	2	21.48	30	131	-	-	
Total Folsom Plan Area Specific Plan Sites			805.96	1,344	2,615	2,190		

Source: Ascent, 2020; City of Folsom, 2020



Additional Housing Sites

The sites inventory includes several other housing sites distributed throughout the city. Sites appropriate to accommodate the lower-income housing need include multifamily high-density sites along Iron Point Road, Folsom Auburn Road, and Riley Street. Table C-36 shows the additional housing sites identified to meet the lower-income RHNA. Other sites identified in the inventory consist of vacant subdivided single-family lots and small infill mixed use and multifamily sites, which are included in Table C.1-1 (see Attachment C.1).

The sites inventory identifies an additional 179.9 acres that can accommodate a realistic capacity of 534 lower-income housing units, 7 moderate-income housing units, and 337 above moderate-income housing units.

TABLE C-36: ADDITIONAL LOWER-INCOME HOUSING SITES, CITY OF FOLSOM, OCTOBER 2020

Assessor Parcel Number (APN)	Address	Land Use Designation	Zoning Designation	Acres	Maximum Allowed Residential Density	Maximum Units	Expected Density	Total Lower- Income Units	Notes
213-0071-006*	7071 Folsom Auburn Rd	MHD	R-1-ML	1.89	30	57	27	51	Choi Property – Water infrastructure is not currently available; however, the City has planned infrastructure improvements to construct a water supply main in 2021.
072-0270-124	2800 Iron Point Rd	MHD	R-4	11.52	30	346	18	207	Elliot Homes Iron Point Site. Steeply sloped, large site – Inventory assumes buildout at 60% of max. density consistent with 5th cycle inventory.
072-1170-113	Iron Point Rd	MU	SP 92-3	9.6	30	289	27	260	19.25-acre site proposed for specific plan amendment to rezone from commercial to mixed use in conjunction with housing element adoption. Based on property owner input, we assume that 50 percent or 9.6 acres of the site would be developed as multifamily residential.
071-0190-076	Riley St	MHD	R-3	0.58	30	17	27	16	City-owned Site
Total Additional Sites				23.59		709		534	

*Vacant site included in two consecutive previous planning periods (4th and 5th cycle inventories). Per Housing Element Policy H-3.7, the City will allow developments that include at least 20 percent affordable units by-right.
Source: Ascent, 2020; City of Folsom, 2020



Summary of Vacant and Underutilized Sites

As shown in Table C-37, vacant and underutilized sites provide capacity for 3,259 lower-income units (i.e., low- and very low-), 2,666 moderate-income, and 2,537 above-moderate-income units on vacant and underutilized sites.

TABLE C-37: SUMMARY OF VACANT AND UNDERUTILIZED SITES, OCTOBER 2020

	Acreage	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Units
East Bidwell Corridor Sites	52.93	1,236	0	0	1,236
Transit Priority Area Sites	8.38	145	44	10	199
Folsom Plan Area Specific Plan Sites	805.96	1,344	2,615	2,190	6,149
Additional Housing Sites	179.90	534	7	337	878
Total	1,047.17	3,259	2,666	2,537	8,462

Source: City of Folsom, and Ascent, 2020.

3.1.4 ACCESSORY DWELLING UNITS

An ADU is an additional self-contained living unit, either attached to or detached from the primary residential unit on a single lot. It has cooking, eating, sleeping, and full sanitation facilities. ADUs can be an important source of affordable housing since they can be constructed relatively cheaply and have no associated land costs. ADUs can also provide supplemental income to the homeowner, allowing the elderly to remain in their homes or moderate-income families to afford houses.

Government Code Section 65583.1 states that a city or county may identify sites for ADUs based on the number of ADUs developed in the prior housing element planning period, whether or not the units are permitted by right, the need for ADUs in the community, the resources or incentives available for their development, and any other relevant factors.

From January 2013 through December 2017, the City of Folsom issued an average of approximately 5 ADU permits per year. In response to changes in State law that went into effect in 2018 making it easier and cheaper to build ADUs, the production of ADUs has increased in recent years, and since 2018 the City has processed approximately 9 ADU permits per year.

It is anticipated that the production of ADUs will continue to increase. The City Council adopted an update to the City's ADU ordinance in July 2020 to comply with recent changes in State law. Requirements of the new ADU ordinance are described in detail under the discussion on Land Available for a Variety of Housing Types, below. Based on these changes and previous ADU production trends, it is assumed that the production of ADUs will increase five-fold resulting in an average production of 24 ADUs per year during the planning period. This is equal to 194 ADUs during the projection period.

In order to determine assumptions of ADU affordability in the Sacramento region, SACOG conducted a survey of existing ADU rents throughout the region

in January and February 2020. SACOG concluded that 56 percent of ADUs were affordable to lower-income households, as shown in Table C-38. These affordability assumptions have been pre-approved by HCD for use in the Housing Element. Based on these assumptions, it is anticipated that of the total 194 ADUs anticipated in the projection period, 109 are assumed affordable to lower-income households, 83 to moderate-income households; and 2 to above moderate-income households.

TABLE C-38: AFFORDABILITY OF ACCESSORY DWELLING UNITS IN SACRAMENTO, PLACER, AND EL DORADO COUNTIES

Income Level	Percent of Affordable ADUs
Extremely Low	15%
Very Low	6%
Low	35%
Moderate	43%
Above Moderate	1%

Source: SACOG 2020.

Multi-Generational Housing in the FPASP

Several recent residential developments in the Sacramento region have constructed single-family housing products with attached multi-generational suites. These multi-generational houses are single-family homes that have a second separate living space, or suite, that is complete with, at minimum, a private entrance (in addition to a shared door with the main house), a bedroom, and a kitchen or kitchenette.

Home builders in the FPASP have produced multi-generational houses in recent developments, including construction by Lennar and Taylor Morrison in the Mangini Ranch development. These products provide an alternative to traditional ADUs and allow secondary units to be constructed on small lots.

The City has not tracked these multi-generational units in the same way that it has tracked traditional ADUs. However, based on discussions with developers and home builders in the FPASP, the City anticipates that the production of multi-generational units would increase during the planning period.

A study conducted by The Gregory Group in June 2020 predicts that 50 percent of new home projects proposed in the FPASP would offer multi-generational housing products as an option for new homebuyers to select. This was based on the success of currently selling projects that offer multi-generational housing products, the aging of the population, and the demand and desire for parents and children to reside in the same house, the increasing need for affordable housing, and the desire from developers to encourage and incentivize builders that provide multi-generation housing products that diversify the community and housing price points. In addition, the study found that of 19 new home projects in the Sacramento Region that offer floor plans with multi-generational suites, 23.1 percent of home sales included a multi-generational housing unit.



According to the study provided by The Gregory Group, it is estimated that 600 single family units would be built per year in the FPASP based on current market trends. This would result in the construction of 4,800 single-family units during the eight-year planning period. As such, 50 percent or 2,400 units of the 4,800 single-family units anticipated to be developed in the FPASP during the planning period would be within projects that would offer multi-generational housing products. Of the 2,400 units, 23.1 percent are anticipated to be multi-generational housing units, based on consumer demand. Therefore, it is anticipated that 554 multi-generational housing units would be produced within the FPASP.

A recent survey conducted by the City, in coordination with SACOG, on multi-generational units within the region, conveyed that 53 percent of units were used to house family members over the age of 65 and 20 percent of units were used to house other family members, such as college-aged individuals. The remaining units surveyed were used as a home office, guest room, or extra space. Survey respondents who used or planned to use multigenerational units for housing did not intend to charge rent. This reflects similar studies finding that multigenerational units are often offered free of rent to house older individuals or young adults (typically college students) on fixed incomes. Multi-generational units provide housing to these individuals that would otherwise require housing outside of the family home, thereby meeting housing needs for extremely low-income residents. Based on this analysis, the inventory assumes 70 percent, or 387 units, of the anticipated multigenerational housing units would serve lower-income individuals. The remaining 30 percent of anticipated multigenerational housing units are not included in the inventory to account for units that would be used as a home office or guest room.

As shown in Table C-39, a total of 581 ADUs/multi-generational units are projected to be become available within the planning period: 496 lower-income units, 83 moderate-income units, and 2 above moderate-income units.

TABLE C-39: ACCESSORY DWELLING UNITS AND MULTI-GENERATIONAL UNITS				
Unit Type	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Units
Accessory Dwelling Units	109	83	2	194
Multi-Generational Units in the FPASP	387	0	0	387
Total	496	83	2	581

Source: City of Folsom, 2020; The Gregory Group, 2020.

3.1.5 TOTAL RESIDENTIAL HOLDING CAPACITY VS. PROJECTED NEEDS BY HOUSING TYPE AND INCOME GROUP

Table C-40 below provides a summary of residential holding capacity in the city of Folsom compared to its share of the regional housing need as assigned in the RHNA. Folsom has a total residential capacity (14,511) in excess of its RHNA for all units (6,363), including the residential capacity to meet the RHNA for each income category. The City has a surplus capacity of 4,403 units for above moderate-income households and a surplus capacity of 3,187 units for moderate-income households. Folsom also has a surplus capacity of 558 units for lower-income households (i.e., low- and very low-).

TABLE C-40: ESTIMATED RESIDENTIAL CAPACITY COMPARED TO RHNA BY INCOME, CITY OF FOLSOM, JUNE 30, 2021 TO AUGUST 31, 2029

	Very Low-Income Units	Low-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Units
RHNA	2,226	1,341	829	1,967	6,363
		3,567			
Planned and Approved Projects	98	272	1,267	3,831	5,468
Estimated Residential Capacity on Vacant and Underutilized Land		3,259	2,666	2,537	8,462
<i>East Bidwell Mixed Use Corridor Sites</i>		1,236	0	0	1,236
<i>Transit Priority Area Sites</i>		145	44	10	199
<i>Folsom Plan Area Specific Plan Sites</i>		1,344	2,615	2,190	6,149
<i>Additional Housing Sites</i>		534	7	337	878
Estimated Residential Capacity of Accessory Dwelling Units and Multi-Generational Units		496	83	2	581
Residential Capacity	4,125		4,016	6,370	14,511
Surplus		558		3,187	4,403

Source: City of Folsom, and Ascent, 2020.

3.2 Adequacy of Public Facilities and Infrastructure

This section addresses the adequacy of public facilities, services, and infrastructure to accommodate planned residential growth through the end of the housing element planning period (2029). The following information regarding the adequacy of public facilities and infrastructure is based largely on information from the 2015 Urban Water Management Plan, the 2016 Water Master Plan Update, the 2011 Folsom Specific Plan Area Water Supply Assessment, the 2014 City of Folsom Plan Area Wastewater Master Plan Update, and the 2019 Sewer System Management Plan. The City has determined that it can provide sewer and water service to all properties within City limits.



3.2.1 WATER

There are five separate water service areas in Folsom: the Ashland Area, the Nimbus Area, Folsom Service Area - East, Folsom Service Area - West, and the Folsom Plan Area. One of the San Juan Water District's (SJWD) water service areas, the American River Canyon Area, is also located within the city boundaries. SJWD provides retail water service to the American River Canyon area. The Ashland Service Area is located north of the American River. The San Juan Water District serves as the water wholesaler to this Service Area, while the City of Folsom serves as the water retailer. The Folsom Service Area - East includes the area of the City located south of the American River roughly bounded by East Bidwell Street and Oak Avenue Parkway to the west and Highway 50 to the south. The City is the water provider for this area as well as the remaining Folsom Service Area -West located within the City limits. The City also provides water service to the Nimbus Service Area located southwest of the city limits in the unincorporated county, which consists of Aerojet properties and the proposed developments Easton Place and Glenborough at Easton. This area is bounded roughly by U.S. 50 to the north, Sunrise Boulevard to the west, White Rock Road to the south, and Prairie City Road to the east. In addition, the El Dorado Irrigation District (EID) provides water service to the proposed Folsom Heights development, located in the Folsom Plan Area, as described below.

The sole source of water supply for the city is Folsom Lake. The City has a pre-1914 water right entitlement of 22,000 acre-feet annually (AFA) from the American River. Through a perpetual lease with the Golden State Water Company, the City has acquired an additional 5,000 AFA, which is also a pre-1914 water right entitlement. In 1997, the City acquired an additional Central Valley Project (CVP) water entitlement of 7,000 AFA from the United States Bureau of Reclamation (Reclamation) through a subcontract with the Sacramento County Water Agency (SCWA). In 2020, the City and Reclamation converted the CVP water service sub-contract (7,000 AFA) into a repayment contract through a direct agreement between the City and Reclamation. This repayment contract supersedes the sub-contract with SCWA and provides for the City to be a direct contractor to Reclamation. The City's total water right and contract entitlement is 34,000 AFA. In addition, the San Juan Water District delivers approximately 1,000 AFA for the Ashland Service Area, and EID is required to provide water supply to meet the demands of 530 residential dwelling units in the proposed Folsom Heights development, located in the Folsom Plan Area and within the EID water service area.

The City's water service area extends outside the city limits west along Folsom Boulevard to the Folsom South Canal (the boundary with the Golden State Water Company's Arden Cordova District) and includes all of Aerojet. Folsom has a contractual commitment to sell water to Aerojet General, Intel Corporation, Gekkeikan, and Kikkoman. Aerojet General Corporation is within the service area but outside of the current city limits.

The Folsom Plan Area is included in the Folsom Water Service Area. While the Folsom Plan Area Environmental Impact Report anticipated that water for the

Folsom Plan Area would be pumped from the Freeport intake, the Folsom Specific Plan Area EIR evaluated a local water source option. The City has opted for a local water supply solution that is environmentally superior and less costly. Through conservation and the removal of leaks in the existing city water distribution lines, the city water supply now has enough capacity to serve the buildout of the Folsom Plan Area. The local water supply agreement supplies 5,600 AFA to the Folsom Plan Area. The projected potable water demand for the approved specific plan, including amendments through March 2020, is 5,359 AFA.

The Phase 1 Backbone Water Infrastructure to serve the first approximately 2,500 dwelling units in the Folsom Plan Area was completed in September of 2019. The Phase 1 Water Infrastructure consists of a 24-inch and 18-inch water main that extends from an existing 18-inch water main in Iron Point Road to the Zone 4/5 water booster pump station (BPS) on Placerville Road. From the Zone 4/5 BPS water is conveyed to the Zone 5 Reservoir/Zone 6 BPS in the Russell Ranch development. These Phase 1 Backbone Infrastructure improvements are currently serving the residential homes being constructed in the Folsom Plan Area. The design for the Phase 2 Water Backbone Infrastructure is currently underway. The Phase 2 Water Backbone Infrastructure which will provide adequate water for full buildout of the Folsom Plan Area is anticipated to be complete in the next 3 to 5 years.

For the portion of the city south of the American River, treated water is supplied through the Folsom Water Treatment Plant. The plant has a nominal capacity of 50 million gallons per day (mgd) and has been retrofitted to accommodate recycling of up to 10 percent of plant operations backwash water. For the area north of the American River, water is diverted through the Sydney N. Peterson Water Treatment Plant, where it is then pumped or conveyed by gravity to the Ashland and American River Canyon areas.

The annual water supply for the City's water service areas during normal years, as indicated in the 2015 Urban Water Management Plan, is 38,790 acre-feet. The projected treated water demand for general plan build-out in 2035 is 31,852 AFA (City of Folsom, 2015 Urban Water Management Plan). The City has adequate water supply to serve projected demand through the time frame of this housing element (2029).

3.2.2 SEWER

The City of Folsom Environmental and Water Resources Department is responsible for the sanitary sewer system for the city of Folsom. The City collects sewage within the city limits, including Folsom Prison, for eventual treatment at the Sacramento Regional County Sanitation District (Regional San) plant located 25 miles southwest of the city, on the Sacramento River.

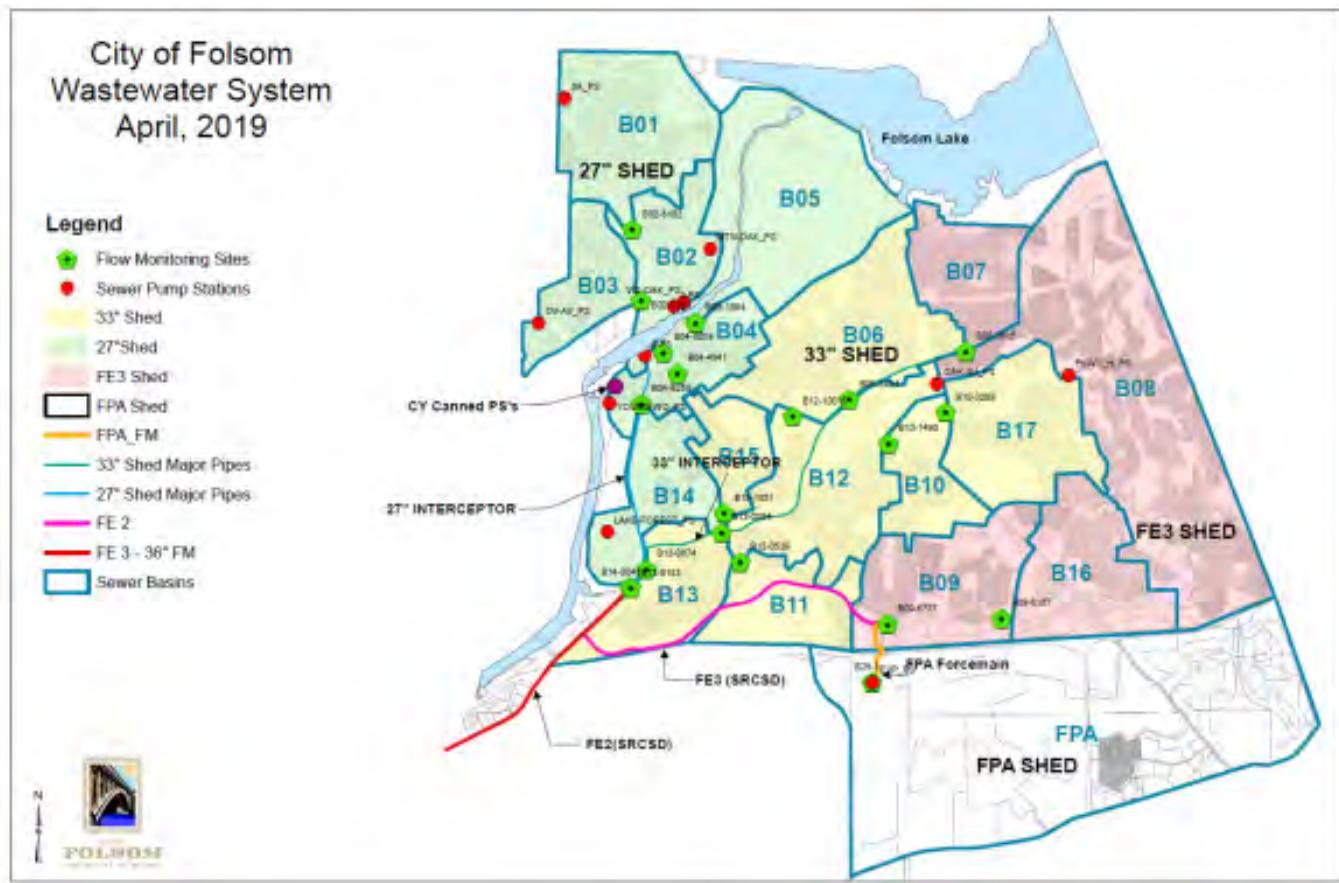
The City's sanitary sewer system is made up of approximately 255 miles of sanitary sewer pipe, ranging in size from 2 to 33 inches in diameter and pumped throughout the system by eleven primary pump stations and 6 "can" pump stations located at the City's Corporation Yard. The City has four major sewer sheds that all discharge to a 54-inch main interceptor (FE2) on Folsom Boulevard, which is owned, operated, and maintained by Regional San. The 4



major sewer sheds are made up of a 27-inch trunk sewer, a 33-inch trunk sewer, a shed connected to the main 54-inch interceptor by the new FE3 connector, and a fourth shed (Folsom Plan Area) located south of U.S. Highway 50.

The 27-inch trunk sewer runs north to south along Folsom Boulevard serving the west side of the City and collects wastewater from the northwest portion of the City, including the north side of the American River. The 33-inch trunk sewer system runs east to west along Blue Ravine Road and primarily serves the east area of the City. The Folsom East Interceptor Section 3C (FE3C) project, completed October, 2003, transfers flow off of the City's 33-inch pipeline by taking flow from the County's Folsom East Interceptor Section 3B (FE3B) pump station directly to the County's 54-inch FE2 pipeline, via the new FE3C pipeline. All of the flow from the Folsom Plan Area shed located south of U.S. Highway 50 flows through gravity sewer to the Easton Valley Parkway (EVP) Pump Station. Flow is pumped from the EVP Pump Station through a force main and into the FE3B pump station. Flow from the FE3B pump station discharges into the County's 54-inch FE 2 pipeline, via the FE 3C pipeline. See Figure C-15 showing the City's wastewater system.

FIGURE C-15: MAP OF FOLSOM WASTEWATER SYSTEM



The Sacramento Regional Wastewater Treatment Plant (SRWTP) has a permitted dry-weather flow design capacity of 181 mgd, which it is not expected to exceed until after 2030. The wastewater treatment plant has a plan for expanding this capacity beyond projected inflows, ensuring the wastewater from the area of Folsom, south of Highway 50, can be treated.

Around 189 acres in the northeast corner and eastern edge of the area lie within the El Dorado Irrigation District (EID), which will handle wastewater treatment for those properties. The existing EID wastewater conveyance system may need to be expanded to handle flows from this area of Folsom south of Highway 50. The El Dorado Hills Wastewater Treatment Plant expanded its dry-weather inflow capacity to 4.0 mgd in 2010 and plans to complete additional improvements to increase capacity to 5.4 mgd by 2025. However, this expansion was not designed to accommodate the FPASP flows from the area south of Highway 50, so the treatment plant may need additional expansion.

The Folsom Plan Area's sanitary sewer system is served by the City of Folsom, with the exception of a small zone (Folsom Heights Development) in the northeast that is served by El Dorado Irrigation District. The service area is composed of three major sewer sheds: the Easton Valley Parkway, Prairie City Road, and Mangini Parkway/Oak Avenue Parkway. The system is comprised of gravity mains ranging from 6 to 30 inches in diameter totaling approximately 89,500 feet in length. The system is designed to convey the FPA buildout design flow, equaling approximately 14.31 mgd.

The Backbone Sanitary Sewer Infrastructure to serve the Folsom Plan Area was completed in July of 2018. The Backbone Sanitary Sewer System consists of the EVP Sewer Lift Station and Forced Main and approximately 4 miles of 24-inch to 30-inch Gravity Sewer Trunk Main. The EVP sewer lift station and the gravity trunk main are sized to serve the full buildout of the Folsom Plan Area. The Forced Mains from the EVP sewer lift station convey sewage under US Highway 50 to the existing Regional San Sewer Lift Station on Iron Point Road. From the Regional San Sewer Lift Station, sewage flow from the Folsom Plan Area is conveyed to the Regional San Interceptor Trunk Sewer Main in Iron Point to Folsom Boulevard. Future development in the Folsom Plan Area will construct infrastructure improvements to convey sewage to the completed Backbone Sanitary Sewer Infrastructure.

3.3 Land Available for a Variety of Housing Types

State housing element law (Government Code Section 65583(c)(1) and 65583.2(c)) requires that local governments analyze the availability of sites that will “facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobile-homes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing.”



This section discusses the availability of sites and relevant regulations that govern the development of the types of housing listed above and also discusses sites suitable for redevelopment for residential use (as required by Government Code Section 65583(a)(3)) and second units.

3.3.1 MULTIFAMILY RENTAL HOUSING

Folsom's Multifamily Low Density (MLD), Multifamily Medium Density (MMD), Multifamily High Density (MHD), Mixed Use (MU), and Historic Folsom Mixed Use (HF) General Plan land use designations allow multifamily housing. The MLD designation allows housing between 7 and 12 units per acre; the MMD designation allows between 12 and 20 units per acre; the MHD, MU, and HF designations allow between 20 and 30 units per acre. Folsom's regulations make no distinction between rental and ownership housing.

3.3.2 MANUFACTURED HOUSING

Manufactured housing can serve as an alternative form of affordable housing in low-density areas where the development of higher-density multifamily residential units is not allowed.

Manufactured Homes on Lots

Sections 65852.3 and 65852.4 of the California Government Code specify that a jurisdiction shall allow the installation of manufactured homes on a foundation on all "lots zoned for conventional single family residential dwellings." Except for architectural requirements, the jurisdiction is only allowed to "subject the manufactured home and the lot on which it is placed to the same development standards to which a conventional single family residential dwelling on the same lot would be subject." The architectural requirements are limited to roof overhang, roofing material, and siding material.

The only two exceptions that local jurisdiction are allowed to make to the manufactured home siting provisions are if: 1) there is more than 10 years difference between the date of manufacture of the manufactured home and the date of the application for the issuance of an installation permit; or 2) if the site is listed on the National Register of Historic Places and regulated by a legislative body pursuant to Government Code Section 37361.

Folsom's Municipal Code is consistent with State law. Manufactured homes that are placed on permanent foundations are allowed in any zoning district allowing single family homes.

3.3.3 MOBILE HOME PARKS

Section 65852.7 of the California Government Code specifies that mobile home parks shall be a permitted use on "all land planned and zoned for residential land use." However, local jurisdictions are allowed to require use permits for mobile home parks. The Folsom Zoning Code allows mobile home parks in the residential mobile-home zone (RMH Zone) and requires a use permit.

The City's Single Family High Density land use designation allows mobile home parks. The areas designated as Single Family High Density in the land use diagram and the areas designated as RMH zoning designation are consistent.

The City does not have a mobile home conversion ordinance. Table C-41 identifies the mobile home parks located in Folsom and the total number of spaces in each park.

TABLE C-41: MOBILE HOME PARKS, CITY OF FOLSOM, 2020		
Property	Year Built	Number of Spaces
Cobble Ridge	1970	39
Folsom Manor Mobile Estates	1969	63
Folsom Trailer Village	1974	60
Lake Park Estates	Unknown	196
Lakeside Village Mobile Park	1976	181
Pinebrook Village	Unknown	336
Total		875

Source: City of Folsom, 2020.

3.3.4 HOUSING FOR FARMWORKERS

Caretaker and employee housing (including farmworker housing) is permanent or temporary housing that is secondary or accessory to the primary use of the property. Such dwellings are used for housing a caretaker employed on the site of a nonresidential use where a caretaker is needed for security purposes, or to provide twenty-four-hour care or monitoring, or where work is located at remote locations.

The provisions of Section 17020 (*et seq.*) of the California Health and Safety Code relating to employee housing and labor camps supersede any ordinance or regulations enacted by local governments. Such housing is allowed in all jurisdictions in California pursuant to the regulations set forth in Section 17020. Section 17021.5(b) states, for example:

“Any employee housing providing accommodations for six or fewer employees shall be deemed a single family structure with a residential land use designation for the purposes of this section. For the purpose of all local ordinances, employee housing shall not be included within the definition of a boarding house, rooming house, hotel, dormitory, or other similar term that implies that the employee housing is a business run for profit or differs in any other way from a family dwelling. No conditional use permit, zoning variance, or other zoning clearance shall be required of employee housing that serves six or fewer employees that is not required of a family dwelling of the same type in the same zone.”

A single-family unit housing employees in Folsom would be treated like any other single-family unit. There are no provisions in the City's code to restrict employee housing for six or fewer employees.



California Health and Safety Code Section 17021.6, concerning farmworker housing, states that:

“Any employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household, ... shall not be deemed a use that implies that the employee housing is an activity that differs in any other way from an agricultural use. No conditional use permit, zoning variance, or other discretionary zoning clearance shall be required of this employee housing that is not required of any other agricultural activity in the same zone.”

As stated previously in this report, the city of Folsom is not an agricultural community. Since there are no large agricultural operations nearby that would attract a substantial permanent or seasonal farmworker population, there is no identifiable need for farmworker employee housing.

3.3.5 EMERGENCY SHELTERS

State housing element law (California Government Code Sections 65582, 65583, and 65589.5) requires local jurisdictions to identify a zone or zones where emergency shelters are allowed as a permitted use without a conditional use permit. The identified zone must have sufficient capacity to accommodate at least one emergency shelter and must be suitable (i.e., contain compatible uses) for an emergency shelter, which is considered a residential use. The law also requires permit procedures and development and management standards for emergency shelters to be objective and encourage and facilitate the development of emergency shelters. Emergency shelters must only be subject to the same development and management standards that apply to other residential or commercial uses within the identified zone, with some exceptions.

Assembly Bill 139, passed in 2019, revised State housing element law by requiring that emergency shelters only be required to provide sufficient parking to accommodate all staff working in the emergency shelter, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone. In addition, Assembly Bill 101, passed in 2019, requires that Low Barrier Navigation Center development be a use by right in mixed-use zones and nonresidential zones permitting multifamily uses if it meets specified requirements.

Title 17 of the City's Municipal Code (Emergency Shelters Ordinance) complies with State law. Emergency shelters are allowed by-right in the R-3 and R-4 zone as either a standalone use or accessory to a religious facility. Emergency shelters are also permitted within the city's industrial zoning districts (i.e., M-1: light industrial, M-2: general industrial, and M-L: limited manufacturing) with approval of a use permit. In the FPASP, emergency shelters are permitted by-right in the SP-MLD, SP-MMD, SP-MHD, SP-MU, SP-GC, and SP-RC zones.

The City also adopted development and management standards and locational restrictions consistent with State law. The Zoning Code sets forth the standards that are applicable to emergency shelter facilities beyond the

development standards that apply to all potential uses in the particular zoning district in which the facility would be located. With the exception of the parking standards set forth in the Zoning Code, Folsom's standards for emergency shelter facilities comply with the allowances made for standards set forth under Government Code Section 65583(a)(4)(A). The City will amend its parking standards for emergency shelters to comply with Assembly Bill 139 in the City's upcoming comprehensive zoning code update and as outlined by Program H-28 included in this housing element.

AB 139 requires that the need for emergency shelters be based on the latest point-in-time count. As discussed in Section 3.2, "Housing Needs Assessment," the latest point-in-time count (January 2019) recorded 17 unsheltered individuals living in Folsom. In addition, to the unsheltered individuals included in the point-in-time count, approximately 30 individuals were in emergency shelters on the night of the latest point-in-time count. In addition, the Folsom Police Department has tracked approximately 50 individuals experiencing homelessness in Folsom and homeless service providers have advised that the number of individuals experiencing homelessness may be much higher, approximately 70 individuals. Based on the identified unsheltered and sheltered individuals on the night of the latest point-in-time count, a minimum of 47 emergency shelter beds would be required to meet the needs of the City's unsheltered population.

Powerhouse Ministries provides a year-round emergency shelter for women and children experiencing homelessness. Expansion of the Powerhouse Ministries facility is anticipated to be completed in Spring 2021 and will increase the emergency shelter capacity from 10 beds to 20 beds. Additionally, an emergency shelter is facilitated by HART in winter, in conjunction with religious facilities, at a maximum capacity of 20 individuals. The sites inventory identifies 10 vacant sites with R-3 or R-4 zoning. The City Zoning Code allows a maximum capacity of 40 beds at emergency shelters located in residential and industrial zoning districts. Therefore, 10 sites provide enough land for 400 beds and the City has enough land available to accommodate emergency shelters to serve its homeless population, based on the latest point-in-time count.

The City Zoning Code does not address the new State law requirement related to Low Barrier Navigation Centers and there are no Low Barrier Navigation Centers currently (2020) in Folsom. The City will amend its Zoning Code, as part of the comprehensive update, to allow Low Barrier Navigation Centers to be a use by right in mixed-use zones and nonresidential zones permitting multifamily uses if it meets specified requirements in compliance with AB 101 (see Housing Element Program H-28).

3.3.6 TRANSITIONAL AND SUPPORTIVE HOUSING

Government Code Section 65583(c)(3) also states that "transitional housing and supportive housing shall be considered a residential use of property, and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone."



Assembly Bill 2162, passed in 2018, requires that jurisdictions change their zoning to provide a “by right” process and expedited review for supportive housing. The approval of 100 percent affordable developments that include a percentage of supportive housing units, either 25 percent or 12 units, whichever is greater, must be allowed without a conditional use permit or other discretionary review.

In compliance with State law, the City Zoning Code defines “transitional housing” and “supportive housing” as follows:

- “Transitional housing” shall mean rental housing operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six (6) months, and in no case more than two years. Transitional housing units are residential uses subject only to those requirements and restrictions that apply to other residential uses of the same type in the same zone.
- “Supportive housing” shall mean housing with no limit on length of stay, that is occupied by the target population and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. Supportive housing units are residential uses subject only to those requirements and restrictions that apply to other residential uses of the same type in the same zone.

The City Zoning Code allows group homes of up to six persons by right in all single family residential neighborhoods and allows group homes of more than six persons in the R-3 and R-4 districts with a Conditional Use Permit.

HART currently (2020) provides transitional housing with a maximum capacity of 8 individuals. HART continues to seek additional transitional housing opportunities through master leasing agreements with Sacramento Self-Help Housing. Powerhouse Ministries also provides transitional housing to women and children and per the facility expansion currently underway and anticipated for completion in Spring 2021 will have a maximum capacity of 20 individuals.

The City Zoning Code is not yet in compliance with recent updates to State law related to by-right permanent supportive housing outlined in Assembly Bill 2162. As described previously, the City is currently (2020) conducting a comprehensive zoning code update and will amend its zoning code to allow the approval of 100 percent affordable developments that include a percentage of supportive housing units, either 25 percent or 12 units, whichever is greater, without a conditional use permit or other discretionary review. These amendments are outlined in Program H-28 included in this housing element.

3.3.7 ACCESSORY DWELLING UNITS

To encourage establishment of ADUs on existing developed lots, State law requires cities and counties to either adopt an ordinance based on standards set out in the law allowing ADUs in residentially-zoned areas, or where no ordinance has been adopted, to allow ADUs on lots zoned for single family or multifamily use that contain an existing single family unit subject to ministerial (i.e., staff level) approval (“by right”) if they meet standards set out by law. Local governments are precluded from totally prohibiting ADUs in residentially-zoned areas unless they make specific findings (Government Code, Section 65852.2).

Several bills have added further requirements for local governments related to ADU ordinances (AB 2299, SB 1069, AB 494, SB 229, AB 68, AB 881, AB 587, SB 13, AB 671, and AB 670). The 2016 and 2017 updates to State law included changes pertaining to the allowed size of ADUs, permitting ADUs by-right in at least some areas of a jurisdiction, and parking requirements related to ADUs. More recent bills reduce the time to review and approve ADU applications to 60 days and remove lot size requirements and replacement parking space requirements. AB 68 allows an ADU and a junior ADU to be built on a single-family lot, if certain conditions are met. The State has also removed owner-occupancy requirements for ADUs and created a tiered fee structure that charges ADUs based on their size and location and prohibits fees on units less than 750 square feet. AB 671 requires local governments to include in housing elements plans to incentivize and encourage affordable ADU rentals and requires the State to develop a list of state grants and financial incentives for affordable ADUs. In addition, AB 670 makes any governing document, such as a homeowners’ association Covenants, Conditions, and Restrictions, void and unenforceable to the extent that it prohibits, or effectively prohibits, the construction or use of ADUs or junior ADUs.

The City adopted amendments to the ADU ordinance in July 2020 to comply with recent changes in State law. The amended ADU ordinance allows ADUs by right anywhere residential development is allowed if the ADU meets the following requirements, consistent with State law:

- 800 square feet or less,
- 16 feet tall or less, and
- side and rear yard setbacks no greater than 4 feet.

In addition, any junior accessory dwelling unit (JADU) that is 500 square feet or smaller in size is allowed by-right anywhere residential development is allowed.

The amended ordinance limits the maximum size of ADUs to 850 square feet for one-bedroom ADUs and 1,000 square feet for ADUs with two or more bedrooms; requires one parking space for ADUs that are not in the Historic District, near a transit stop or not a converted structure; limits height of ADUs in Historic District to height of primary home, two-stories, or 25 feet, whichever is less; and limits height of ADUs in rest of the City to height of primary home, two-stories, or 35 feet whichever is less. No City-imposed impact fees are charged for ADUs less than 750 square feet in size. For ADUs 750 square feet or



greater in size, city-imposed impact fees are charged proportionately in relation to the square footage of the primary dwelling unit. The ordinance requires the City to issue a permit within sixty days from the date that the city received a completed application.

To streamline the permitting process for ADUs, the City developed an ADU Design Workbook that provides illustrated examples of the design standards and styles, as well as other design ideas to assist property owners, developers, and architects and to encourage thoughtful, context-sensitive design.

3.3.8 SINGLE-ROOM OCCUPANCY UNITS

SRO units are multi-unit housing that provide small units that typically contain a single room. Tenants of SROs typically share bathrooms, kitchens, and common activity areas. SROs provide a source of affordable housing for seniors and lower-income residents. The City Zoning Code allows SROs by-right in the C-2 zone and with a CUP in the C-3 zone and R-4 zone.

3.4 Inventory of Local, State, and Federal Housing and Financing Programs

The City of Folsom uses local, State, and Federal funds to implement its housing strategy. Because of the high cost of new construction, more than one source of public funds is often required to construct an affordable housing development. The City of Folsom does not act as a developer in the production of affordable units but relies upon the private sector to develop new units with the assistance of these various funding sources.

3.4.1 CITY OF FOLSOM HOUSING PROGRAMS

Local Housing Funds

In 2002, the Folsom City Council established the housing trust fund as a source of revenue for the development of affordable housing. The City Council's objective in creating the housing trust fund was to foster mixed-income neighborhoods throughout the city. The housing trust fund is funded by an impact fee on nonresidential development within the city, referred to as a commercial linkage fee. The fee is currently (2020) \$1.70 per square foot for nonresidential development projects. As of November 2020, the Housing Trust Fund had an unrestricted cash balance of \$1,145,724. The housing trust fund is intended to be used with other sources of funding including, State and Federal tax credits, tax-exempt mortgage revenue bonds, community development block grants, and HOME funds.

The City has another housing fund that includes inclusionary housing in-lieu fees and some of the previous bond allocations from the former Redevelopment Agency. The City currently (November 2020) has about \$5.7 million in this fund, which is used to fund a broad range of housing-related activities. About \$2.7 million is restricted specifically for the production of new affordable housing.

Community Development Block Grant

The City of Folsom participates in the Sacramento County Community Development Block Grant (CDBG) program. The recently executed agreement covers the period from January 1, 2021 to December 31, 2023. The City of Folsom receives \$165,000 annually for CDBG eligible projects related to low- to moderate-income housing rehabilitation. The money is currently (2020) used for the Seniors Helping Seniors program (described below) and the City's share of the Renters Helpline.

HOME Investment Partnerships Program

Through the HOME consortium with SHRA, the City of Folsom receives HOME funds to subsidize affordable housing projects. For example, in the past HOME funds were used to assist with the Forestwood affordable housing project developed by USA Properties. Funding is available during the 2021-2029 planning period to support additional affordable housing.

Seniors Helping Seniors Program

The Seniors Helping Seniors Program provides assistance for minor home repairs to promote health and safety for low-income seniors in Folsom. After confirming eligibility, the City's Seniors Helping Seniors Program Specialist or a licensed contractor performs minor repairs, free of charge, to qualifying senior homeowners. The program also covers the cost of all materials and any permit/inspection fees that may be needed. The program is funded with CDBG funds and provides a maximum grant amount of \$2,500 per property per year for minor repairs and \$7,500 per household once in a lifetime for major repairs. In 2019, \$139,416 of financial assistance was provided through this program and 90 eligible senior households were served.

Mobile Home Repair and Replacement Loan Forgiveness Program

In 2011, the City initiated the Mobile Home Repair and Replacement Loan Forgiveness Program. The program forgives Community Development Block Grant (CDBG) loans for improvements to manufactured housing units experiencing economic hardship as defined by HUD guidelines. Since the program was initiated in 2011, the City has forgiven 11 Mobile Home Repair and Replacement loans under this program.

3.4.2 SACRAMENTO COUNTY HOUSING PROGRAMS

Mortgage Credit Certificate Program

SHRA administers the Mortgage Credit Certificate (MCC) Program, which is available to residents in the cities and unincorporated areas of Sacramento County. Residents of a one- or two-person household earning \$100,320 or less or residents of a three- or more-person household earning \$117,040 or less are considered eligible. Forty (40) percent of the MCC allocations are reserved for low-income residents earning 80 percent or less of the area median income. The MCC assists first-time homebuyers by reducing the amount of Federal income tax a homebuyer pays by 20 percent of the annual mortgage interest paid. This tax reduction increases the buyer's available income, allowing them to qualify for a mortgage loan and afford monthly mortgage payments. The MCC remains in effect for the life of the mortgage loan. The current (2020)



maximum purchase price for an eligible home is \$496,808 in non-target areas such as Folsom and \$607,209 in target areas. Since 1990, 79 Folsom households have been issued an MCC.

Housing Choice Vouchers Program

The Housing Choice Voucher Program (formerly Section 8) provides assistance to help low-income residents of Sacramento County afford safe, decent, and sanitary rental housing. HUD provides funds to SHRA to administer the program. According to SHRA, as of February 2020, 83 Folsom households receive rental assistance from this program. The waiting list is currently (March 2020) closed and there are over 4,000 applicants currently waiting on the county waitlist.

3.4.3 STATE AND FEDERAL HOUSING PROGRAMS

In addition to the funding programs available through the City and County, there are several State and Federal funding programs that assist first-time homebuyers, build affordable housing, and help special needs groups, such as seniors and large households. In most cases other entities, including for-profit and non-profit developers, apply for funds or other program benefits. For example, developers apply directly to USDA for Section 515 loans, to HUD for Section 202 and Section 811 loans, or to TCAC for low-income housing tax credits.

Table C-42 summarizes several of the State and Federal funding programs that are available to fund affordable housing opportunities.

TABLE C-42: FINANCIAL RESOURCES FOR HOUSING, 2020

Program Name	Program Description
FEDERAL PROGRAMS	
Community Development Block Grant (CDBG)	Provides grants and a variety of resources to ensure decent affordable housing, provide services to the most vulnerable in our communities, and to create jobs through the expansion and retention of businesses. Resources are available for acquisition, rehabilitation, home buyer assistance, economic development, homeless assistance, and public service.
Continuum of Care (CoC)	Provides funding for efforts by nonprofit providers, and State and local governments to quickly rehouse homeless individuals and families. Initiated by the Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act of 2009, the CoC program consolidates the Supportive Housing Program, the Shelter Plus Care Program, and the Moderate Rehabilitation/Single Room Occupancy Program into a single grant program.
HOME Investment Partnership Program (HOME)	Provides formula grants to jurisdictions to fund a wide range of activities including building, buying, and/or rehabilitating affordable housing for rent or homeownership or providing direct rental assistance to low-income people. HOME is the largest Federal block grant to state and local governments designed exclusively to create affordable housing for low-income households.
Home Ownership for People Everywhere (HOPE)	HOPE program provides grants to low income people to achieve homeownership. The programs are: HOPE I—Public Housing Homeownership Program HOPE II—Homeownership of Multifamily Units Program HOPE III—Homeownership for Single-family Homes HOPE IV – Hope for Elderly Independence
Housing Opportunities for Persons with AIDS (HOPWA)	Funds are made available countywide for supportive social services, affordable housing development, and rental assistance to persons living with HIV/AIDS.
Low Income Housing Tax Credits (LIHTC)	Provides Federal and state income tax credits to persons and corporations that invest in low-income rental housing projects.
Mortgage Credit Certificate (MCC) Program	Provides income tax credits to first-time homebuyers to buy new or existing homes.
Federal Emergency Shelter Grant Program (FESG)	Provides grants to jurisdictions to implement a broad range of activities that serve the homeless. Eligible activities include shelter construction, shelter operation, social services, and homeless prevention.
Housing Choice Voucher Program	Provides financial assistance to public housing agencies to fund rental assistance payments to owners of private market-rate units on behalf of very low-income, elderly, or disabled tenants.
Section 202 Supportive Housing for the Elderly Program	Provides an interest-free capital advance to cover the costs of construction, rehabilitation, or acquisition of very low-income senior housing. The sponsor does not have to repay the capital advance as long as the project serves the target population for 40 years. Rental assistance funds are provided for three years, and are renewable based on the availability of funds. The program is available to private, non-profit sponsors. Public sponsors are not eligible for the program.
Section 811 Supportive Housing for Persons with Disabilities	Provides an interest-free capital advance to cover the costs of construction, rehabilitation, or acquisition of housing for persons with disabilities. The sponsor does not have to repay the capital advance as long as the project serves the target population for 40 years. Rental assistance funds are provided for three years, and are renewable based on the availability of funds. The program is available to private, non-profit sponsors. Public sponsors are not eligible for the program.
U.S. Department of Agriculture (USDA) Housing Programs (Section 514/516)	Provides below market-rate loans and grants for new construction or rehabilitation of farmworker rental housing.



TABLE C-42: FINANCIAL RESOURCES FOR HOUSING, 2020

Program Name	Program Description
STATE PROGRAMS	
Affordable Housing and Sustainable Communities Program (AHSC)	Funds land use, housing, transportation, and land preservation projects that support infill and compact development and reduce greenhouse gas emissions. Loans and/or grants are provided for Transit Oriented Development Project Areas and Integrated Connectivity Project Areas.
CalHOME	Provides grants to local governments and non-profit agencies to assist first-time homebuyers become or remain homeowners through deferred-payment loans. Funds can also be used to assist in the development of multiple-ownership projects.
California Emergency Solutions and Housing (CESH)	Provides grant funds to assist persons experiencing or at-risk of homelessness.
California Self-Help Housing Program (CSHHP)	Provides grants for sponsor organizations that provide technical assistance for low- and moderate-income families to build their homes with their own labor.
Emergency Solutions Grants Program (ESG)	Provides grants to fund projects that serve homeless individuals and families with supportive services, emergency shelter, and transitional housing; assist persons at risk of becoming homeless with homelessness prevention assistance; and provide permanent housing to the homeless. ESG funds can be used for supportive services, emergency shelter/transitional housing, homelessness prevention assistance, and providing permanent housing. Funds are available in California communities that do not receive ESG funding directly from the U.S. Department of Housing and Urban Development.
Golden State Acquisition Fund (GSAF)	Provides a flexible source of capital for the development and preservation of affordable housing properties. Developers can access acquisition financing for rental housing and homeownership opportunities at favorable terms for urban and rural projects statewide. Nonprofit and for-profit developers, cities, counties, and other public agencies within California are all eligible for GSAF financing. HCD seeded GSAF with \$23 million from its Affordable Housing Innovation Fund. These funds are leveraged with additional capital from a consortium of seven community development financial institutions.
HOME Investment Partnerships Program (HOME)	Provides grants to municipalities that do not receive HOME funds from HUD for the rehabilitation, new construction, and acquisition and rehabilitation of single family and multifamily housing projects; first-time homebuyer mortgage assistance; owner-occupied rehabilitation; and tenant-based rental assistance programs.
Housing for a Healthy California	Provides funding to deliver supportive housing opportunities to developers using the federal National Housing Trust Funds (NHTF) allocations for operating reserve grants and capital loans. The program creates supportive housing for individuals who are recipients of or eligible for health care provided through the California Department of Health Care Services, Medi-Cal program.
Housing-Related Parks Program	Provides grants for the creation of new parks or the rehabilitation and improvement of existing parks and recreational facilities.
Infill Infrastructure Grant Program (IIG)	Provides grants to assist in the new construction and rehabilitation of infrastructure that supports higher-density affordable and mixed-income housing in locations designated as infill.
Joe Serna, Jr. Farmworker Housing Grant Program	Provides matching grants and loans for the acquisition, development, and financing of ownership and rental housing for farmworkers.
Local Early Action Planning (LEAP) Grants	Assists cities and counties to plan for housing through providing over-the-counter, non-competitive planning grants.

TABLE C-42: FINANCIAL RESOURCES FOR HOUSING, 2020

Program Name	Program Description
Local Housing Trust Fund Program (LHTF)	Provides matching funds (dollar-for-dollar) to local housing trust funds that are funded on an ongoing basis from private contributions or public sources (that are not otherwise restricted). The grants may be used to provide loans for construction of rental housing that is deed-restricted for at least 55 years to very low-income households, and for down-payment assistance to qualified first-time homebuyers.
Mobile Home Park Resident Ownership Program (MPROP)	Provides loans to mobile home park resident organizations, non-profit entities, and local public agencies to finance the preservation of affordable mobile home parks by conversion to ownership control.
Multifamily Housing Program (MHP)	Provides low-interest, long-term, deferred-payment loans for the new construction, rehabilitation, and preservation of rental housing, supportive housing, and housing for homeless youth.
No Place Like Home Program	Provides funding to invest in the development of permanent supportive housing for persons who are in need of mental health services and are experiencing homelessness, chronic homelessness, or who are at risk of chronic homelessness.
Office of Migrant Services (OMS)	Provides grants to local government agencies that contract with HCD to operate OMS centers located throughout the state for the construction, rehabilitation, maintenance, and operation of seasonal rental housing for migrant farmworkers.
Permanent Local Housing Allocation (PLHA)	Provides a permanent source of funding for the predevelopment, development, acquisition, rehabilitation, and preservation of affordable housing, including multifamily, residential live-work, and Accessory Dwelling Units (ADUs).
Predevelopment Loan Program (PDLP)	Provides short-term predevelopment loans to finance the continued preservation, construction, rehabilitation, or conversion of assisted housing primarily for low-income households.
Regional Early Action Planning (REAP) Grants	Provides funding for council of governments (COGs) and other regional entities to collaborate on projects that have a broader regional impact on housing. Grant funding is intended to help regional governments and entities facilitate local housing production that will assist local governments in meeting their Regional Housing Need Allocation (RHNA).
Senate Bill (SB) 2 Planning Grants Program	Provides one-time non-competitive/over the counter funding and technical assistance to all eligible local governments in California to adopt and implement plans and process improvements that streamline housing approvals and accelerate housing production. The SB 2 Planning Grants allocates a total of \$5,625,000 to SACOG jurisdictions for planning activities that have a nexus to accelerating housing production. The City of Folsom was allocated \$310,000 under this grant program.
State Community Development Block Grant Program (CDBG)	Provides grants to fund housing activities, public works, community facilities, public service projects, planning and evaluation studies, and economic assistance to local businesses and low-income microenterprise owners serving lower-income people in small, typically rural communities.
Supportive Housing Multifamily Housing Program (SHMHP)	Provides low-interest loans to developers of permanent affordable rental housing that contain supportive housing units. Loans have a 55-year term at three percent simple annual interest. Loans may be used for new construction or rehabilitation of a multifamily rental housing development, or conversion of a nonresidential structure to a multifamily rental housing development.
TOD Housing Program	Provides low-interest grants and/or loans for the development and construction of mixed-use and rental housing development projects, homeownership mortgage assistance, and infrastructure necessary for the development of housing near transit stations.
Veterans Housing and Homelessness Prevention Program (VHHP)	Provides long-term loans for development or preservation of rental housing for very low- and low-income veterans and their families.



TABLE C-42: FINANCIAL RESOURCES FOR HOUSING, 2020

Program Name	Program Description
PRIVATE RESOURCES	
California Community Reinvestment Corporation (CCRC)	Non-profit mortgage banking consortium that provides long-term debt financing for multifamily affordable rental housing. CCRC specializes in programs for families, seniors, citizens with special needs, and mixed-use developments. Both non-profit and for-profit developers are eligible.
Federal Home Loan Bank Affordable Housing Program	Provides direct subsidies to non-profit and for-profit developers, and public agencies for the construction of affordable low-income ownership and rental projects. Many projects are designed for seniors, the disabled, homeless families, first-time homeowners, and others with limited resources or special needs.
Federal National Mortgage Association (Fannie Mae)	A shareholder-owned company with a Federal charter that operates in the secondary mortgage market. Fannie Mae provides a variety of mortgages for single- and multifamily housing, and has programs specifically designed for affordable housing.
Federal Home Loan Mortgage Corporation (Freddie Mac)	A government-sponsored enterprise that makes homeownership and rental housing more accessible and affordable. Freddie Mac operates in the secondary mortgage market and purchase mortgage loans from lenders so that they can in turn provide more loans to qualified borrowers.

Source: Compiled by Ascent, May 2020.

3.4.4 ASSISTED HOUSING PROJECTS IN FOLSOM

In addition to ongoing housing programs, there are 751 existing affordable housing units receiving government assistance in Folsom. These units provide affordable housing for lower income households including seniors and families, as shown in Table C-43.

In addition, Parkway Affordable Apartments, approved by the City in 2017, is currently pending construction and will provide 72 very low- and low-income units using tax credits and City housing funds. Bidwell Place, sponsored by St. Anton Partners, is currently pending plan review and will provide 75 very low- and low-income units using tax credits and City housing funds.

In addition to government assisted housing, the City has supported the creation of affordable units through the City's Inclusionary Housing Ordinance. The ordinance, discussed later in the chapter, requires that 10 percent of new ownership units be deed-restricted as affordable housing for a period of at least 20 years. Through this ordinance, 75 deed-restricted ownership units have been created. The City has also collected approximately \$6.3 million in in-lieu fees through the ordinance from 2014 through October 2020, which are used to provide gap financing for affordable housing projects.

TABLE C-43: PROJECTS RECEIVING GOVERNMENT ASSISTANCE, CITY OF FOLSOM, 2020

Name of Development	Sponsor	Funding Sources	Year Built/ Rehabilitated	Expiration Date	Housing Units	Target Income Groups
Folsom Gardens I*	Mercy Housing	Section 8	1970/1997	2044	48	Extremely low-income families and seniors
Folsom Gardens II*	Mercy Housing	Section 8	1970/1997	2047	47	Extremely low-income families and seniors
Mercy Village	Mercy Housing	Tax credits, CHFA, CDBG and Redevelopment funds, County HOME funds	1960/1999	2039/ 2055**	81	Very low-income families and seniors
Creek View Manor	Mercy Housing	Tax credits, CHFA, CDBG, Redevelopment funds, County HOME funds	2007	2062	138	Very low- and low-income seniors
Vintage Willow Creek	USA Properties	Tax credits, CHFA, CDBG and Redevelopment funds	2003	2058	184	Very low- and low-income seniors
Folsom Oaks Apartments	TLCS and Mercy Housing	HUD Section 811, MHP, CHFA, County HOME funds, City funds	2011	2066	18	Very low-income households
Forestwood at Folsom Apartments	USA Properties	Tax credits, County HOME funds, City funds	2012	2066	55	Very low- and low-income families
Granite City Apartments	St. Anton Partners	Tax credits, City funds	2013	2068	80	Very low- and low-income families
Bidwell Pointe	St. Anton Partners	Tax credits, City funds	2019	2071	100	Very low- and low-income families
Total					751	

Notes: *The City does not have affordability agreements with Mercy Housing for Folsom Gardens. The HUD Use Agreements require that Folsom Gardens remain affordable for the "...useful life of the Project." The California Housing Partnership estimates an affordability end year of 2044 for Folsom Gardens I and an affordability end year of 2047 for Folsom Gardens II.

**7 of the 81 units were deed restricted for 40 years (until 2039). The remaining units are deed restricted until 2055.

Source: City of Folsom 2020; California Housing Partnership Preservation Database, July 2020; Ascent Environmental, Inc., 2020.



3.4.5 PRESERVING AT-RISK UNITS

State law requires that housing elements include an inventory of all publicly assisted multifamily rental housing projects within the local jurisdiction that are at risk of conversion to uses other than low-income residential during the next 10 years from the start of the Housing Element planning period (i.e., May 15, 2021).

California Government Code Section 65863.10 requires that owners of Federally-assisted properties must provide notice of intent to convert their properties to market rate 12 months and 6 months prior to the expiration of their contract, opt-outs, or prepayment. Owners must provide notices of intent to public agencies, including HCD, the local redevelopment agency, the local public housing authority, and to all impacted tenant households. The six-month notice must include specific information on the owner's plans, timetables, and reasons for termination. Under Government Code Section 65863.11, owners of Federally-assisted projects must provide a Notice of Opportunity to Submit an Offer to Purchase to Qualified Entities, non-profit or for-profit organizations that agree to preserve the long-term affordability if they should acquire at-risk projects, at least one year before the sale or expiration of use restrictions. Qualified Entities have first right of refusal for acquiring at-risk units.

As illustrated in Table C-43, there are currently (2020) no projects at risk of conversion. The units at Folsom Gardens I and Folsom Gardens II (built in 1970 and 1973) were preserved in 1997, and the units continue to be affordable with Section 8 assistance available for all of the units. The income limit for applicants is 30 percent of area median income. Although not required by law, the fact that the affordability of the Folsom Gardens units was preserved is especially important because this is one of two rental housing in Folsom with all units targeted to extremely low-income households. Mercy Housing manages the project.

In summary, there are no affordable units in Folsom at risk of conversion to market-rate uses within the next 10 years; however, if there were units at-risk, there are a variety of Federal, State, and local programs available for the preservation of these units.

Federal Programs to Preserve At-Risk Units

For below-market properties, Section 8 preservation tools include the Mark-Up-to-Market program, which provides incentives for for-profit property owners to remain in the Section 8 program after their contracts expire. The Mark-Up-to-Budget program allows non-profit owners to increase below-market rents to acquire new property or make capital repairs while preserving existing Section 8 units. For above-market properties, Mark-to-Market provides owners with debt restructuring in exchange for renewal of Section 8 contracts for 30 years.

For Section 236 properties, Interest Reduction Payment (IRP) Retention/Decoupling enables properties to retain IRP subsidy when new or additional financing is secured.

Due to the termination of two major federal preservation programs (LIHPRHA and ELIHPA), and the limitations of existing federal tools such as Mark-to-Market, state and local actors must assume a greater role in preserving HUD-assisted properties.

Section 515 enables USDA to provide deeply subsidized loans directly to developers of rural rental housing. Loans have 30 year terms and are amortized over 50 years. The program gives first priority to individuals living in substandard housing.

A range of resources are available for preservation of Section 515 resources. Non-profit organizations can acquire Section 515 properties and assume the current mortgage or receive a new mortgage to finance acquisition and rehabilitation of the structures. Section 538 Rental Housing Loan Guarantees are available for the Section 514 and 516 loans and grants are also available for purchase and rehabilitation of Section 515 properties that are occupied by farmworkers. Section 533 provides a Housing Preservation Grant Program, which funds rehabilitation, but not acquisition.

State Programs to Preserve At-Risk Units

At the state level, the California Housing Finance Agency offers low interest loans to preserve long-term affordability for multifamily rental properties through its Taxable, Tax-Exempt, or CalHFA funded Permanent Loan programs.

HCD offers the Multifamily Housing Program (MHP), which provides deferred payment loans for preservation of permanent and transitional rental housing, as well as new construction and rehabilitation.

The Golden State Acquisition Fund (GSAF) is sponsored by HCD's Affordable Housing Innovation Fund and provides loans to developers for acquisition or preservation of affordable housing.

The Mobile Home Park Rehabilitation and Resident Ownership Program provides short- and long-term low interest rate loans for the preservation of affordable mobile home parks for ownership or control by resident organizations, nonprofit housing sponsors, or local public agencies. MPRROP also makes long-term loans to individuals to ensure continued affordability.

The HOME Investment Partnerships Program provides grants to cities and counties and low-interest loans to state-certified community housing development organizations to create and preserve affordable housing for single- and multifamily projects benefitting lower-income renters or owners.

Qualified Entities

Qualified entities are non-profit or for-profit organizations with the legal and managerial capacity to acquire and manage at-risk properties that agree to maintain the long-term affordability of projects. Table C-44 lists the qualified entities for Sacramento County.



TABLE C-44: QUALIFIED ENTITIES, 2019

Organization	City
ACLC, Inc.	Stockton
Affordable Housing Foundation	San Francisco
Eskaton Properties, Inc.	Carmichael
Housing Corporation of America	Laguna Beach
Norwood Family Housing	Sacramento
ROEM Development Corporation	Santa Clara
Rural California Housing Corp.	West Sacramento
Sacramento Valley Organizing Community	Sacramento
Satellite Housing Inc.	Berkeley
Volunteers of America National Services	Sacramento

Source: California Department of Housing and Community Development, 2019.

3.5 Energy Conservation Opportunities

State housing element law requires an analysis of the opportunities for energy conservation in residential development. Energy efficiency has direct application to affordable housing because the more money spent on energy, the less available for rent or mortgage payments. High energy costs have particularly detrimental effects on low-income households that do not have enough income or cash reserves to absorb cost increases and at times must choose between basic needs such as shelter, food, and energy. In addition, energy price increases have led to a renewed interest in energy conservation.

All new buildings in California must meet the standards contained in Title 24, Part 6, of the California Code of Regulations (Building Energy Efficiency Standards for Residential and Nonresidential Buildings). These regulations respond to California's energy crisis and need to reduce energy bills, increase energy delivery system reliability, and contribute to an improved economic condition for the state. They were established by the California Energy Commission in 1978 and are updated every three years to allow consideration and possible incorporation of new energy efficiency technologies and methods. The 2019 California Energy Code, which was adopted by California Energy Commission on May 9, 2018, will apply to projects constructed after January 1, 2020. The newest update enables homes to reduce electricity demands through solar photovoltaic systems and other measures, helping to reduce energy bills and the carbon footprint. The California Energy Commission estimates a 53-percent reduction in energy use and an expected savings of \$19,000 over a 30-year mortgage from the previous energy code.

The City of Folsom enforces energy efficiency requirements through the building permit process. The City adopted the 2019 California Building Code (including Title 24, Part 6, described above) on January 14, 2020, see Chapter 14.02 of the City's Municipal Code. All new construction must comply with the standards in effect on the date a building-permit application is made.

The California Building Code includes green building regulations, referred to as CALGreen, to encourage more sustainable and environmentally friendly building practices, require low pollution emitting substances that can cause harm to the environment, conserve natural resources, and promote the use of energy efficient materials and equipment. The City of Folsom adopted the California Green Building Standards Code, 2019 Edition, in 2020, see Chapter 14.20 of the City's Municipal Code.

CALGreen Requirements for new buildings include:

- Separate water meters for nonresidential buildings' indoor and outdoor water use;
- Install water conserving plumbing fixtures and fittings to reduce indoor-water consumption;
- Water-efficient landscaping and moisture-sensing irrigation systems for larger landscape projects;
- Divert 65 percent of construction waste from landfills;
- Install low pollutant-emitting materials;
- Installation of solar photovoltaics;
- Domestic hot water solar preheat requirement of 20-30 percent; and
- Home Energy Rating System testing for kitchen exhaust hood ventilation, insulation, and heating, ventilation, and air conditioning systems.

In accordance with the provisions of the California Subdivision Map Act, Section 16.32.090 of Folsom's Municipal Code states that the City may require a subdivider to dedicate easements to ensure that each parcel has access to sunlight for solar energy systems. The Code also states that solar access easements shall not result in reducing allowable densities or lot coverage.

The City supports several Property Accessed Clean Energy (PACE) programs. These programs encourage investing in energy efficiency by providing special assessment financing for energy efficiency and renewable energy projects. Loans are repaid through property taxes.

The Sacramento Municipal Utility District (SMUD) provides electricity services and Pacific Gas and Electric (PG&E) provides gas services for the City of Folsom. Both utilities offer a variety of programs to increase energy conservation and reduce monthly energy costs for lower-income households.

SMUD offers rebates, special promotions, and home-improvement loans to assist residential customers with energy efficiency upgrades and improvements. SMUD's Home Performance Program helps residents reduce energy use by evaluating a home's current energy use and recommending home improvements.



In addition, SMUD offers reduced electricity rates through the Energy Assistance Program Rate (EAPR) for customers that qualify as low-income. The reduction is based on income levels compared to the Federal Poverty Level (FPL). EAPR customers with a household income at or below the FPL would receive the largest monthly discounts (up to \$60 per month in 2020). EAPR customers with a household income between 100 percent and 200 percent of the FPL would receive smaller discounts (up to \$20 per month in 2020). SMUD also offers reduced electricity rates for customers that require electrically powered medical equipment. The reduction is equal to \$15 off each monthly bill.

PG&E offers the following financial and energy-related assistance programs for its low-income customers in Folsom:

- **California Alternate Rates for Energy (CARE).** PG&E offers this rate reduction program for low-income households. PG&E determines qualified households by a sliding income scale based on the number of household members. The CARE program provides a discount of 20 percent or more on monthly energy bills.
- **Energy Savings Assistance Program.** PG&E's Energy Savings Assistance program offers free weatherization measures and energy-efficient appliances to qualified low-income households. PG&E determines qualified households through the same sliding income scale used for CARE. The program includes measures such as attic insulation, weather stripping, caulking, and minor home repairs. Some customers qualify for replacement of appliances including refrigerators, air conditioners, and evaporative coolers.
- **REACH (Relief for Energy Assistance through Community Help).** The REACH program is sponsored by PG&E and administered through a non-profit organization. PG&E customers can enroll to give monthly donations to the REACH program. Through the REACH program, qualified low-income customers who have experienced uncontrollable or unforeseen hardships, that prohibit them from paying their utility bills may receive an energy credit. REACH assistance is available once per 12-month period, with exceptions for seniors and mentally- and physically disabled persons. Eligibility is determined by a sliding income scale based on the number of household members. To qualify for the program, the applicant's income cannot exceed 200 percent of the Federal poverty guidelines.
- **Energy Efficiency for Multifamily Properties.** The Energy Efficiency for Multifamily Properties program is available to owners and managers of existing multifamily residential dwellings containing five or more units. The program encourages energy efficiency by providing rebates for the installation of certain energy-saving products.
- **Medical Baseline Allowance.** The Medical Baseline Allowance program is available to households where a California-licensed physician has certified that a full-time resident is either dependent on life-support equipment while at home; a paraplegic, hemiplegic, quadriplegic, or multiple sclerosis patient with special heating and/or cooling needs; a scleroderma patient with special heating needs; suffering from a life-

threatening illness or compromised immune system with special heating and/or cooling requirements to sustain the patient's life or prevent deterioration of the patient's medical condition; or suffering from asthma and/or sleep apnea. The program allows customers to get additional quantities of energy at the lowest or baseline price for residential customers.

In addition to the local programs described above, the California Department of Community Services and Development (CSD) administers the Federally funded Low-Income Home Energy Assistance Program (LIHEAP). This program provides two types of assistance: Home Energy Assistance and Energy Crisis Intervention. The first type of assistance is a direct payment to utility bills for qualified low-income households. The second type of assistance is available to low-income households that are in a crisis situation. CSD also offers free weatherization assistance, such as attic insulation, caulking, water heater blankets, and heating and cooling system repairs to low-income households.



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4 Potential Housing Constraints

State housing element law requires local jurisdictions to review both governmental and non-governmental constraints to the maintenance and production of housing for all income levels. Since local governmental actions can restrict the development and increase the cost of housing, State law requires the housing element to “address and, where appropriate and legally possible, remove governmental and nongovernmental constraints to the maintenance, improvement, and development of housing” (Government Code Section 65583(c)(3)). The housing element must also analyze potential and actual constraints upon the development, maintenance, and improvement of housing for persons with disabilities.

4.1 Potential Governmental Constraints

City of Folsom policies and regulations that affect residential development and housing affordability include land use controls, permit processing procedures and fees, development impact fees, on- and off-site infrastructure improvement requirements, and building codes and enforcement. This section describes these standards and assesses whether they constrain housing development.

4.1.1 LAND USE CONTROLS - GENERAL PLAN AND ZONING

The Folsom General Plan establishes land use designations for all land within the city limits. These land use designations specify the type of development that the City will allow. The General Plan land use designations include seven designations that permit a range of residential development types (see Table C-45) up to densities of 30 units per acre: Single Family (SF), Single Family High Density (SFHD), Multifamily Low Density (MLD), Multifamily Medium Density (MMD), Multifamily High Density (MHD), Historic Folsom Mixed Use (HF), and Mixed Use (MU). In addition, the City’s recent General Plan Update, adopted in 2018, created the East Bidwell Mixed Use Overlay which extends along East Bidwell Street from Riley Street, in the Central Business District, to Highway 50. This overlay designation allows for multifamily housing at 20 to 30 units per acre as well as shops, restaurants, services, offices, and other compatible commercial uses. These uses are in addition to those allowed by the underlying General Plan land use designation.

The General Plan also identified half-mile areas around light rail stations where SACOG has designated “Transit Priority Areas” and commits the City to assisting with the development of new housing and employment uses in these areas. The City is currently updating the Zoning Code to create new standards for transit-oriented development.

The City Zoning Code is adopted as Title 17 of the Folsom Municipal Code. The City is currently (2020) undergoing a comprehensive zoning code update which will review and revise existing development standards and will outline new development standards for the East Bidwell Mixed Use Overlay and transit priority areas. The following is a description of the adopted Zoning Code, as of August 2020.



TABLE C-45: RESIDENTIAL AND MIXED USE GENERAL PLAN LAND USE DESIGNATIONS, CITY OF FOLSOM, 2020

LU Designation	Code	Description	Maximum Residential Density	Consistent Zoning Districts
Single Family	SF	Single family detached homes at low to medium densities.	4 units/acre	R-1-L, R-1-ML
Single Family High Density	SFHD	Single family homes at high densities. Duplexes, halfplexes, mobile home parks, zero-lot line homes, and attached homes may be included	7 units/acre	R-1-M, R-2, RMH
Multifamily Low Density	MLD	Multifamily low density residential developments. Small-lot single family detached, zero-lot line homes, duplexes, halfplexes, townhouses, condominiums, and apartments may be included.	12 units/acre	R-M, R-2
Multifamily Medium Density	MMD	Multifamily medium density residential, including townhouses, condominiums, and apartments.	20 units/acre	R-M, R-3
Multifamily High Density	MHD	Multifamily high density residential units in apartment buildings.	30 units/acre	R-M, R-4
Mixed Use	MU	A mixture of commercial and residential uses, including multifamily housing, shops, restaurants, services, offices, hospitality, and other compatible uses.	30 units/acre	MU, MU-TCOZ, MU-EDOZ, SP-MU
Historic Folsom Mixed Use	HF	A mixture of commercial and residential uses designed to preserve and enhance the historic character of Folsom's old town center.	30 units/acre	HD
East Bidwell Mixed Use Overlay	EBC	Provides flexibility for a mixture of commercial and residential uses along East Bidwell Street. Allows for multifamily housing, shops, restaurants, services, and offices.	30 units/acre	various

Source: City of Folsom 2035 General Plan.

The current zoning code includes eight residential and three mixed use zoning districts. Table C-46 lists and describes the eight residential and three mixed use zoning districts in the currently (2020) adopted zoning code. Similar to zoning ordinances in other jurisdictions, the Folsom Municipal Code does not explicitly state the permitted maximum residential density for most zoning districts, but instead specifies minimum lot areas. In the case of the R-1-L, R-1-ML, and R-1-M districts, only one primary single family dwelling is allowed per lot (ADUs are also permitted). The R-2 district allows two primary units per lot.

As shown in Table C-46, the R-3 zone allows up to a four-unit structure per lot. This has the implication that lot splits may be required to develop larger parcels at higher densities. Also, setback, access, and parking requirements can reduce the actual realistic development density below the maximum density listed in the table depending on the lot size. However, the City is conducting a zoning code update and the revised zoning code will allow for a broader range of housing types, including apartments, and will not limit the R-3 zone to a maximum four-unit structure per lot.

TABLE C-46: RESIDENTIAL AND MIXED USE ZONING DISTRICTS, CITY OF FOLSOM, 2020				
Zoning Designation	Code	Allowed Residential Uses	Minimum Lot Size	Maximum Density (based on Minimum Lot Size)
Residential Single Family, Large Lot District	R-1-L	Single family dwellings	14,500 sq. ft.	3.0 units/acre
Residential Single Family, Medium Lot District	R-1-ML	Single family dwellings	10,000 sq. ft.	4.4 units/acre
Residential Single Family, Small Lot District	R-1-M	Single family dwellings	6,000 sq. ft. (7,500 sq. ft. for corner lots)	7.3 units/acre (5.8 units/acre for corner lots)
Two-Family Residential District	R-2	Single family dwellings, duplexes	6,000 sq. ft. (7,500 sq. ft. for corner lots)	14.5 units/acre (11.6 units/acre for corner lots)
Neighborhood Apartment District	R-3	Single family attached dwellings, duplexes, 3- and 4-family dwellings/ apartments, emergency shelters	6,000 sq. ft. (7,500 sq. ft. for corner lots)	29.0 units/acre (23.2 units/acre for corner lots)
Residential, Multifamily Dwelling District	R-M	Single family zero lot dwellings, duplexes, multifamily dwellings or group dwellings, apartment houses	6,000 sq. ft. (7,500 sq. ft. for corner lots), minimum lot area per dwelling unit or guestroom is 3,500 sq. ft. (1,700 sq. ft. may be allowed with a use permit)	12.4 units/acre (25.6 units/acre with use permit)
General Apartment District	R-4	Single family attached dwellings, duplexes, 3- and 4-family dwellings/ apartments, emergency shelters	6,000 sq. ft. (7,500 sq. ft. for corner lots)	n/a
General Mixed Use Overlay Zone	MU	Retail, dining, personal service, professional office, and residential uses, including live/work studios.	0.5 acres	30 units/acre
Mixed Use Town Center Overlay Zone	MU-TCOZ	Retail, dining, personal service, professional office, and residential uses, including live/work studios.	0.5 acres	30 units/acre
Mixed Use Entertainment District Overlay Zone	MU-EDOZ	Retail, dining, personal service, professional office, and residential uses, including live/work studios.	0.5 acres	30 units/acre
Residential Mobile Home Zone	RMH	Mobile-homes and mobile-home parks	n/a	Maximum average of 7 mobile homes per gross acre.

Source: City of Folsom Title 17 Zoning Code.

The City Zoning Code establishes requirements for the planned development district. The PD district is a “combining district” that is intended to be combined with a “base” underlying zoning district. The same uses in the underlying zone are allowed with a PD overlay. The PD district can also be applied to Specific Plan areas and to allow for greater flexibility in site design and may permit variances in height, setback, lot area and coverage, parking,



and other provisions in the regulations of the underlying zone. However, changes to the allowed density or use of the property require a general plan amendment and/or rezoning of the property. Planned Development Permits are not required for development of multi-family projects but are an option should additional flexibility or deviation from traditional development standards be warranted.

The FPASP, adopted June 28, 2011, includes five residential and one mixed use zoning districts for the area south of Highway 50. Table C-47 shows the zoning districts contained in the FPASP. Consistent with the requirements of the Folsom Municipal Code, the entire Plan Area was zoned SP-Specific Plan and assigned a number to distinguish the Plan Area from all other specific plan areas in the city.

TABLE C-47: FOLSOM AREA SPECIFIC PLAN RESIDENTIAL AND MIXED USE ZONING DISTRICTS, CITY OF FOLSOM, 2020

Zoning Designation	Code	Allowed Residential Uses	Minimum Lot Size	Allowed Density (based on Minimum Lot Size)
Specific Plan-Single Family	SP-SF	Single family detached homes	6,000 sq. ft.	1-4 units/acre
Specific Plan-Single Family High Density	SP-SFHD	Single family and two family attached and detached dwellings	4,000 sq. ft.	4-7 units/acre
Specific Plan-Multifamily Low Density	SP-MLD	Single family, two family, and multifamily dwellings	Single Family/Two Family: 3,000 sq. ft. Townhouses: 1,000 sq. ft. per dwelling unit Condominiums, Garden Apartments, Apartments: 1 acre	7-12 units/acre
Specific Plan-Multifamily Medium Density	SP-MMD	Multiple family dwellings including townhomes, apartments, and condominiums	Townhouses: 1,000 sq. ft. per dwelling unit Condominiums, Garden Apartments, Apartments: 1 acre	12-20 units/acre
Specific Plan-Multifamily High Density	SP-MHD	Multiple family dwellings including townhomes, apartments, and condominiums	0.5 acre	20-30 units/acre
Specific Plan-Mixed Use District	SP-MU	Multiple family dwellings including townhouses, condominiums, apartments, and live/work studios	0.5 acre	9-30 units/acre

Source: Folsom Area Specific Plan, 2011.

The setback, lot coverage, and maximum height requirements for residential zones are shown below in Table C-48 and for residential zones within the FPASP in Table C-49 on the following page. The requirements are similar to those of other communities throughout the state and are not considered a constraint to the development of affordable housing. The requirements in the FPASP allow smaller setbacks and more lot coverage than the rest of the City, providing more flexibility in development standards. However, as noted

earlier, the City is undertaking a comprehensive zoning code update, which will modify development standards.

TABLE C-48: SETBACK, LOT COVERAGE, AND HEIGHT REQUIREMENTS IN RESIDENTIAL AND MIXED USE ZONES, CITY OF FOLSOM, 2020

Zone	Front Setback	Minimum Side Setback	Rear Setback	Maximum Lot Coverage	Maximum Height
R-1-L	35 ft.	5ft one side, 11 ft. other side	20 percent of lot depth, 15 ft. min.	30 percent	2 stories, 35 ft.
R-1-ML	20 ft.	5ft one side, 11 ft. other side	20 percent of lot depth, 10 ft. min.	35 percent	2 1/2 stories, 35 ft.
R-1-M	20 ft.	5ft one side, 11 ft. other side	20 percent of lot depth, 10 ft. min.	35 percent	2 1/2 stories, 35 ft.
R-2	20 ft.	5ft one side, 10 ft. other side	20 percent of lot depth, 10 ft. min.	40 percent	2 1/2 stories, 35 ft.
R-3	20 ft.	5ft one side, 10 ft. other side	20 percent of lot depth, 10 ft. min.	50 percent	2 stories, 35 ft.
R-M	20 ft.	5ft one side, 11 ft. other side (except street side of corner lot: 16 ft.)	20 percent of lot depth, 10 ft. min.	60 percent	4 stories, 50 ft.
R-4	20 ft.	5ft one side, 10 ft. other side	20 percent of lot depth, 10 ft. min.	60 percent	4 stories, 50 ft.
MU, MU-TCOZ, MU-EDOZ	0 ft.	0 ft. (3 ft. accessory structures)	0 ft.	n/a	50 ft. (15 ft. accessory structure)
RMH ¹	n/a	n/a	n/a	n/a	n/a

Note: ¹Different development standards apply to the RMH (Residential Mobile Home) district

Source: City of Folsom Title 17 Zoning Code.

TABLE C-49: FOLSOM PLAN AREA SPECIFIC PLAN SETBACK, LOT COVERAGE, AND HEIGHT REQUIREMENTS IN RESIDENTIAL AND MIXED USE ZONES, 2020

	SP-SF	SP-SFHD	SP-MLD			SP-MMD		SP-MHD		SP-MU
			Single Family and Two Family	Townhouses	Condominiums/ Apartments	Townhouses	Condominiums/ Apartments	SP-MHD		
WIDTH (MEASURED AT FRONT YARD SETBACK)										
Interior Lot	60 feet	40 feet	30/60 feet	22 feet	n/a	n/a	n/a	n/a	n/a	n/a
Corner Lot	75 feet	45 feet	35/65 feet	37 feet	n/a	n/a	n/a	n/a	n/a	n/a
Cul-de-sac	45 feet	35 feet	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Flag Lot ¹	60 feet	40 feet	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
FRONT YARD SETBACKS (MEASURED AT THE BACK OF SIDEWALK)										
Courtyard/Porch (from foundation line)	15 feet ²	12.5 feet	12.5 feet	30 feet ⁵	12.5 feet	20 feet ⁵	20 feet ⁵	Major/Minor Arterial: 40 feet Collector/Local Street: 10 feet	Major/Minor Arterial: 40 feet Collector/Local Street: 10 feet	0 feet ⁷
Primary Structure	15 feet ²	15 feet	15 feet	30 feet ⁵	15 feet	20 feet ⁵	20 feet ⁵	Major/Minor Arterial: 40 feet Collector/Local Street: 10 feet	Major/Minor Arterial: 40 feet Collector/Local Street: 10 feet	0 feet ⁷
Garage	20 feet	20 feet	20 feet	30 feet ⁵	20 feet	20 feet	20 feet	20 feet	20 feet	n/a
SIDE YARD SETBACKS (MEASURED AT THE BACK OF SIDEWALK)										
Interior Side Yard	5 feet ³	5 feet ³	5 feet ⁴	n/a	10 feet	n/a	10 feet	10 feet	10 feet	0 feet ³
Street Side Yard (corner lot)	15 feet	15 feet	12.5 feet	2 story: 15 feet 3 story: 20 feet	2 story: 15 feet 3 story: 20 feet	2 story: 15 feet 3 story: 20 feet	2 story: 15 feet 3 story: 20 feet	2 story: 15 feet 3 story: 20 feet	Major/Minor Arterial: 40 feet Collector/Local Street: 10 feet	0 feet
Garage Facing Side Street (corner lot)	20 feet	20 feet	20 feet	18 feet	n/a	18 feet	n/a	n/a	n/a	n/a
Second Dwelling Unit ¹	5 feet	5 feet	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Accessory Structures (interior lot lines)	5 feet	5 feet	3 feet	5 feet	3 feet	5 feet	5 feet	5 feet	5 feet	3 feet

TABLE C-49: FOLSOM PLAN AREA SPECIFIC PLAN SETBACK, LOT COVERAGE, AND HEIGHT REQUIREMENTS IN RESIDENTIAL AND MIXED USE ZONES, 2020

	SP-SF	SP-SFHD	SP-MLD			SP-MMD		SP-MHD	
			Single Family and Two Family	Townhouses	Condominiums/ Apartments	Townhouses	Condominiums/ Apartments	SP-MHD	SP-MHD
REAR YARD SETBACKS (MEASURED AT THE BACK OF SIDEWALK)									
Main Building	20 feet	15 feet	10 feet	10 feet	10 feet	10 feet	10 feet	15 feet	0 feet ⁷
Second Dwelling Unit ¹	5 feet	5 feet	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Accessory Structure	5 feet	5 feet	5 feet	5 feet	5 feet	5 feet	5 feet	5 feet	0 feet
Detached Garage	5 feet	5 feet	5 feet	5 feet	n/a	5 feet	n/a	0 feet	n/a
BUILDING HEIGHT									
Main Building	35 feet	35 feet	35 feet	35 feet	50 feet	35 feet	50 feet	50 feet	50 feet
Detached Garage	18 feet	18 feet	18 feet	18 feet	18 feet	18 feet ⁶	18 feet ⁶	18 feet ⁶	15 feet ⁶
Second Dwelling Unit ¹	18 feet	18 feet	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Accessory Building	15 feet	15 feet	15 feet	15 feet	15 feet	15 feet	15 feet	15 feet	15 feet

Note: ¹ If second dwelling unit placed above detached garage, then max. height increased to 22 feet and side and rear yard setbacks for both detached garage and second unit increased to 13 feet.

² 50% frontage; 20 feet minimum remainder

³ 10 feet minimum between buildings

⁴ For zero-lot-line dwelling units: 0 feet side yard setback for one side; 10 feet side yard setback for the other side.

⁵ 0 feet within Town Center Garage/Carports

⁶ Garage/Carports
⁷ Courtyard/Porch/Plaza: Setbacks may vary based on Design Review approval by the City. Refer to Implementation Section 13.2.4.
Source: Folsom Plan Area Specific Plan, 2011.



4.1.2 FOLSOM PLAN AREA SPECIFIC PLAN MAXIMUM UNIT COUNT

Since the adoption of the FPASP in 2011, the Folsom City Council has approved a number of amendments to the specific plan that have resulted in shifts in land uses and changes to the total residential unit count. Per the amendment approved in March 2018, the maximum residential unit capacity for the FPASP is 11,461 units. As stated in Policy 4.7 of the FPASP, the transfer of dwelling units is permitted between parcels, as long as the total number of dwelling units in the FPASP does not exceed 11,461. Since the March 2018 amendment, several land use changes and density transfers have been approved for projects in the FPASP. However, these amendments have not resulted in an increase in the maximum unit count.

As a result of the FPASP policy limiting the total number of units, projects proposing an increase in density can only be approved if density is decreased elsewhere in the Plan, and a specific plan amendment is approved. Specific plan amendments increase time and effort for project approval, thereby reducing flexibility for housing development. Housing Element Program H-2 directs the City Council to consider a specific plan amendment that would allow for increases in the maximum unit count for the FPASP in order to maintain adequate housing sites to accommodate the RHNA.

4.1.3 BUILDING CODES AND ENFORCEMENT

Building Codes mandated by the State of California and their enforcement are necessary to ensure safe housing conditions but can result in increased housing costs and impact the feasibility of rehabilitating older properties. The City has adopted the 2019 California Building Standards Codes (CBSC), which is the most recent version of the CBSC. The City has adopted only minor administrative amendments to the building code. The City's building codes are consistent with the codes applied in other local jurisdictions in California and do not negatively impact the construction of affordable housing.

As with most jurisdictions, the City responds to code enforcement problems largely on a complaint basis. The usual process is to conduct a field investigation after a complaint has been submitted through the Code Enforcement Hotline, or some other means. If the complaint is found to be valid, the immediacy and severity of the problem is assessed. The City's philosophy is to effectively mitigate serious health or safety problems, while allowing the property owner a reasonable amount of time and flexibility to comply.

4.1.4 PERMIT PROCESSING PROCEDURES

Permit processing procedures and timelines are often cited by the development community as a primary contributor to housing costs. However, the City has taken several steps to streamline the approval process.

The City's Planning Division processes planning permit and entitlement applications including design review, use permits, variances, rezones, and general plan amendments. The City requires that project applications with the required construction drawings be submitted to the Community Development

Department for plan review. Plans are reviewed to ensure that the project meets City requirements outlined in the Folsom Municipal Code and the California Building Code. If such requirements are not met, City staff notifies the applicant of the necessary revisions and the applicant must re-submit for review. Once all requirements are met, the applicant must pay all remaining fees, upon which the City issues a building permit and construction can begin.

In April 2020, the City launched its electronic plan review process allowing applicants to submit plans, drawings, and supporting documents to the City for review electronically, eliminating the need to provide printed copies of plans. This electronic program streamlines the plan review cycle, reduces costs associated with obtaining building permits and development entitlements, and supports Folsom's sustainability efforts.

Design Review

The City of Folsom requires a design review process subject to either City staff or Planning Commission review. City staff has approval authority for smaller-scale projects, including custom single family homes, master residential building plans, and multifamily projects containing no more than two units. The Planning Commission is the review authority for multifamily projects containing more than two units and projects that are part of a planned development or a tentative subdivision map. Developments within the Historic District are subject to design review and approval by the Historic District Commission.

Title 17 of the City's Municipal Code (Design Review) requires that City staff and/or Planning Commission make findings based on adopted city-wide design guidelines and determine compatibility with surrounding development and consistency with the general design theme of the neighborhood. Currently (2020) new multifamily residential developments in Folsom must adhere to the City's Design Guidelines for Multifamily Development.

The State Legislature has enacted several bills that require jurisdictions to adopt objective design standards. First, under the Housing Accountability Act, a housing development may only be denied or reduced in density if it is inconsistent with objective standards. Senate Bill 330, Housing Crisis Act of 2019, prohibits cities and counties from adopting standards that reduce residential development capacity and imposing or enforcing new design standards established on or after January 1, 2020, that are not objective design standards. Finally, Senate Bill 35, passed in 2017, requires jurisdictions that have failed to approve housing projects sufficient to meet their State-mandated RHNA to provide streamlined, ministerial entitlement process for housing developments that incorporate affordable housing. Per Senate Bill 35, review and approval of proposed project's with at least 50 percent affordability must be based on objective standards and cannot be based on subjective design guidelines.

The City Zoning Code and Design Guidelines currently (2020) include subjective language. The City is in the process of amending the Zoning Code to incorporate objective design standards, which will replace the Design Guidelines for Multifamily Development. The Housing Element Program H-8



calls for the City to rescind the Design Guidelines for Multifamily Development once the new zoning code is adopted.

Typical Processing Times

Permit processing times vary largely by project type and depend on the project size, complexity of the project, and the number of approvals needed to complete the process. As shown in Table C-50 below, processing times range from 2 weeks to 12 months for projects requiring major actions, such as a rezone or general plan amendment. Actions requiring approval from the Planning Commission or City Council typically have the longest processing times. However, actions are often completed concurrently with other actions and thereby reduce the total time needed to process a project application. Simultaneous review of the various actions and/or permits saves the City and the developer time and money.

TABLE C-50: TIMELINES FOR PERMIT PROCEDURES		
Type of Approval or Permit	Typical Processing Time	Approval Body
Site Design Review	2 - 4 weeks	Staff
Minor Use Permit	2 - 3 months	PC/HDC
Conditional Use Permit	2 - 3 months	PC/HDC
Planned Development Permit	3- 6 months	PC/HDC
Variance Review	2 - 3 months	PC/HDC
Rezone*	6 - 12 months	CC
General Plan Amendment*	6 - 12 months	CC
Specific Plan Amendment*	6 - 12 months	CC
Parcel Map Review	2 - 3 months	PC/HDC
Subdivision Map Review	6 months	CC

Source: City of Folsom, 2020; Folsom Municipal Code

* Typically involves environmental review and multiple entitlements such as Planned Development Permit, Design Review, and Tentative Subdivision Map

For most discretionary approvals, such as tentative subdivision maps, an average timeline from submission of a complete application to consideration by the Planning Commission is 12 weeks. An additional three weeks is then required for consideration by the City Council. Once a tentative subdivision map is approved, the plan check turn-around timeline is approximately 20 working days for the first plan check and 10 working days for all subsequent plan checks. This same timeline applies to the building permit/construction drawing process. In an effort to further streamline the process, the City allows planned development permits to be processed in conjunction with other entitlements, and if processed alone, are issued by the Planning Commission.

Table C-51 shows the typical approval requirements by project type and estimated total processing times for each. The simultaneous processing of various approval requirements allows the total processing times to be reduced. Less complex projects, such as a single family unit, can be completed at staff level review and only take 2-4 weeks for approval. However, projects

that require Planning Commission and/or City Council approval take longer to process. Subdivisions and multifamily developments typically take a total of 6 months processing time to complete all approval requirements.

TABLE C-51: TYPICAL PROCESSING PROCEDURES BY PROJECT TYPE		
Project Type	Typical Approval Requirements	Estimated Total Processing Time
Single Family Unit	Site Plan Review Design Review	2-4 weeks (Staff level review) 2-3 months (Planning Commission/Historic Design Commission review)
Subdivision	Site Plan Review Design Review Environmental Review Tentative Map Final Map	6 months
Multifamily Units	Site Plan Review Design Review Environmental Review	6 months

Source: City of Folsom, 2020

Senate Bill 35 Approvals

As stated earlier, Senate Bill 35 requires jurisdictions that have failed to meet their RHNA to provide streamlined, ministerial entitlement process for housing developments that incorporate affordable housing. Because Folsom has met its RHNA for above moderate income housing in the Fifth Cycle (2013-2021) Housing Element but has not met its RHNA for lower income housing, projects providing at least 50 percent lower-income housing that meet all objective standards are eligible for ministerial (i.e., staff-level) approval under Senate Bill 35. However, to be eligible, projects must also meet a long list of other criteria, including prevailing wage requirements for projects over 10 units. As of August 2020, the City has not received any applications for Senate Bill 35 approval. The City will establish a process for Senate Bill 35 streamlining through the upcoming comprehensive zoning code update, scheduled for adoption in Spring 2021.

Senate Bill 330 Processing Procedures

Senate Bill 330, the Housing Crisis Act of 2019, established specific requirements and limitations on development application procedures. The bill allows a housing developer to submit a “preliminary application” to a local agency for a housing development project. Submittal of a preliminary application allows a developer to provide a specific subset of information on the proposed housing development before providing the full amount of information required by the local government for a housing development application. Submittal of the preliminary application secures the applicable development standards and fees adopted at that time. The project is considered vested and all fees and standards are frozen, unless the project changes substantially (by 20 percent or more of the residential unit count or square footage) or the applicant fails to timely submit a complete application as required by the Permit Streamlining Act.



Each jurisdiction may develop their own preliminary application form or may use the application form developed by HCD. In addition, the bill limits the application review process to 30 days, for projects less than 150 units, and 60 days, for projects greater than 150 units, and no more than 5 total public hearings, including Planning Commission, design review, and City Council.

Senate Bill 330 also prohibits cities and counties from enacting a development policy, standard, or condition that would have the effect of: (A) changing the land use designation or zoning to a less intensive use or reducing the intensity of land use within an existing zoning district below what was allowed on January 1, 2018; (B) imposing or enforcing a moratorium on housing development; (C) imposing or enforcing new design standards established on or after January 1, 2020, that are not objective design standards; or (D) establishing or implementing certain limits on the number of permits issued or the population of the city or county.

In compliance with Senate Bill 330, the City accepts the use of the preliminary application form provided by HCD. In addition, the City is currently (2020) undergoing a comprehensive zoning code update which will include objective standards that will provide more clarity and certainty for residential developments.

Conclusion

Processing and permit procedures do not constitute a development constraint in Folsom. The City has made several efforts to streamline the approval process and provide flexibility for development standards. Additionally, the City's electronic plan review process further streamlines review and allows for simultaneous review of various approval requirements.

4.1.5 DEVELOPMENT FEES AND OTHER EXACTIONS

Table C-52 below shows typical planning and application fees, City impact fees, and other agency fees for a 2,250 square foot single family unit and an 850 square foot multifamily unit development in the city. The City's application fees and impact fees are estimated at just over \$35,000 for a single family home and just over \$20,000 per unit in a multi-family development. Adding in other agency fees, including school district fees, the total estimated fees for a single-family unit are \$56,286, and the total estimated fees for a typical multifamily project are \$30,711 per unit or approximately \$1,535,550 for a 50-unit development.

Table C-53 below shows typical planning and application fees, city impact fees, and other agency fees for a 2,250 square foot single family unit and an 850 square foot multifamily unit in the FPASP area. The FPASP identifies development fees by zoning district. As shown in the table, the total fees for a typical 2,250 square foot home in the single-family zoning district of the FPASP area would be \$61,401, including other agency fees. The fees for the same home in a single-family high-density zoning district would be \$59,303. For a multifamily project in a multifamily high-density zoning district, the total fees would be \$28,198 per unit, based on an 850 square foot unit; therefore, a 50-unit multifamily development would pay approximately \$1,409,900 in total fees.

TABLE C-52: TYPICAL DEVELOPMENT FEES, CITY OF FOLSOM

	Single Family Unit	Multifamily Unit
PLANNING & APPLICATION FEES		
Building Permit	\$2,134	\$910
Plan Check	\$150	\$150
State Revolving Fee	\$13	\$5
S.M.I.	\$40	\$14
Business License Fee	\$29	\$29
Planning & Application Fee Subtotal	\$2,366	\$1,108
CITY IMPACT FEES		
Transportation Improvement Fee	\$8,168	\$5,717
Light Rail Fee	\$724	\$498
Transportation Management	\$35	\$25
Water Connection	\$3,361	\$2,185
Water Impact	\$985	\$530
Water Meter	\$301	\$301
Drainage	\$1,037	\$1,037
Sewer Connection Fees	\$1,073	\$839
General Capital	\$1,596	\$1,596
Fire Capital	\$1,086	\$1,050
Police Capital	\$601	\$681
Humbug/Willow Creek Mitigation	\$276	\$174
School Admin Fee	\$45	\$45
Citywide Park Fee	\$7,037	\$4,675
General Park Equipment	\$94	\$94
Solid Waste Capital	\$363	\$363
Waste Management Fee	\$21	\$50
Inclusionary Housing ^{1,2}	\$6,008	n/a
City Impact Fees Subtotal	\$32,811	\$19,860
OTHER AGENCY FEES		
County Measure A Transportation Mitigation	\$1,329	\$930
County Regional Sanitation ³	\$3,602	\$2,701
School Impact Fees ⁴	\$16,178	\$6,112
Other Agency Fees Subtotal	\$21,109	\$9,743
Total	\$56,286	\$30,711

Notes: Single family fees based on a 2,250 square foot (living area) single family, single-story detached entry level home with three bedrooms, two full baths, and an attached two-car garage (450 square feet). Multifamily fee based on 850 square foot unit.

¹ Inclusionary Housing Fee is only applicable to for-sale units.

² Based on median list price per square foot of \$267 (Zillow.com, July 2020); \$600,750 list price for 2,250 square foot single family home.

³ Based on the County Regional Sanitation fee for infill development. The County Regional Sanitation fee for new development is \$6,479.

⁴ \$7.19 per square foot (FCUSD, April 2020).

Sources: City of Folsom 2019; County of Sacramento; Sacramento Regional Sanitation District, July 2019; Folsom Cordova Unified School District, April 2020.



TABLE C-53: FPASP DEVELOPMENT IMPACT FEES, CITY OF FOLSOM – 2020

Planning & Application Fees	Single Family Unit		Multifamily Unit		
	\$2,134		\$910		
Building Permit	\$150		\$150		
Plan Check	\$13		\$5		
State Revolving Fee	\$40		\$14		
S.M.I.	\$29		\$29		
Planning & Application Fee Subtotal	\$2,366		\$1,108		
City Impact Fees	Single Family Unit		Multifamily Unit		
	SF	SFHD	MLD	MMD	MHD
FPASP General Capital	\$1,273	\$1,273	\$1,047	\$1,047	\$1,047
FPASP Library Capital	\$322	\$322	\$213	\$213	\$213
FPASP Municipal Center Capital	\$585	\$585	\$389	\$389	\$389
FPASP Police Capital	\$387	\$387	\$437	\$437	\$437
FPASP Fire Capital	\$1,089	\$1,089	\$1,054	\$1,054	\$1,054
FPASP Parks Capital	\$8,275	\$8,275	\$5,498	\$5,498	\$5,498
FPASP Trails Capital	\$1,637	\$1,637	\$1,087	\$1,087	\$1,087
FPASP Solid Waste	\$515	\$515	\$342	\$342	\$342
FPASP Corp Yard	\$1,369	\$830	\$499	\$239	\$180
FPASP Transit	\$1,444	\$1,313	\$1,182	\$1,051	\$984
FPASP Highway 50 Improvement	\$1,398	\$1,272	\$1,145	\$1,018	\$954
FPASP Highway 50 Interchange	\$2,845	\$2,586	\$2,326	\$2,067	\$1,940
FPASP Sac County Transportation Development	\$5,880	\$5,344	\$4,810	\$4,275	\$4,009
FPASP Water Treatment Plant Expansion	\$1,306	\$819	\$509	\$421	\$399
Off-Site Roadway	\$220	\$200	\$180	\$160	\$150
Transportation Management Fee	\$35	\$35	\$25	\$25	\$25
General Park Equipment	\$94	\$94	\$94	\$94	\$94
School Admin Fee	\$45	\$45	\$45	\$45	\$45
Water Meter	\$301	\$301	\$301	\$301	\$301
Waste Management Plan Fee	\$21	\$21	\$50	\$50	\$50
Inclusionary Housing ^{1,2}	\$6,008	\$6,008	n/a	n/a	n/a
City Impact Fees Subtotal	\$35,049	\$32,951	\$21,233	\$19,813	\$15,189
Other Agency Fees	Single Family Unit		Multifamily Unit		
Sacramento County Transportation Mitigation Fees	\$1,329		\$930		
County Regional Sanitation ³	\$6,479		\$4,859		
School Impact Fees ⁴	\$16,178		\$6,112		
Other Agency Fees Subtotal	\$23,986		\$11,901		
Total	\$61,401	\$59,303	\$34,242	\$32,822	\$28,198

Notes: Single family fees based on a 2,250 square foot (living area) single family, single-story detached entry level home with three bedrooms, two full baths, and an attached two-car garage (450 square feet). Permit Inspection Fee and Plan Check Fee not included. Multifamily fee based on 850 square foot unit.

¹ Inclusionary Housing Fee is only applicable to for-sale units.

² Based on median list price per square foot of \$267 (Zillow.com, July 2020); \$600,750 list price for 2,250 square foot single family home.

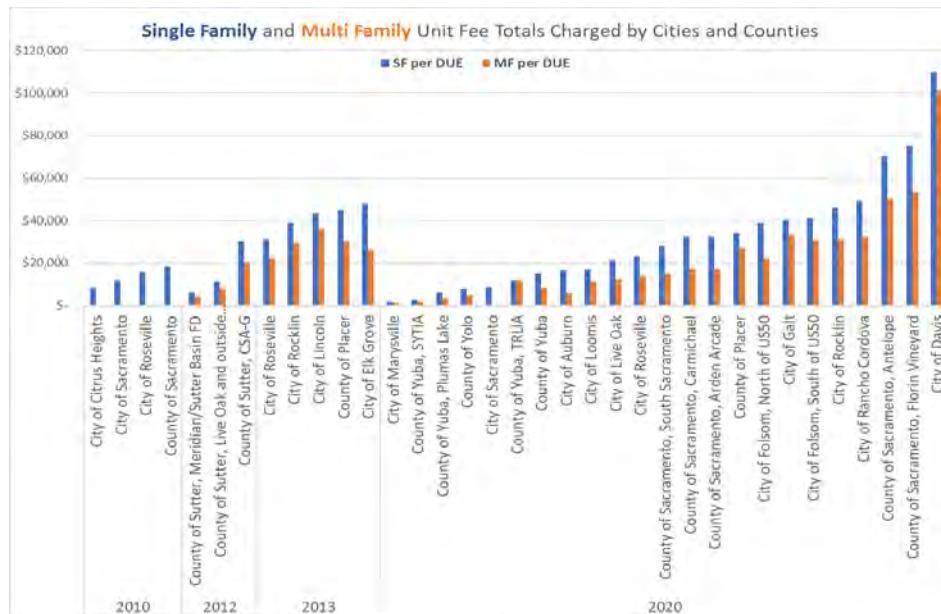
³ Based on the County Regional Sanitation fee for infill development. The County Regional Sanitation fee for new development is \$6,479.

⁴ \$7.19 per square foot (FCUSD, April 2020).

Sources: City of Folsom 2019; County of Sacramento; Sacramento Regional Sanitation District, July 2019; Folsom Cordova Unified School District, April 2020.

SACOG reviewed development impact fees of various jurisdictions in the Sacramento region in 2020. As shown in Figure C-16, SACOG found that the City's fees for single family and multifamily homes were in the middle of the range: Sacramento, Roseville and portions of the unincorporated County were lower; Rocklin, Rancho Cordova, Davis, and the unincorporated communities of Antelope and Florin Vineyard were higher.

FIGURE C-16: DEVELOPMENT IMPACT FEES BY JURISDICTION IN THE SACRAMENTO REGION



The City offers fee deferrals to affordable housing developers. In addition, certain administrative processing fees may be waived for qualified projects. These helpful tools are described in Chapter 16.60 of the Folsom Municipal Code. The City also offers the two-for-one studio fee rate program, which charges only one set of impact fees for every two studio units developed, as described in Chapter 16.70 of the Folsom Municipal Code.

In compliance with Assembly Bill 1483, the City's fees are posted on the City's website.

4.1.6 ON/OFF SITE IMPROVEMENT REQUIREMENTS

The City has residential development requirements for landscaping, street lighting, fences and walls, solar energy use, and parking. The City adopted these standards to ensure that minimum levels of design and construction quality are maintained, and adequate levels of street and facility improvements are provided. While the City's development standards are similar to those in other jurisdictions, there may be some standards that exceed the level necessary to ensure adequate circulation and parking, drainage, environmental protection, and protection from visual nuisances. The City's standards are summarized below. The standards included in this summary are those which typically have a potential to affect housing costs but



are necessary to provide a minimum level of design and construction quality in the city's neighborhoods.

Fences and Walls: Materials should be a textured solid surface compatible with the architecture of the building. Property owner(s) should be responsible for maintenance of perimeter fences and walls.

Landscaping: Street trees (minimum 15 gallon size) are required. One or two trees per lot frontage should be used in residential areas. Existing significant trees should be preserved.

Residential Streets: All major/primary driveway aisles shall be a continuous width of 27 feet to allow Fire Department and other emergency vehicular access. Emergency vehicle access roads shall have a continuous width of at least 24 feet in subdivisions comprised of Group R-3 occupancies, and not less than 20 feet in all other developments (Folsom Municipal Code, Chapter 8.36). Street width reductions may be considered on private streets where adequate access for emergency vehicles and off-street parking can be shown. Greenbelts or landscaped setbacks maintained by homeowners associations are encouraged.

To the extent feasible, Folsom allows modifications of development standards for affordable housing units. Modifications include, but are not limited to, reduced parking requirements, modified minimum lot size and lot coverage, and modified locational requirements for duplexes and accessory dwellings.

Parking

Folsom's off-street parking standards for residential uses north of Highway 50 are summarized in Table C-54. The parking standards contained in the Zoning Code differ from the standards in the Design Guidelines for Multifamily Development. The Design Guidelines establish more specific parking standards for multifamily housing. However, Housing Element Program H-8 calls for the City to rescind the Design Guidelines for Multifamily Development once the new zoning code is adopted.

TABLE C-54: PARKING STANDARDS, CITY OF FOLSOM – NORTH OF HIGHWAY 50, 2020	
Residential Use	Parking Requirements
Single family dwelling	2 spaces per unit
Two-family dwelling	2 spaces per unit
Residential condominiums, townhouses, and planned developments with private streets	3 spaces per unit (one of which shall be used as guest parking)
Multiple-family structures and complexes	1.5 spaces per unit (Municipal Code)
1 bedroom	1.5 spaces/unit (From Design Guidelines for Multifamily Development)
2 bedroom	1.75 spaces/unit (From Design Guidelines for Multifamily Development)
3 bedroom	2 spaces/unit (From Design Guidelines for Multifamily Development)
Guest Parking	1 space/5 units (From Design Guidelines for Multifamily Development)
Residential care homes	1 space/3 persons receiving care, in addition to the spaces required for the residence
Mobile homes in mobile home parks	2 spaces per unit, and 1 guest parking space for each 4 mobile-home spaces

Source: *Folsom Municipal Code, Title 17 Parking Requirements City of Folsom, Design Guidelines for Multifamily Development*.

Table C-55 summarizes parking standards for residential uses south of Highway 50, which are contained in the Specific Plan.

TABLE C-55: PARKING STANDARDS, CITY OF FOLSOM – SOUTH OF HIGHWAY 50	
Residential Use	Parking Requirements
Single family dwelling	2 covered spaces per unit
Two-family dwelling	2 covered spaces per unit
Residential condominiums, townhouses, and apartments	1 Bedroom or less: 1 covered and 0.5 uncovered guest spaces per unit 2 Bedrooms or more: 2 covered and 0.5 uncovered guest spaces per unit
Second Dwelling Unit	1 off-street space per unit (FMC 17.105)
Home Occupations	Off-street parking required for each commercial vehicle associated with the home occupation, where up to 3 are allowed (FMC 17.61)
Live/Work Studios	1 uncovered space per unit

Source: *Folsom Plan Area Specific Plan, 2011*.



The City grants parking standard reductions to developers of affordable and senior housing on a case-by-case basis. For senior residential projects, the City has allowed for a reduction in parking requirements (to one space per unit) where it was shown that the development would have a reduced demand for parking. The covered parking requirement for development in the area south of Highway 50 could potentially cost more than uncovered parking. However, recent affordable housing projects in Folsom have provided covered parking. The City works with affordable housing developers to resolve any issues related to parking requirements by examining each project and adjusting parking requirements for affordable projects on a case-by-case basis. As described earlier, the City uses the planned development permit process to provide more flexibility in development standards and to ensure that standards, such as the covered parking requirement, do not create a hardship for a particular project.

4.1.7 OPEN SPACE AND PARK REQUIREMENTS

Open space and park requirements can decrease the affordability of housing by decreasing the amount of land available on a proposed site for constructing units. Folsom follows Quimby Act requirements (Government Code Section 664477 et. Seq.) for park land dedications in new subdivisions. The City requires new subdivisions to dedicate land and/or pay an in-lieu fee to fund the development of neighborhood and community parks. The land dedication is calculated based on the general plan requirement of five acres per 1,000 persons. If land is not available for dedication, the developer must pay a fee in lieu of land dedication. The fee is based upon the fair market value of the amount of land that would otherwise be required for dedication.

In addition to the park land dedication and in-lieu fee required of new subdivisions, new development must pay a park improvement fee. Currently (June 2020), the park fee is \$7,037 per single family residential unit, \$4,675 per multifamily residential unit, and \$0.476 per square foot of commercial or industrial space. The FPASP for the area south of Highway 50 proposes to satisfy the park land dedication requirement by a combination of land dedication and park improvement fees. Open space and parks are considered beneficial to a well-balanced affordable housing development. Recognizing that open space requirements can add to the cost of a project, the City allows flexibility in the open space requirement for housing projects that provide very low- and low-income units.

4.1.8 DENSITY BONUS

A density bonus is the allocation of development rights that allows a parcel to accommodate additional square footage or additional residential units beyond the maximum for which the parcel is zoned. The legislature has made frequent changes to State density bonus law over the years, including AB 1763, which significantly increased density bonus provisions for 100 percent affordable projects. As of 2020, statewide density bonus law requires local jurisdictions to provide a density bonus and other incentives or concessions to residential developments that meet at least one of the following criteria:

- At least 5 percent of the housing units are restricted to very low income residents.
- At least 10 percent of the housing units are restricted to lower income residents.
- At least 10 percent of the housing units in a for-sale common interest development are restricted to moderate income residents.
- 100 percent of the housing units (other than manager's units) are restricted to very low, lower, and moderate-income residents (with a maximum of 20 percent moderate).
- At least 10 percent of the housing units are for transitional foster youth, disabled veterans, or homeless persons, with rents restricted at the very low-income level.
- At least 20 percent of the housing units are for low income college students in housing dedicated for full-time students at accredited colleges.
- The project donates at least one acre of land to the city or county for very low-income units, and the land has the appropriate general plan designation, zoning, permits and approvals, and access to public facilities needed for such housing.
- The project is a senior citizen housing development (no affordable units required).
- The project is a mobile home park age-restricted to senior citizens (no affordable units required).

The density bonus a project can receive is based on a sliding scale that varies based on the type of housing and the percentage of affordable units. The maximum density bonus is generally 35 percent, except recent changes to state law increased the maximum density bonus to 80 percent for projects that provide 100 percent affordable units.

In addition to the density bonus, local jurisdictions are required to provide at least one of the following regulatory concessions and/or incentives to projects that qualify for a density bonus, except market-rate senior citizen projects with no affordable units and land donated for very low income housing:

- Reduction in site development standards or modification of zoning code requirements (e.g., setback reduction),
- Approval of mixed-use zoning, or
- Other regulatory incentives or concessions that result in identifiable and actual cost reductions.

Projects are eligible for up to three incentives/concessions on a sliding scale based on the percentage of affordable units provided, except projects that provide 100 percent affordable units, which are eligible for up to four incentives/concessions.

Projects qualifying for a density bonus also receive a waiver or reduction of development standards that would otherwise prevent the project from being built at the increased density as well as reduced parking requirements, shown in Table C-56. In addition, parking requirements for projects located within a



half mile of an accessible major transit stop or bus route are further reduced or eliminated depending on the type of affordable project.

TABLE C-56: STATEWIDE PARKING STANDARDS FOR AFFORDABLE HOUSING, CALIFORNIA, 2020

Number of Bedrooms	Number of On-Site Parking Spaces
0 to 1 bedroom	1
2 to 3 bedrooms	2
4 or more bedrooms	2 1/2

Source: California Government Code Section 65915

The City's density bonus law is outlined in Section 17.102 of Folsom's Municipal Code. This code section was last updated in 2011 and does not reflect the recent changes in state law including density bonus for housing projects for transitional foster youth, disabled veterans, homeless persons, college students, or 100 percent affordable projects. Additionally, density bonus parking standard reductions for projects near transit are not reflected in the code. As described in Housing Element Program H-12, the City is currently (2020) conducting a comprehensive update to its Zoning Code, which will include an updated density bonus ordinance to be consistent with State law requirements.

4.1.9 INCLUSIONARY HOUSING

The City's Inclusionary Housing Ordinance, adopted in 2002 and amended in 2013, is a major part of the City's affordable housing strategy; however, because inclusionary ordinances have the potential to act as a constraint to the production of market rate housing, State law requires an analysis in the housing element.

Currently (August 2020), the City's Inclusionary Housing Ordinance requires all for-sale projects consisting of 10 or more units, including condominium conversion projects, to include affordable housing units equal to 10 percent of the total number of units in the project, excluding density bonus units. The 10 percent must consist of 3 percent very low income units and 7 percent low income units.

The ordinance provides alternative methods to the on-site construction of inclusionary housing requirement, including:

- Construction of inclusionary housing units at an off-site location within the city;
- Dedication of sufficient land within the city to construct at least the same number of inclusionary housing units and supporting infrastructure;
- Acquisition, rehabilitation, and conversion of existing market rate units in the city that are at or above existing affordable rents, which require repair, rehabilitation, modernization, or other work, and convert those units to affordable for-sale housing units;

- Conversion of existing market rate units in the city that do not require rehabilitation and are at or above existing affordable rents to affordable for-sale housing units by way of deed restrictions;
- Payment of an in-lieu fee which equals one percent of the lowest priced for-sale residential unit in the proposed subdivision multiplied by the total number of for-sale residential units in the proposed subdivision;
- Use of inclusionary housing credits; or
- A combination of the above methods or other alternatives to meet the inclusionary housing requirement.

No affordable for-sale units were built during the 2013-2021 planning period through the inclusionary ordinance. Most developers opted to pay the in-lieu fee, which has generated over \$6.3 million since 2014. These fees are used by the City to provide gap financing for affordable multifamily projects.

As shown in Table C-57, jurisdictions throughout the Sacramento region have implemented various forms of inclusionary housing or affordable housing requirements. Out of the 10 jurisdictions surveyed, 7 have an adopted affordable housing requirement in the form of an inclusionary housing ordinance or affordable housing impact fee. Folsom's in-lieu fee of one percent of the lowest priced for-sale residential unit typically ranges between \$5,000 and \$7,000, under current (2020) market conditions. This fee structure allows the fee to adjust up or down as the market adjusts. The fee is within the range of other jurisdictions in the Sacramento region.

The City's inclusionary housing ordinance is comparable to other affordable housing programs in the region. The in-lieu fee provides developers with an alternative to constructing affordable units while providing the City with funds to financially subsidize affordable developments in Folsom. The City continues to monitor the effects of the inclusionary housing requirement and provides funds to support affordable housing in the City. In addition, the City is currently (2020) conducting an Inclusionary Housing In-Lieu Fee Study to identify the financing gap or subsidy required to produce affordable units in Folsom and confirm that the current in-lieu fee is appropriate.

TABLE C-57: COMPARISON OF INCLUSIONARY HOUSING REQUIREMENTS FOR JURISDICTIONS IN THE SACRAMENTO REGION, 2020

Jurisdiction	Davis	El Dorado County	Elk Grove	Folsom	Rancho Cordova	Rocklin	Roseville	Sacramento	Sacramento County	West Sacramento
Inclusionary Housing Ordinance	Yes. Up to 35% affordable units for rental and ownership housing ¹	Yes. 10% affordable units for ownership housing ³ (3% very low, 7% low)	No. Impact fee only.	Yes. 10% affordable units for ownership housing ³ (3% very low, 7% low)	No, but 10% affordable housing goal applies to all projects with 4 or more units	No. Impact fee only.	No. Impact fee only.	No. Impact fee only.	No. Impact fee only.	Yes. 10% affordable units (5% very low and 5% low for rental projects; 10% low for ownership)
Inclusionary Housing In-Lieu Fee	\$75,000 / unit ²	None	None	1% of lowest sales price	None	None	None	None	None	\$5,640/unit
Affordable Housing Impact Fee	—	—	—	Yes - \$4,628/SF unit or \$2,695/MF unit	—	—	—	Yes - \$2.78 / sq. ft.	Yes - \$2.92 / sq. ft.	—

Notes: SF = single family; MF = multi-family; sq. ft. = square feet

¹For rental housing developments of 5-19 units – 25% affordable units required; for rental vertical mixed use developments – 5% affordable units required; for for-sale detached units on lots greater than 5,000 sf – 25% affordable units required; for for-sale detached units on lots less than 5,000 sf – 15% affordable units required; for for-sale attached units – 10% affordable units required.

²In-Lieu Fees are only allowed in certain cases and only for a portion of the proposed project

³Inclusionary housing requirements only apply to rental housing developments receiving financial assistance.

Source: EPS, 2020.

4.1.10 STATE OF CALIFORNIA, ARTICLE 34

Article 34 of the State Constitution requires local jurisdictions to obtain voter approval for specified “low rent” housing projects that involve certain types of public agency participation. Generally, a project is subject to Article 34 if more than 49 percent of its units will be rented to low-income persons. If a project is subject to Article 34, it will require an approval from the local electorate. This can constrain the production of affordable housing, since the process to seek ballot approval for affordable housing projects can be costly and time consuming, with no guarantee of success.

Local jurisdictions typically place a measure or referendum on the local ballot that seeks authority to develop a certain number of units during a given period of time. The City of Folsom has not held an Article 34 election since it does not directly build affordable housing. Although the City provides funding to affordable housing developers, this does not trigger Article 34 unless the City itself builds the public housing. Article 34 authorization has not been a barrier to the production of affordable housing.

4.1.11 DEVELOPMENT, MAINTENANCE, AND IMPROVEMENT OF HOUSING FOR PERSONS WITH DISABILITIES

In accordance with Senate Bill 520 (Chapter 671, Statutes of 2001), the City has analyzed the potential and actual governmental constraints on the development of housing for persons with disabilities. The City has reviewed its zoning laws, policies, and practices to ensure compliance with fair housing laws. The City has adopted the 2019 California Building Code, including Title 24 regulations of the code concerning accessibility for persons with disabilities.

In May 2011, the City adopted a Reasonable Accommodation Ordinance into the Municipal Code. The procedure for reasonable accommodation allows persons with disabilities or their representatives to submit an application form or a letter to the Community Development Director requesting the necessary modification. The procedure is handled ministerially at the staff level, unless the project for which the request is made requires some other discretionary approval, in which case the request is handled concurrently with the application for discretionary approval.

4.2 Potential Non-Governmental Constraints

The availability and cost of housing is strongly influenced by market forces over which local governments have little or no control. Nonetheless, State law requires that the housing element contain a general assessment of these constraints, which can serve as the basis for actions to offset their effects. The primary non-governmental constraints to the development of new housing in Folsom can be broken into the following categories: cost of real property acquisition, availability of financing, development and construction costs, environmental constraints, and community attitudes about housing.

4.2.1 AVAILABILITY OF FINANCING

The availability of financing is a critical factor that can influence the cost and supply of housing. Housing developments require capital used by developers



for initial site preparation and construction and capital used by homeowners and investors to finance the purchase of units. Financing is largely impacted by interest rates. Small fluctuations in interest rates can dramatically influence the ability to qualify for a loan.

Mortgage interest rates have remained at historically low levels and are currently (2020) around 3.5 percent. Mortgage rates are expected to remain low in the coming years. While interest rates for development and construction are generally higher than interest rates for home purchase (i.e., mortgages), financing for new construction is generally available at reasonable rates. However, the economic uncertainty resulting from the coronavirus pandemic may have lasting effects on financing throughout the planning period. Lenders may scrutinize applicants more closely than in the past, reducing the availability for financing despite affordable rates.

4.2.2 LAND AND SITE IMPROVEMENT COSTS

Land costs are a major factor in the cost to build housing in Folsom. Land costs vary depending on lot size, zoning, location, access to services, and existing improvements. According to August 2020 online listings on Zillow.com, the average land cost per acre is around \$750,000. Lot sizes of land listed for sale range from 0.27 acre to 2.16 acres and the median for-sale lot size is 0.36 acres. The average lot sales price is around \$300,000.

Recent land acquisition costs for affordable multifamily developments in the City ranged between about \$520,000 to \$1 million per acre, with a median land cost per acre of about \$650,000.

Upon securing raw land, developers have to make certain site improvements to “finish” the lot before homes can be built. These improvements typically include utility connections, rough grading, installation of water and sewer lines, and construction of streets, curbs, gutters, and sidewalks. Site improvement costs for single family and multifamily homes in Folsom range depending on the type of improvements and parcel constraints. Site improvement costs for a single family home are estimated to be approximately \$67,500 per unit. Site improvement costs for a multifamily development are estimated to be approximately \$16,000 per unit.

4.2.3 CONSTRUCTION COSTS

According to estimates from local developers, construction costs vary widely based on the square footage of the home, product type (attached versus detached), and specification level. Construction costs for a detached single-family home are estimated to be approximately \$80 to \$90 per square foot. Therefore, construction costs for a typical 2,250 square foot home with a 450-square foot attached garage are estimated to be between \$216,000 and \$243,000. Construction costs for attached multifamily development are higher than typical single family developments, ranging between \$185 to \$265 per square foot, based on recent affordable multifamily development. Construction costs for a typical 850-square foot multifamily unit are estimated to be between \$157,250 and \$225,250.

High construction costs limit the rate of return investors can receive from financing development. High rent or sales prices are required to cover land and construction costs, pushing multifamily developments toward building luxury apartments with a high rate of return.

Total Housing Development Costs

As shown in Table C-58, the total of all housing development costs discussed above for a typical single family home (2,250 square feet) are approximately \$535,000, including land costs, site improvements, construction costs, fees and permits. The total of all housing development costs for a typical multifamily unit (850 square feet) are approximately \$272,000. This figure does not include developer profit, marketing, or financing costs.

TABLE C-58: ESTIMATED HOUSING DEVELOPMENT COSTS, CITY OF FOLSOM, 2020

Type of Cost	Single Family Unit	Multifamily Unit
Land Costs (cost per acre / cost per unit)	\$750,000 / \$187,500	\$650,000 / \$24,000
Site Improvement Costs (average cost per unit)	\$67,500	\$16,000
Total Construction Cost	\$225,000	\$200,000
Total Development Impact Fees*	\$55,000	\$32,000
Total Estimated Housing Development Costs	\$535,000	\$272,000

Note: Single family unit costs are based on a typical 2,250-square foot unit with a 450-square foot garage on a 0.25-acre parcel. Multifamily unit costs are based on a typical 850-square foot unit built at a density of 27 units per acre.

Site improvement costs for multifamily units are based on the average cost per unit for the following recent projects: Bidwell Pointe, Bidwell Place, Granite City, and Talavera Ridge.

**Includes building permit fees*

Source: City of Folsom, 2020.

The specifications for the hypothetical house used for analysis here were chosen to define it as an entry-level family home. As noted in earlier in Section 3.1, Housing Needs Assessment, the median sales price for homes in Folsom is \$559,100 in (February 2020). Recent sales prices for new single family detached homes in Folsom varied from \$497,950 to \$731,990 in 2020.

4.2.4 REQUESTS FOR HOUSING DEVELOPMENTS AT REDUCED DENSITIES

State law requires the housing element to include an analysis of requests to develop housing at densities below those anticipated in the sites inventory. The sites inventory prepared for the 2013 Housing Element conservatively assumed buildup at 60 percent of the maximum allowed density on multifamily high density sites (18 dwelling units per acre). Since that time, nearly all multifamily high density sites that have been approved or proposed for development at much higher densities than assumed in the 2013 Housing Element. This is especially true for affordable projects, which in some cases have used the density bonus to exceed the maximum allowable density (Bidwell Pointe and Bidwell Place). Recent multifamily developments (including both market-rate and affordable projects) have been constructed or proposed at densities averaging 27 units per acre. Affordable multifamily developments have been constructed or proposed at densities averaging 30 units per acre. There was only one instance during the last planning period where neighborhood opposition



led to a reduced density than assumed in the 2013 Housing Element. City staff also continues to work with developers to identify opportunities to increase unit counts in proposed multifamily developments. For this reason, the City is increasing the assumed density on high density sites for the 2021 Housing Element to reflect a more realistic capacity for multifamily housing.

Single family housing has often been developed at lower densities than anticipated, specifically within the FPASP. Developers have built single family housing on land designated for multifamily low density development. This has resulted in single family homes on small lots and fewer units than what was anticipated in the Specific Plan.

4.2.5 LENGTH OF TIME BETWEEN PROJECT APPROVAL AND APPLICATIONS FOR BUILDING PERMITS

State law requires an analysis of the length of time between receiving approval for housing development and submittal of an application for building permit. On average approximately 6 month passes between the approval of a housing development application and submittal of an application for building permits. Time passed between project approval and applications for building permits for recent multifamily project are shown in Table C-59.

TABLE C-59: LENGTH OF TIME BETWEEN PROJECT APPROVAL AND BUILDING PERMIT APPLICATION SUBMITTAL, CITY OF FOLSOM, 2020

Multifamily Project	Date of Approval	Date of Building Permit Application Submittal	Time Lapsed
Pique Apartments	May 18, 2016	December 23, 2016	7 months, 5 days
The HUB	September 27, 2016	December 27, 2016	3 months
Talavera Ridge	December 15, 2015	July 15, 2016	7 months
Bidwell Pointe	June 21, 2017	November 14, 2017	4 months, 24 days

Source: City of Folsom, 2020

4.2.6 LOCAL EFFORTS TO REMOVE NON-GOVERNMENTAL CONSTRAINTS

The City has little ability to control non-governmental constraints, such as the price of land and environmental constraints. However, the City is working to streamline the development application process to reduce time and money spent. As mentioned above, the City has programs to subsidize affordable housing and provides fee deferrals to encourage development.

In addition, the City works to educate the public to reduce opposition to new development. The City provides materials on its website informing residents of affordable housing needs in the City and relates housing costs to typical incomes of Folsom residents.

The City also partners with the development community to identify and promote potential housing development opportunities in Folsom. In addition, Attachment C.2 of this housing element provides capacity profiles of high density residential sites and evaluates sites based on financing criteria for affordable developments.

5 Evaluation

This chapter evaluates the accomplishments under the City's 2013 Housing Element to determine the effectiveness of the previous housing element, the City's progress in implementing the 2013 Housing Element, and the appropriateness of the housing goals, objectives, and policies.

5.1 2013-2021 Housing Accomplishments

5.1.1 MAJOR ACCOMPLISHMENTS

The following are some of the major accomplishments and important steps the City has undertaken to provide greater housing opportunities during the 2013-2021 Housing Element planning period.

- Adopted a comprehensive General Plan Update that established the East Bidwell Mixed Use Overlay, creating new opportunities for multifamily housing and mixed-use development along East Bidwell Street. The General Plan also identified SACOG Transit Priority Areas for transit-oriented development around the light rail stations.
- Initiated a comprehensive zoning code update to implement the General Plan, incorporate objective design standards for multifamily development, and streamline the development approval process.
- Adopted an amendment to the City's ADU Ordinance allowing ADUs by right anywhere residential development is allowed, if the ADU meets certain criteria.
- Implemented a gradual phase-in inflationary adjustment to the current Housing Trust Fund Fee to increase funds for the development of affordable housing.
- Added an Energy Efficiency section to the City's website that contains useful energy efficiency information and identifies numerous energy efficiency resources.
- Approved and provided a grant in the amount of \$780,000 to the Talavera Ridge (Broadstone) Apartment project for the purpose of developing six (6) extremely low-income housing units.
- Approved and provided financial assistance, including an affordable housing loan in the amount of \$5,300,000 and 100 sewer fee credits for the Bidwell Pointe, mixed-use, affordable housing project developed by St. Anton Partners in 2018. The project includes 14 very low-income units and 86 low-income units.
- Approved the Parkway Apartment project, along with gap funding in the amount of \$4,800,000 and 75 sewer fee credits in 2017. The 72-unit affordable housing project includes 8 extremely low-, 34 very low- and 29 low-income units and is currently (October 2020) pending construction.
- Approved the Bidwell Place Apartment project, along with a \$4,150,000 affordable housing loan and 60 sewer fee credits in Spring 2020. The 75-unit, 100 percent affordable housing project includes 4 extremely low-, 4 very low-, and 66 low-income units.



- Preformed review of the Scholar Way Senior Apartments project proposed by USA Properties in 2019, including 3 extremely low-, 73 very low-income units and 33 low-income units. The project is currently (October 2020) pending design review and gap funding approval.

5.1.2 PROGRESS TOWARD MEETING THE RHNA

Table C-60 summarizes the number of building permits issued each year for new housing units by income category during the previous RHNA planning period as of the end of 2019. Development occurred at varied rates within the planning period with recent increases as development began to occur in the FPASP, south of Highway 50. An annual average of 431 units were issued permits from 2013 through 2019. The majority of units constructed during the planning period met the needs of moderate and above-moderate income households. Only 6 extremely low- and 14 very low-income units were constructed during the planning period, meeting only 1.6 percent of the extremely low- and very low-income RHNA. 86 low-income units were constructed, meeting 10 percent of the RHNA for low-income households. The City met 94 percent of its moderate income RHNA and 124 percent of its above-moderate RHNA.

**TABLE C-60: BUILDING PERMITS ISSUED FOR NEW UNITS BY INCOME CATEGORY,
CITY OF FOLSOM, 2013-2019**

Income Category	2013	2014	2015	2016	2017	2018	2019	Total	2013-2021 RHNA	Percentage of RHNA met
Extremely Low-Income/ Very Low-Income	—	—	—	—	6	14	—	20	1,218	1.6%
Low-Income	—	—	—	—	—	86	—	86	854	10%
Moderate Income	28	68	54	74	358	221	4	807	862	94%
Above Moderate Income	302	205	180	99	138	449	729	2,102	1,699	124%
TOTAL	330	273	234	173	502	770	733	3,015	4,633	—

Source: City of Folsom, 2020.

5.1.3 EFFORTS TO ADDRESS SPECIAL HOUSING NEEDS

Government Code Section 65588 requires that local governments review the effectiveness of the housing element goals, policies, and related actions to meet the community's special housing needs. As shown in Table C-61, the 2013 Housing Element included Programs H-5.A. through H-5.E. addressing senior housing needs, emergency shelters, childcare centers, and reasonable accommodations for persons with disabilities.

The City has shown continual dedication to meeting the needs of seniors. The City has supported low-income senior homeowners through the Seniors Helping Seniors program. The program is funded with CBDG funds and provides a maximum grant amount of \$2,500 per property per year for minor repairs and \$7,500 per household once in a lifetime for major repairs. From

2013 through 2019, \$940,194 of financial assistance was provided through this program and 614 eligible senior households were served.

The City has also shown its commitment to addressing the needs of homeless residents. In September 2016, the Folsom Police Department collaborated with various faith communities to propose a Folsom Faith and Homeless Initiative. Through this effort, HART of Folsom was officially founded in July 2017. HART partners with organizations and the City to provide resources and services to the homeless population. A Sacramento Self Help Housing Homeless Outreach Navigator has been appointed by the City to assist HART. The City continues to support HART and Powerhouse Ministries, a local faith-based organization, to provide emergency and supportive transitional housing to both the homeless and residents at risk of becoming homeless. Powerhouse Ministries provides a low-barrier emergency shelter and transitional housing for women and children at its Transformation Center. An expansion of the Powerhouse Ministries Transformation Center is currently (2020) underway and is anticipated for completion in Spring 2021. The approved expansion replaces temporary buildings with a permanent dormitory, counseling office, conference room, and child play area. The expanded center will result in an increase of the total number of women and children housed from 20 to 40, providing 20 emergency shelter beds and 20 transitional housing beds.

The City continues to work with local organizations and homeless service providers to support emergency shelter facility development. The 2013 Housing Element did not include any programs for actions related to homeless persons beyond Program H-5.C. Emergency Shelter Facility Development. New and expanded programs are needed to address emergency shelter facilities in the city and the needs of homeless persons.

The Folsom Municipal Code was amended in 2015 establishing a streamlined process for permitting and regulating the operation of Large Family Day Care Homes in single-family residential zones. In addition, the City continues to make information available in written form and on the City's website on reasonable accommodation for persons with disabilities and provides an expedient process for individuals with disabilities to make requests for exemptions from, or modification of, the various land use, zoning, or building laws, rules, policies, practices and/or procedures of the city.

5.2 Review of Existing (2013) Housing Element

Table C-61 provides an evaluation of the 2013-2021 Housing Element implementation programs and reviews the results and effectiveness of each program.

TABLE C-61: EVALUATION OF EXISTING (2013) HOUSING ELEMENT PROGRAMS

Implementation Program	Status	Evaluation	Recommendations for Updated Housing Element
Adequate Sites Monitoring The City shall annually update its vacant land inventory, including an updated inventory of potential infill sites (smaller vacant and underutilized parcels) and make the updated inventory available on the City website. The City shall also conduct an annual review of the composition of the housing stock, the types of dwellings units under construction or expected to be under construction during the following year, and the anticipated mix, based on development proposals approved or under review by the City, of the housing to be developed during the remainder of the period covered by the Housing Element.	Completed / Ongoing	The City continues to update the residential vacant land inventory. The 2019 Vacant Land Inventory is currently available on the City's website and includes a list of both active and proposed residential housing projects.	Maintain program.
Facilitate Appropriate Sites for Affordable Housing The City shall encourage property owners and affordable housing developers to target and market the availability of sites with the best potential for development by facilitating meetings between willing property owners of large sites and willing affordable housing developers, when sufficient housing subsidy resources are available. To assist the development of housing for lower income households on larger sites (e.g., more than 10 acres), the City shall strive to streamline the approval process for land divisions, lot line adjustments, and/or specific plans resulting in parcel sizes that enable affordable housing development, and process fee deferrals related to the subdivision for projects affordable to lower income households.	Completed / Ongoing	The City continues to work with affordable housing developers and property owners in order to assist the development of housing affordable to lower income households. In 2017, two multi-family affordable apartment projects (Parkway Apartments and Bidwell Pointe) received project approval and loan commitments from the City. In 2020, an additional multi-family affordable apartment project (Bidwell Place Apartments) received project approval and a loan commitment from the City.	Maintain program.
Residential Mobile Home Zone The City shall amend the boundaries of the Residential Mobile Home (RMH) zones to be consistent with areas designated as Single-Family High Density/Mobile Home Park (SFHD) in the General Plan Land Use Diagram. Additionally, the City shall amend the language in the Zoning Code to remove references to the "Trailer and Trailer Parks" Zone.	In Progress	The City is currently conducting a zoning code update. This program will be addressed as part of the zoning code update, which is planned for completion in Fall 2020.	Delete program. Program planned for implementation prior to adoption of the updated housing element.

TABLE C-61: EVALUATION OF EXISTING (2013) HOUSING ELEMENT PROGRAMS

Implementation Program	Status	Evaluation	Recommendations for Updated Housing Element
Development Impact and Permit Fees The City shall undertake a review of its development impact and permit fees related to multi-family development, second units, and other affordable housing to reconfirm the relationship between required services and fees paid. As part of this study, the City shall review the financial needs of affordable housing projects, determine whether or not City fees can be reduced to facilitate affordable housing development, and identify options for the City to offset the foregone revenues from other sources.	Completed / Ongoing	The City continues to review its development impact fees. In 2015 the City completed a Nexus Study for residential impact fees associated with the Folsom Plan Area Specific Plan. Currently, the City does not charge impact fees to second units. In addition, the City allows a 50% reduction in City impact fees for multi-family project studio apartment units.	Maintain program. The City shall continue to review its development impact and permit fees.
Economic Development Treatment Capacity Bank The City shall continue to make use of the Economic Development Treatment Capacity Bank (EDTCB) established by the Sacramento Regional County Sanitation District (SRCSD), which allocates excess wastewater treatment capacity connection fee credits among jurisdictions in the district to reduce the costs for SRCSD sewer connection fees. The City shall reserve a portion of the credits for housing projects affordable to low-, very low-, and extremely low-income households.	Completed / Ongoing	The City continues to use EDTCB sewer credits to reduce the cost for SRCSD connection fees and continues to reserve a portion of these credits for housing projects affordable to low-, very low-and extremely low-income households. On June 13, 2017, the City Council approved Resolution No. 9947 authorizing 90 sewer credits for the 100% affordable Parkway Apartment project. On September 26, 2017, the City Council approved Resolution No. 10005 authorizing 75 sewer credits for the Bidwell Pointe mixed-use, mixed income project. And, on April 14, 2020, the City Council approved Resolution No. 10410 authorizing 75 sewer credits for the 100% affordable Bidwell Place Apartment project.	Delete program. The EDTCB program ends December 31, 2020.
Development Standards Following adoption of the updated General Plan, the City shall review and revise, as appropriate, its infrastructure and other development standards to ensure that they are consistent with the General Plan and allow for a full variety of housing types, and do not unfairly burden residential developers while maintaining appropriate fire, health, and safety standards.	In progress	The City is currently conducting a zoning code update. This program will be addressed as part of the zoning code update, which is planned for completion in Spring 2021.	Delete program. Program planned for implementation prior to adoption of the updated housing element.

TABLE C-61: EVALUATION OF EXISTING (2013) HOUSING ELEMENT PROGRAMS

Implementation Program	Status	Evaluation	Recommendations for Updated Housing Element
Review and Update Guidelines for Multifamily Housing Following adoption of the 2035 General Plan, the City shall review and update the Design Guidelines for Multifamily Development to ensure consistency between the policies in the General Plan and development standards in the Municipal Code and those in the Design Guidelines. Additionally, the City shall create a single document that consolidates all of the development and design standards for multi-family housing.	In progress	The City is currently conducting a zoning code update. This program will be addressed as part of the zoning code update, which is planned for completion in Spring 2021.	Delete program. Program planned for implementation prior to adoption of the updated housing element.
Monitor Inclusionary Housing Ordinance The City shall monitor the impact of the Inclusionary Housing Ordinance on the feasibility of market-rate housing, its ability to assist in the development of affordable units, and whether or not the program acts as a constraint on the development of all housing types. The City shall meet with local housing developers to discuss the impacts of the inclusionary housing ordinance and the effectiveness in providing for affordable housing units. As necessary, the City shall update its findings to the City Council in conjunction with the annual report to HCD (see Program H-8.C). The City may revise, amend, or repeal the Ordinance if it finds the Inclusionary Housing Ordinance is a constraint on all housing types or is not meeting its desired objectives (see Program H-3.E).	Completed/ Ongoing	The City continues to monitor the impact of the Inclusionary Housing Ordinance (IHO) on the feasibility of market-rate housing and its ability to assist in the development of affordable units. In 2015, the City reassessed the IHO as it pertains to accessory dwelling units and their effectiveness in providing affordable housing to low and very low income households and it was determined that although accessory dwelling units are important in providing affordable housing to moderate and low-income households, their effectiveness as an inclusionary housing alternative is limited due to lack of affordability requirement, enforcement, and monitoring concerns. Hence on September 28, 2015 the City Council adopted Ordinance No. 1243 to remove accessory dwelling units as an alternative to on-site construction of inclusionary housing.	Replace program with a program to conduct an inclusionary housing in-lieu fee study.

TABLE C-61: EVALUATION OF EXISTING (2013) HOUSING ELEMENT PROGRAMS

Implementation Program	Status	Evaluation	Recommendations for Updated Housing Element
Educate the Community About Affordable Housing The City shall conduct an educational campaign to educate the community about the needs, realities, and benefits of affordable housing, and provide outreach to attract and support non-profit affordable housing developers in the city. The City shall prepare educational materials and participate in workshops on the issue of affordable housing. The City shall encourage participation by non-profit and for-profit affordable housing developers and local housing advocates. The City shall publicize events to neighborhood groups, community organizations, and other civic groups.	Ongoing	The City continues to include affordable housing educational material on the City's website and participates in affordable housing workshops. The City is currently participating in the Sac Valley Fair Housing Collaborative, which is preparing a regional Analysis of Impediments (AI).	Expand program to include informational campaign on homeless needs.
Exemptions of Transit Priority Projects from Environmental Review The City shall implement the provisions of SB 375 streamlining the CEQA process for Transit Priority Projects and projects which conform to the Sustainable Communities Strategy and meet specific criteria set forth in SB 375.	Ongoing	To date, the City has not received any projects eligible for CEQA streaming under the provisions of SB 375.	Replace program with program to include development of zoning code standards for transit-oriented development.
Monitor and Evaluate the PD Permit Process The City shall monitor the Planned Development (PD) process to track the impacts of the PD process on the costs, timing, and certainty of residential development and ensure that the process does not act as a constraint on the production of multi-family housing. The City shall work with the development community to conduct an evaluation of the PD permit process.	Completed	The City removed the requirement that all multi-family housing go through the PD permit process. The process still applies to several specific plan areas but does not apply citywide.	Delete program. The PD process is not a constraint on multi-family development. It is an option that is available to allow for more flexibility in the application of development standards.
Local Funding for Affordable Housing Development As available, the City shall allocate funds from the Housing Trust Fund toward the development of affordable housing units for low-, very low-, and extremely low-income households. The City shall also encourage qualified housing developers to pursue new construction and acquisition/rehabilitation of affordable housing in the city.	Ongoing	The City will continue to use the Housing Trust Fund toward the development of affordable housing units for low-, very-low, and extremely low households. As of July 2020, the Housing Trust Fund had an unrestricted cash balance of \$33,949.00 which may be allocated to a future affordable housing project.	Maintain program.
City Grant for Very Low Income Project The City shall make a grant(s) available until May 1, 2018, in the total amount of \$15,000, to a developer or developers for the production of multi-family rental units affordable to very low-income households in Folsom and deed restricted for a period not less than 30 years.	Completed	On December 13, 2016 Folsom City Council approved Resolution No. 9807 to provide a Housing Trust Fund Grant in the amount of \$780,000 to the Broadstone Apartment project for the purpose of providing 6 extremely low-income household units.	Delete program. Program was successfully implemented.

TABLE C-61: EVALUATION OF EXISTING (2013) HOUSING ELEMENT PROGRAMS

Implementation Program	Status	Evaluation	Recommendations for Updated Housing Element
Non-Residential Affordable Housing Impact Fee Study The City shall gradually phase-in an inflationary adjustment from the current Housing Trust Fund Fee to \$1.35 per gross square foot, effective January 1, 2014, and then to \$1.50 per gross square foot, effective January 1, 2015. The funds generated by the increase shall be used for the development of affordable multifamily rental housing.	Completed	On May 14, 2013, the City Council approved Resolution No. 9146 to adjust the Housing Trust Fund Fee to \$1.35 per gross square foot, effective January 1, 2014, and then to \$1.50 per gross square foot, effective January 1, 2015. On July 14, 2015, the City Council adopted Resolution No. 9599 to enact the annual inflationary adjustment for City Impact Fees, including the Housing Trust Fund Fee. On January 1, 2019, the adjusted (for inflation) Housing Trust Fund fee increased to \$1.65 per gross square foot.	Replace program with a policy to continue implementing an inflationary adjustment to the Housing Trust Fund Fee.
Act as Successor Agency for Redevelopment Agency The City shall act as the Successor Agency and carry out the responsibilities and obligations of the former redevelopment agency until July 2016 when all oversight boards within the county will be replaced by one consolidated oversight board.	Completed	The City continues to act as the Successor Agency to carry out the responsibilities and obligations of the former redevelopment agency. Effective May 3, 2018, the City reports to the Sacramento Countywide Oversight Board.	Delete program.
Inclusionary Housing Ordinance The City shall continue to implement the Inclusionary Housing Ordinance, but may revise, amend, or repeal the Ordinance based on the ongoing monitoring program (see Program H-2.E).	Ongoing	The City continues to implement the Inclusionary Housing Ordinance.	Modify program. There are no plans to repeal the inclusionary housing program during the Housing Element planning period.
Tax-Exempt Bond Financing The City shall continue to petition for the authority to issue tax-exempt bonds for affordable housing by lobbying the legislature to pass legislation (such as AB 981) to allow the City to designate the use of, and commit, indebtedness obligation proceeds that were issued for affordable housing projects prior to June 28, 2011.	Completed	In September 2015, the Governor signed into law Senate Bill 107, which authorizes the City's housing successor agency to designate the use of, and commit 100% of bond proceeds that were issued for affordable housing purposes prior to June 28, 2011.	Delete program.

TABLE C-61: EVALUATION OF EXISTING (2013) HOUSING ELEMENT PROGRAMS

Implementation Program	Status	Evaluation	Recommendations for Updated Housing Element
Participate in Sacramento County CDBG Program The City shall continue to coordinate with the Sacramento Housing and Redevelopment Agency (SHRA) to receive Community Development Block Grant (CDBG) to support housing rehabilitation programs. The City shall consider participating in other programs through SHRA. The City shall consider contracting with SHRA, or another entity, for technical assistance in carrying out certain functions, such as monitoring the number of affordable units that have been produced and will be produced in the City.	Completed / Ongoing	The City continues to maintain a close working relationship with SHRA and currently participates in the CDBG and HOME Programs with SHRA. The CDBG funds are utilized to subsidize minor and major grants for the City of Folsom's Senior Helping Senior Program.	Modify program to reflect additional uses of CDBG funds received.
Housing Choice Vouchers The City shall continue to participate in the Housing Choice Voucher Program, administered by the Sacramento Housing and Redevelopment Agency (SHRA), with a goal of providing rental assistance to lower-income residents. The City shall work with SHRA to maintain, or if possible, increase the current number of vouchers for Folsom residents.	Ongoing	The City continues to participate with SHRA for administration of Housing Choice Vouchers. In 2019, Folsom had 83 families using vouchers.	Maintain program.
Mortgage Credit Certificate Program The City shall continue to participate in the Mortgage Credit Certificate Program, administered by the Sacramento Housing and Redevelopment Agency (SHRA), to assist low-income first-time homebuyers purchase a home, subject to availability of Program funds. The City shall publicize the program on the City website and prepare written materials.	Ongoing	The City continues to participate in the Mortgage Credit Certificate (MCC) Program administered by SHRA. Since 1990, 79 Folsom households have been issued an MCC.	Maintain program.

TABLE C-61: EVALUATION OF EXISTING (2013) HOUSING ELEMENT PROGRAMS

Implementation Program	Status	Evaluation	Recommendations for Updated Housing Element
Additional State, Federal, and Regional Funding The City shall work to secure additional funding from State, Federal, and regional sources that can be used to help increase the supply of affordable housing in Folsom. Such programs may include, but are not limited to: <ul style="list-style-type: none"> • The Transit Oriented Development (TOD) Loan Fund, currently (2013) being developed by the Sacramento Housing and Redevelopment Agency; • The HOME program that has local funds distributed by the Sacramento Housing and Redevelopment Agency (SHRA); and • The State Multifamily Housing Program (MHP), sponsored by the Department of Housing and Community Development (HCD). Additionally, the City shall lobby to seek legislative changes to make State and Federal affordable housing programs more effective and support a state permanent funding source for affordable housing.	Ongoing	The City, particularly the Community Development Department, continues to work to secure additional funding from state and federal sources that can be used to increase the supply of affordable housing in the City of Folsom. Furthermore, the City continues to explore new opportunities of funding sources, including the California Strategic Growth Council's Affordable Housing & Sustainable Communities Grant.	Modify program to reflect new available funding sources.
Housing Program Workshops The City shall conduct annual workshop(s) with for-profit and non-profit housing developers, local and regional funding agencies, and other organizations interested in affordable housing to review currently available programs, including housing rehabilitation programs, Seniors Helping Seniors, and the First Time Homebuyer Program. The City shall advertise the workshops by mailing fliers, sending emails, and phone calls to local housing stakeholders.	Ongoing	City staff continues to meet with for-profit and non-profit housing developers and housing advocates to review current housing programs.	Delete program.
Rehabilitation of Standard Units The City shall apply annually, or as frequently as is needed based on housing rehabilitation demand, for funding under the Community Development Block Grant Program the California Housing Rehabilitation Program, and other State and Federal funding programs. In addition, the City shall provide information to, and assist owners of, rental properties in applying for funding under available state and federal housing rehabilitation funding programs.	Ongoing	The City has not received any requests from 2013 to present for rental rehabilitation funding or for assistance applying to other resources for funding.	Delete program. The City continues to participate in the CDBG program through the County.

TABLE C-61: EVALUATION OF EXISTING (2013) HOUSING ELEMENT PROGRAMS

Implementation Program	Status	Evaluation	Recommendations for Updated Housing Element
Mobile Home Rehabilitation Program The City shall continue to assist low-income mobile home owners with mobile home repairs by providing grants to fund health, safety, and emergency repairs of mobile homes, subject to availability of grant funds.	Ongoing	The City utilizes CDBG funds to provide grants under the Seniors Helping Seniors Program to assist with mobile home rehabilitation. In 2019, the City provided one major grant in the amount of \$7,450.00 to a mobile home owner for a new furnace.	Fold into H-5.B. Seniors Helping Seniors Program
Mobile Home Repair and Replacement Loan Forgiveness Program The City shall continue to provide forgiveness on Community Development Block Grant (CDBG) loans for improvements to manufactured housing units experiencing economic hardship, as defined by, and subject to, HUD guidelines.	Ongoing	Since the program's inception in 2011, the City has forgiven 11 Mobile Home Repair and Replacement loans due to financial hardship.	Maintain program.
Housing Conditions Database The City shall maintain current information on the condition of dwelling units by preparing and periodically updating a housing conditions database. The City shall develop a standard survey instrument (e.g., windshield survey). Additionally, the City shall consider expanding the survey area outside the current limits of the Historic District Area.	In progress	The City has developed a windshield survey and is in the process of using this survey to prepare a housing conditions database.	Delete program.
Monitoring Assisted Housing Developments The City shall continue to monitor the affordability status of all publicly-assisted housing developments in Folsom to ensure that qualifying moderate- or lower-income households occupy assisted units.	Ongoing	The City continues to monitor the affordability status of publicly assisted housing developments in the City.	Delete program.
Preservation of Historic Residences The City shall preserve historically and architecturally significant buildings by undertaking the following actions: <ol style="list-style-type: none"> Evaluate the potential impact of proposed development projects or rehabilitation activities on historic properties; Continue to designate certain areas as historic districts and consider adopting guidelines for historic structures; and Exempt property owners from specific historic preservation requirements, to the extent that it has the authority to do so, if such requirements would conflict with access for persons with disabilities, energy conservation, seismic safety retrofitting, or if the strict application of requirements would impose an unreasonable hardship on the property owner. 	Ongoing	With an active and vibrant Historic District and a Historic District Commission, the City remains committed to preserving historical residences within the City.	Delete program. Historic preservation is adequately addressed in the Natural and Cultural Resources Element of the General Plan. Therefore, this program is not needed in the Housing Element.

TABLE C-61: EVALUATION OF EXISTING (2013) HOUSING ELEMENT PROGRAMS

Implementation Program	Status	Evaluation	Recommendations for Updated Housing Element
Code Enforcement The City shall continue to encourage the rehabilitation of substandard residential properties by homeowners and landlords, using the Code Enforcement program when necessary, to improve overall housing quality and conditions in the city.	Ongoing	The City continues to encourage rehabilitation of substandard residential properties in the City of Folsom.	Maintain program.
Fee Reductions for Senior Housing The City shall coordinate with the Folsom Cordova Unified School District to explore reductions in school impact fees for senior housing.	Continued	The City contacted the Folsom Cordova Unified School District (FCUSD) in March of 2015 to explore reductions in school impact fees for senior housing and was informed that a policy for fee reductions is already in place whereby senior citizen housing developments (as described in Section 51.3 of the California Civil Code) are charged the FCUSD commercial development impact fee, as opposed to the much higher FCUSD.	Delete program.
Seniors Helping Seniors Program The City shall continue to provide financial assistance for minor home repairs to low-income seniors through the Seniors Helping Seniors Program, subject to availability of program funds. The City shall send a qualified senior tradesman to perform minor repairs, free of charge, to qualifying senior homeowners.	Ongoing	The City continues to provide financial assistance for minor home repairs to low-income seniors through the Seniors Helping Seniors Program. From 2013 through 2019, \$940,194 of financial assistance was provided through this program and 614 eligible senior households were served.	Maintain program.
Emergency Shelter Facility Development The City shall continue to encourage and provide technical assistance to local organizations and community groups to help develop emergency shelter facilities in Folsom. The City shall facilitate the public outreach necessary to help in the removal of any neighborhood barriers for any applications for an emergency shelter.	Ongoing	The City continues to provide technical assistance to local organizations and community groups to help develop emergency shelter facilities in Folsom.	Maintain program.

TABLE C-61: EVALUATION OF EXISTING (2013) HOUSING ELEMENT PROGRAMS

Implementation Program	Status	Evaluation	Recommendations for Updated Housing Element
Child Care Services to Assist Single Parents with Children The City shall review its Zoning Code to ensure that City requirements do not overly restrict the location of child care services.	Completed	On March 24, 2015, the City Council passed Ordinance No. 1219 to amend the Folsom Municipal Code by adding a separate chapter (Chapter 5.100) to the code that established a streamlined process for permitting and regulating the operation of Large Family Day Care Homes in single-family residential zones in the City. The result of Ordinance No. 1219 is that it established an expedient and cost effective administrative process.	Delete program.
Public Information for Reasonable Accommodation The City shall continue to make information available in written form and on the City's website on reasonable accommodation for persons with disabilities. The City shall continue to designate an ADA Coordinator and contract with an outside consultant to provide information and research if necessary.	Ongoing	The City continues to make information available in written form and on the City's website on reasonable accommodation for persons with disabilities. The City Clerk is designated as the ADA Coordinator and provides information and research.	Delete program. This is standard city practice and does not require an implementation action.
Fair Housing Program The City shall continue to make information regarding State and Federal fair housing requirements available at a designated office in City Hall. In addition, the City shall make copies of the information available for the public on the City's website and at the Folsom Public Library. The City will also assist individuals with complaints in contacting either the Code Enforcement Division or one of the following appropriate agencies to file a complaint:	Ongoing	<ul style="list-style-type: none"> • Sacramento Housing and Redevelopment Agency; • State of California's Landlord/Tenant Dispute line or Mobile Home Park Ombudsman; • Sacramento Regional Human Rights/Fair Housing Commission; • Sacramento County Health Department; and • California Department of Fair Housing and Employment. 	Modify program to reflect new procedures for addressing fair housing complaints. The City continues to make information regarding fair housing available on its website, as well as continues to assist individuals with complaints in contacting the appropriate agency. City staff refers individuals with complaints to the Sacramento Renters Helpline and other appropriate agencies. In addition, a portion of the City's CDBG allocation is used to subsidize the Renters Helpline fair housing activities, including landlord/tenant mediation and complaint investigation.

TABLE C-61: EVALUATION OF EXISTING (2013) HOUSING ELEMENT PROGRAMS

Implementation Program	Status	Evaluation	Recommendations for Updated Housing Element
Energy Conservation Assistance The City shall continue to include weatherization and energy conservation as eligible activities under CDBG programs that it administers. In addition, the City shall seek new resources to assist homeowners increase energy efficiency (e.g., upgrading older ductwork, HVAC systems, windows, and insulation). The City shall provide information and refer eligible property owners to other available programs, such as those available through PG&E and SMUD.	Ongoing	Weatherization improvements, including such activities as higher efficiency window replacements and HVAC replacements, are primarily completed through the City's Seniors Helping Seniors Program. The City's website provides information to homeowners about the PACE Programs that operate in Folsom, as well as providing links to PG&E and SMUD programs.	Delete program from the Housing Element. The main mechanism for implementing this program is the Seniors Helping Seniors program, which is already included as a program in the Housing Element. The General Plan already addresses the PACE program and other energy efficiency programs.
Public Education on Energy Efficiency The City shall prepare and distribute handouts to the public and post information on the City's website on ways to improve energy efficiency in existing homes and in new construction.	Completed	In August of 2014, the City added an Energy Efficiency section to the City's website that contains useful energy efficiency information and identifies numerous energy efficiency resources. In addition, the City periodically sends out handbills in utility billing statements to the public regarding both water and energy efficiency measures.	Delete program. Program was successfully implemented.
Study Feasibility of a Local Assessment District The City shall conduct a study on the feasibility of creating a local assessment district or other financing mechanism to fund voluntary actions by homeowners (and owners of commercial/mixed-use properties) during new construction or retrofit to undertake energy efficiency measures, install solar rooftop panels, install "cool" roofs, and take other measures to reduce greenhouse gas emissions.	Completed	On December 10, 2013, the City Council approved Resolution No. 9248 to establish a Community Facilities District to finance the acquisition, installation, and improvement of energy efficiency, water conservation and renewable energy improvements to existing residential and commercial buildings. The first PACE program, mPOWER, was implemented on March 17, 2014. Since 2014, several additional PACE providers have been approved for Folsom.	Delete program. Program was successfully implemented.
Facilitate Transit-Oriented Development The City shall identify opportunities for transit-oriented development (TOD) in the city, consider Zoning Code amendments to facilitate mixed-use and high-density residential TOD opportunities, and explore funding opportunities.	In progress	As part of the recently adopted General Plan, the City identified SACOG Transit Priority Areas in the City and established transit oriented land use goals. As part of the zoning code update, the City will consider zoning code amendments that facilitate mixed-use and high density residential TOD opportunities. The comprehensive zoning code update is planned to be completed in Spring 2021.	Modify program to establish development standards for TOD in the comprehensive zoning code update.

TABLE C-61: EVALUATION OF EXISTING (2013) HOUSING ELEMENT PROGRAMS

Implementation Program	Status	Evaluation	Recommendations for Updated Housing Element
Affordability Monitoring The City shall explore the possibility of documenting the sales price and rental rates for all residential units within the city for the purpose of evaluating potential assistance for affordable housing.	Ongoing	The City has not yet found it possible to document the sales price and rental rates for existing residential units; however, the City currently documents the sales price of new for-sale single-family residential units in developments subject to an Inclusionary Housing Agreement with the City and all rental rates of multi-family residential developments that are deed restricted.	Delete program.
Housing Program Staff The City shall continue to designate staff responsibilities to coordinate housing-related programs and policy initiatives in the City and act as the centralized information/referral source for residents requiring housing assistance. The City shall strive to ensure that adequate resources are available to continue improving housing program coordination. The designated staff person shall be responsible for the annual monitoring of housing programs and producing the Housing Element Annual Progress Report to the California Department of Housing and Community Development (HCD), as well as the Housing Trust Fund Annual Report.	Ongoing	The City continues to designate Community Development Department staff to coordinate housing-related programs and policy initiatives in the City.	Maintain as a policy rather than a program since no action is required.
Annual Implementation Reporting The City shall review and report annually to the City Council and to the Department of Housing and Community Development (HCD) on the implementation of Housing Element programs and the City's effectiveness in meeting the programs' objectives.	Ongoing	The City continues to review and report annually to the City Council and to the Department of Housing and Community Development (HCD) on the implementation of Housing Element programs and the City's effectiveness in meeting the programs' objectives.	Maintain as a policy rather than a program.



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6 Bibliography

6.1 Agencies, Organizations, and Persons Contacted

WestLand Landowners Group – May 2020

- Bill Bunce, President, WestLand Capital Partners
- Mike McDougall, President, MJM Properties, LLC.
- Rob Aragon, Principal, Aragon Solutions, Inc.
- Rick Jordan, President, Terreno Land Consulting
- Charles Torrence, Principal, Torrence Planning & Design
- Jim Ray, Principal/President, MacKay & Somps
- Jim Galovan, Partner, PCCP LLC
- Tim Taron, Attorney, Public Infrastructure and Services Financing, Hefner Law
- Clay Loomis, Project Manager, Folsom Heights, LLC – May 27, 2020.

Tim Kihm, President, TK Consulting, Inc. – June 23, 2020

Price Walker, Vice President, Project Development, Elliott Homes – April 30, 2020.

Christopher Teng, Senior Land Use Manager, Kaiser Permanente National Facilities Services – May 28, 2020

Cole Partners Development Company – May 28, 2020

- Daniel Cole, Chairman/co-founder
- Rob Cole, President/co-founder
- Mike Isherwood, Chief Financial Officer/Legal Counsel
- Mark Fisher, President, The Grupe Company

Mike Klockenbrink, Business Administration/HR Pastor, Lakeside Church – June 2, 2020.

Augustine Chavez, Vice President of Administration, Folsom Lake College – June 17, 2020.

Simon Properties (Folsom Premium Outlets) – June 18, 2020

- John Dionis, Vice President of Development
- Jamal Porter, Regional Vice President
- Brenda Smith, General Manager, Folsom Premium Outlets

Folsom Cordova School District – July 23, 2020

- Rhonda Crawford, Assistant Superintendent, Business Services
- Matt Washburn, Chief Operations Officer
- JoAnne McCarthy, Facilities Planner
- Geri Wickham, Planning/Project Manager

Ed Kelley, President, HART of Folsom, April 20, 2020.

Nancy Atchley, Executive Director, Powerhouse Ministries, June 15, 2020.

Aaron Zelaya, Sergeant, Community Crimes Suppression Unit, Folsom Police Department – August 7, 2020

Pete Piccardo, Code Enforcement Supervisor, City of Folsom – June 5, 2020.

Danielle M. Mazzella, Preservation & Data Manager, California Housing Partnership – July 20, 2020



6.2 Websites

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APPENDIX C HOUSING ELEMENT BACKGROUND REPORT

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ATTACHMENT C.1

VACANT AND UNDERUTILIZED RESIDENTIAL LAND INVENTORY

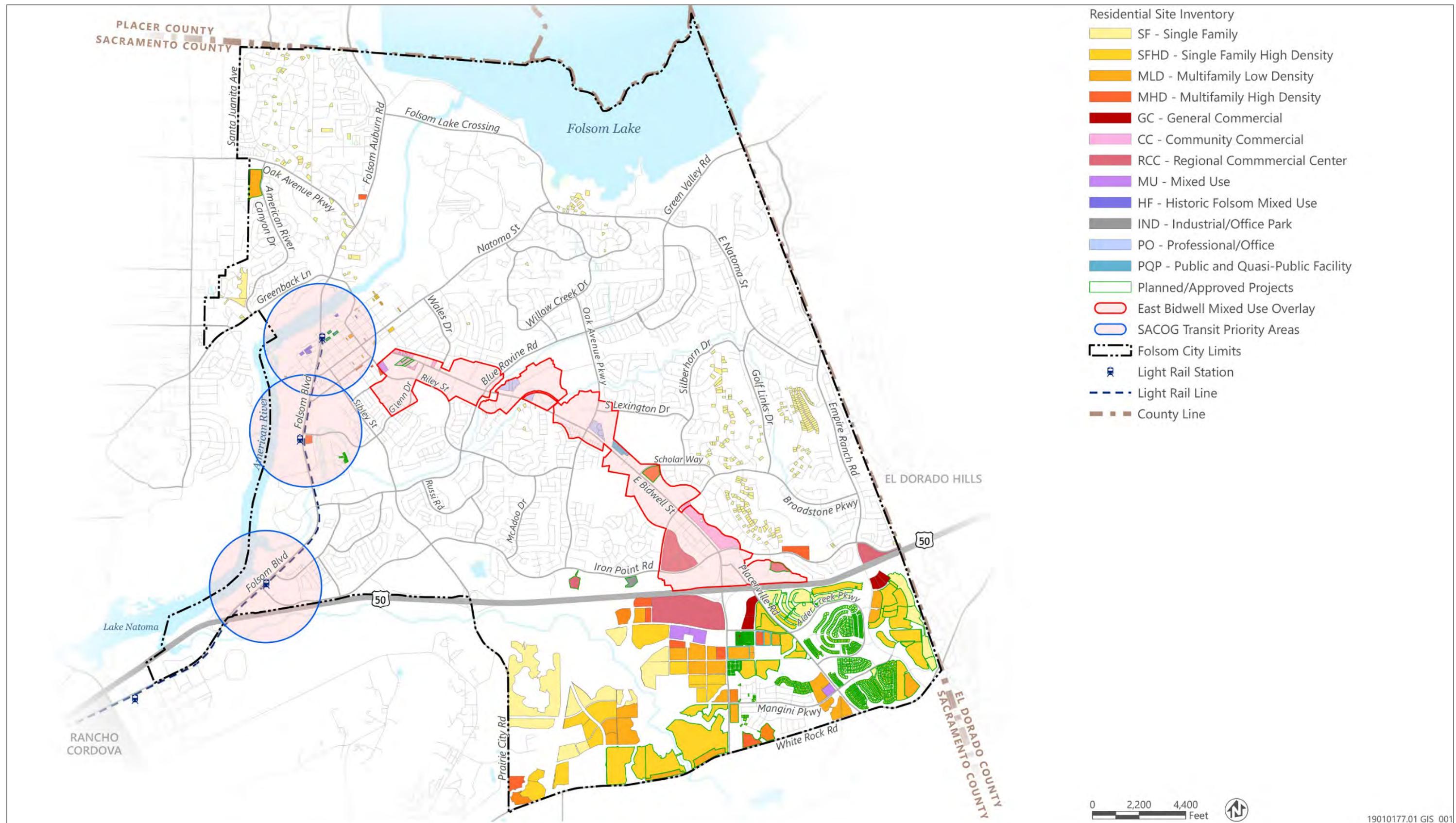


FIGURE C.1-1: CITY-WIDE SITES INVENTORY MAP

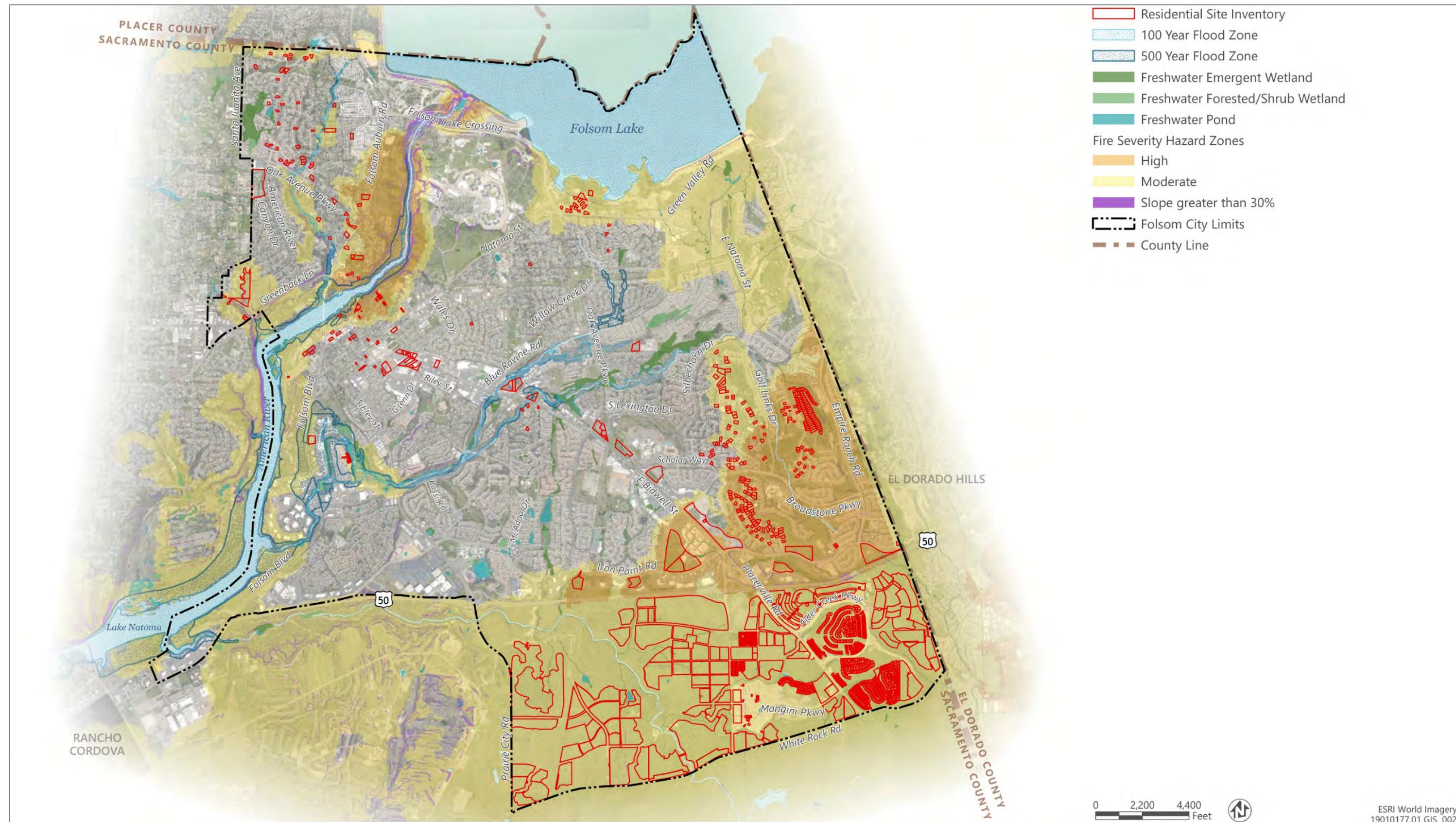


FIGURE C.1-2: ENVIRONMENTAL CONSTRAINTS

TABLE C.1-1: VACANT AND UNDERUTILIZED RESIDENTIAL LAND INVENTORY, CITY OF FOLSOM, OCTOBER 2020													
Assessor Parcel Number (APN)	Address	Land Use Designation	Zoning Designation	Acreage	Maximum Allowed Residential Density	Maximum Units	Expected Density	Total Number of Units	Lower Income Units	Moderate-Income Units	Above Moderate-Income Units	Notes	
EAST BIDWELL CORRIDOR SITES													
071-0190-093*	955 Riley Street	MU	MU	2.94	30	88	27	79	79			Underutilized site. Existing Folsom Cordova Unified School District (FCUSD) offices on-site.	
071-0190-048	511 E. Bidwell Street	CC - EBMU	C-2	0.54	30	16	27	4	4			Underutilized site. Total area of APN 071-0190-048 is 2.04 acres; Inventory only includes vacant area behind Folsom Lake Bowl and the entire adjacent parcel (APN 071-0320-026 - existing parking lot); commercial component would remain. Inventory assumes 25% build out during planning period.	
071-0320-026				1.06	30	32	27	7	7				
<i>Subtotal</i>				1.6		48		11	11	0	0		
071-0082-016	300 E. Bidwell Street	CC - EBMU	C-2	1.02	30	31	27	7	7			Underutilized site. Strip Mall between Coloma St and Rumsey Way. Inventory assumes 25% build out during planning period.	
071-0082-015	314 E. Bidwell Street			0.25	30	8	27	2	2				
071-0082-017	320 E. Bidwell Street			0.45	30	14	27	3	3				
071-0082-012	330 E. Bidwell Street			0.27	30	8	27	2	2				
<i>Subtotal</i>				1.99		61		13	13	0	0		
071-0083-012	402 E. Bidwell Street	CC - EBMU	C-2	0.29	30	9	27	2	2			Underutilized site. Strip Mall between Rumsey Way and Market St. Inventory assumes 25% build out during planning period.	
071-0083-011	404 E. Bidwell Street			0.63	30	19	27	4	4				
071-0083-010	412 E. Bidwell Street			0.74	30	22	27	5	5				
<i>Subtotal</i>				1.66		50		11	11	0	0		
071-0360-013	616 E. Bidwell Street	CC - EBMU	C-2	1.41	30	42	27	10	10			Underutilized site. Snowline Hospice Thrift Store. Inventory assumes 25% build out during planning period.	
Subtotal - Central Commercial District				9.6		289		124	124	0	0		
071-0040-161	1571 Creekside Drive	PO - EBMU	BP (PD)	2.79		84						Creekside (Cummings) Site. Unit count based on proforma received from St. Anton for potential affordable housing project.	
071-0040-162	1591 Creekside Drive			2.1		63							
071-0040-163	1575 Creekside Drive			2.82	30	85	27	150	150				
<i>Subtotal</i>				7.71		232		150	150				
072-0031-024	790 Hana Way	PO - EBMU	BP (PD)	2.43	30	73	27	66	66			500-yr flood zone; AE flood zone	
Subtotal - Creekside District				10.14		305		216	216	0	0		
072-1310-012	701 Oak Avenue Parkway	PO - EBMU	BP (PD)	4.46	30	134	27	120	120			Lakeside Church - inventory only includes vacant portions of sites excluding areas constrained by existing parking lot and overhead powerlines - would require lot split and reconfiguration. APN 072-1310-012 total size is 4.48 acres; APN 072-1310-011 total size is 4.2 acres; APN 072-1310-010 total size is 4.79 acres	
portion of 072-1310-011	741 Oak Avenue Parkway			1.34	30	40	27	36	36				
portion of 072-1310-010	731 Oak Avenue Parkway			1.58	30	47	27	43	43				
<i>Subtotal</i>				7.38		221		199	199	0	0		
portion of 072-0270-023	100 Scholar Way	PQP - EBMU	A-1-A	5.81	30	174	27	157	157			Folsom Lake College (151.14-acre parcel) - The inventory only includes the 5.81 acres of developable land within the EBMU overlay.	
Subtotal - College District				13.19		395		356	356	0	0		
072-0270-155	1565 Cavitt Drive	CC - EBMU	C-2	10.00	30	300	27	270	270			Total parcel size is 37.18 acres; vacant site; assumed 10 acres of residential development.	
072-1190-128	Broadstone Pkwy	RCC - EMBU	C-3 (PD)									Kaiser Site (43.99-acre site) - 38.05 acres of the site are vacant; assumed 10 acres of residential development. APN 072-1190-128 total size is 23.73 acres; APN 072-1190-129 total size is 7.9 acres; APN 072-1190-130 total size is 12.36 acres.	
072-1190-129	2376 Iron Point Rd												
072-1190-130	285 Palladio Pkwy			10.00	30	300	27	270	270				
<i>Subtotal</i>				10.00		300		270	270				

TABLE C.1-1: VACANT AND UNDERUTILIZED RESIDENTIAL LAND INVENTORY, CITY OF FOLSOM, OCTOBER 2020												
Assessor Parcel Number (APN)	Address	Land Use Designation	Zoning Designation	Acreage	Maximum Allowed Residential Density	Maximum Units	Expected Density	Total Number of Units	Lower Income Units	Moderate-Income Units	Above Moderate-Income Units	Notes
Subtotal - Broadstone District				20.00		600		540	540	0	0	
Total East Bidwell Corridor Sites				52.94		1589		1236	1236	0	0	
TRANSIT PRIORITY AREAS												
071-0020-078*	1025 Glenn Drive	MHD	SP 93-2 (R-4)	2.73	30	82	27	74	74			500-year flood zone.
070-0020-004	502 Leidesdorff St	HF	R-1-M	0.12	30	4	27	3			3	Less than 0.5 acres
070-0042-002*	1118 Sutter St	HF	HD	0.65	30	19	27	17	17			Leidesdorff Site.
070-0046-024*	1108 Sutter St	HF	HD	0.70	30	21	27	19	19			
070-0046-026*	Leidesdorff St	HF	HD	1.29	30	39	27	35	35			
<i>Subtotal</i>				<i>2.64</i>		<i>79</i>		<i>71</i>	<i>71</i>			
070-0045-023	River Way	HF	R-4	0.03	30	1	27	1		1		Less than 0.5 acres
070-0045-029	River St	HF	OSC	0.07	30	2	27	2		2		Less than 0.5 acres
070-0051-032	Riley St	HF	OSC	0.38	30	11	27	10		10		Less than 0.5 acres; 500-year flood zone
070-0062-007	204 Bridge St	SFHD	R-1-M	0.03	7	1	6	1			1	
070-0062-015	510 Sutter St	HF	HD	0.16	30	5	27	4		4		Less than 0.5 acres
070-0106-002*	715 Figueroa St	MLD	R-2	0.16	12	2	10	2		2		
070-0106-010	Figueroa St	MLD	R-2	0.65	12	8	10	6		6		
070-0164-012	512 Persifer St	SFHD	R-1-ML	0.16	7	1	6	1			1	
070-0164-017	Scott Rd	SFHD	R-1-ML	0.17	7	1	6	1			1	
070-0202-017	Decatur St	SFHD	R-1-M	0.04	7	1	6	1			1	
070-0202-018	813 Persifer St	SFHD	R-1-M	0.04	7	1	6	1			1	
070-0203-015	709 Persifer St	SFHD	R-1-M	0.16	7	1	6	1			1	
070-0250-062	1338 Young Wo Cir	MLD	R-M	0.11	12	1	10	1			1	
071-0190-003	805 Bidwell St	MHD	R-3	0.24	30	7	27	6		6		Less than 0.5 acres
071-0190-009	808 Comstock Dr	MHD	R-3	0.18	30	5	27	5		5		Less than 0.5 acres
071-0190-092	807 Bidwell St	MHD	R-M	0.30	30	9	27	8		8		Less than 0.5 acres
Total Transit Priority Area Sites				8.38		223		199	145	44	10	
FOLSOM PLAN AREA SPECIFIC PLAN SITES												
07202311400000	SF 3	SF	SP-SF	0.50	4	—	—	1			1	Westland/Carpenter
07200600900000	SF 9	SF	SP-SF	21.74	4	—	—	79			79	Hillsborough
07200600980000	SF 19B	SF	SP-SF	5.82	4	—	—	20			20	Hillsborough
07200600980000	SF 20	SF	SP-SF	21.62	4	—	—	54			54	Hillsborough (amended per Toll Brothers SPA)
07200600930000	SF 26	SF	SP-SF	23.10	4	—	—	83			83	Hillsborough
07200600930000	SF 27	SF	SP-SF	12.71	4	—	—	46			46	Hillsborough
07231900370000	SF 58	SF	SP-SF	106.96	4	—	—	338			338	Westland/Carpenter
07231900330000	SF 70	SF	SP-SF	12.79	4	—	—	44			44	Westland Eagle (amended per Toll Brothers SPA)
07200600770000; 07200601020000; 07231900340000	SF 162	SF	SP-SF	37.93	4	—	—	140			140	Westland/Eagle (amended per Toll Brothers SPA)
07200600070000	SF 254	SF	SP-SF	4.32	4	—	—	13			13	Westland/J&Z Property
07200600070000	SF 255	SF	SP-SF	4.94	4	—	—	15			15	Westland/J&Z Property

TABLE C.1-1: VACANT AND UNDERUTILIZED RESIDENTIAL LAND INVENTORY, CITY OF FOLSOM, OCTOBER 2020												
Assessor Parcel Number (APN)	Address	Land Use Designation	Zoning Designation	Acreage	Maximum Allowed Residential Density	Maximum Units	Expected Density	Total Number of Units	Lower Income Units	Moderate-Income Units	Above Moderate-Income Units	Notes
Subtotal - SF				252.43				833	0	0	833	
07200600900000; 07200600910000	SFHD 12	SFHD	SP-SFHD	24.61	7	—	—	141			141	Hillsborough
07200600910000; 07200600980000	SFHD 17B	SFHD	SP-SFHD	15.68	7	—	—	90			90	Hillsborough
07200600980000	SFHD 19A	SFHD	SP-SFHD	10.28	7	—	—	59			59	Hillsborough
07200600930000; 07200600980000	SFHD 23	SFHD	SP-SFHD	21.40	7	—	—	123			123	Hillsborough
07200600930000	SFHD 25	SFHD	SP-SFHD	24.46	7	—	—	141			141	Hillsborough
07231900330000	SFHD 71	SFHD	SP-SFHD	35.41	7	—	—	194			194	Westland/Eagle
07200600770000	SFHD 159	SFHD	SP-SFHD	11.44	7	—	—	62			62	Westland/Eagle
07200600770000	SFHD 161	SFHD	SP-SFHD	11.55	7	—	—	66			66	Westland/Eagle (amended per Toll Brothers SPA)
07200601000000	SFHD 165A-2	SFHD	SP-SFHD	6.99	7	—	—	40			40	Westland/Eagle
07200601000000	SFHD 165B	SFHD	SP-SFHD	17.42	7	—	—	95			95	Westland/Eagle
07200600990000; 07200601030000	SFHD 172A	SFHD	SP-SFHD	55.70	7	—	—	346			346	Toll Brothers - Phase 2 Active Adult SF homes
Subtotal - SFHD				234.94				1,357	0	0	1,357	
07200600930000; 07200600980000	MLD 24	MLD	SP-MLD	16.25	12	—	—	153		153		Hillsborough
07231900310000	MLD 63	MLD	SP-MLD	7.84	12	—	—	70		70		Westland/Eagle
07231900310000	MLD 73	MLD	SP-MLD	11.55	12	—	—	114		114		Westland/Eagle (amended per Toll Brothers SPA)
07231900340000	MLD 76	MLD	SP-MLD	13.22	12	—	—	119		119		Westland/Eagle
07233900030000; 07233900140000	MLD 132	MLD	SP-MLD	13.39	12	—	—	104		104		Mangini Ranch Phase I
07233800270000	MLD 147	MLD	SP-MLD	17.04	12	—	—	156		156		Mangini Ranch Phase I
07233700360000	MLD 155	MLD	SP-MLD	12.32	12	—	—	120		120		Westland/Eagle (amended per Toll Brothers SPA)
07231900340000	MLD 156	MLD	SP-MLD	6.33	12	—	—	57		57		Westland/Eagle
07231900340000	MLD 160B	MLD	SP-MLD	10.75	12	—	—	97		97		Westland/Eagle
07200601000000	MLD 166	MLD	SP-MLD	6.00	12	—	—	54		54		Westland/Eagle
07200600980000; 07200601020000	MLD 173	MLD	SP-MLD	24.65	12	—	—	233		233		Westland/Eagle
07200700390000	MLD 211	MLD	SP-MLD	7.27	12	—	—	63		63		Arcadian Heights
07234600110000	MLD 234	MLD	SP-MLD	8.41	12	—	—	69		69		Folsom Heights
07234600140000	MLD 235	MLD	SP-MLD	6.50	12	—	—	54		54		Folsom Heights
07200600070000	MLD 256	MLD	SP-MLD	13.03	12	—	—	119		119		Westland/J&Z Property
07200601030000	MLD 172	MLD	SP-MLD	8.20	12	—	—	75		75		Toll Brothers - Phase 2 Townhomes
Subtotal - MLD				182.75				1657	0	1657	0	
07200600910000	MMD 11	MMD	SP-MMD	8.56	20	—	—	155		155		Hillsborough
07231900310000	MMD 68	MMD	SP-MMD	9.72	20	—	—	176		176		Westland/Eagle (amended per Toll Brothers SPA)
07233700140000	MMD 144	MMD	SP-MMD	5.16	20	—	—	109		109		Mangini Ranch Phase I
Subtotal - MMD				23.44				440	0	440	0	

TABLE C.1-1: VACANT AND UNDERUTILIZED RESIDENTIAL LAND INVENTORY, CITY OF FOLSOM, OCTOBER 2020												
Assessor Parcel Number (APN)	Address	Land Use Designation	Zoning Designation	Acreage	Maximum Allowed Residential Density	Maximum Units	Expected Density	Total Number of Units	Lower Income Units	Moderate-Income Units	Above Moderate-Income Units	Notes
07200600900000; 07200600910000	MHD 16	MHD	SP-MHD	9.80	30	—	—	246	246			Hillsborough
portion of 072-3190-031	MHD 60	MHD	SP-MHD	7.70	30	—	—	192	192			Westland Eagle
portion of 072-3190-031	MHD 64	MHD	SP-MHD	4.31	30	—	—	108	108			Westland Eagle
Portion of 072-3190-034	MHD 157	MHD	SP-MHD	5.79	30	—	—	145	145			Westland Eagle
Portion of 072-3190-034	MHD 160A	MHD	SP-MHD	6.62	30	—	—	145	145			Westland Eagle
Subtotal - MHD						34.22		836	836	0	0	
Portion of 072-3190-030	RCC 61	RC	SP-RC	42.40				552	156	396		Westland Eagle; Per MAM approved 3/17/2020 - 7.5ac and 156 dwelling units of MHD Housing; 9.9ac and 198 units of MMD housing; 25.0ac and 198 units of MLD
07231900490000; 07231900500000	GC 85A	GC	SP-GC	14.30				343	221	122		Westland Eagle; Per MAM approved 3/17/2020 - 8.2ac and 221 dwelling units of MHD housing; 6.1ac and 122 units of MMD housing
Subtotal - RC and GC						56.70		895	377	518	0	
portion of 072-3190-034	MU 74	MU	SP-MU	10.00				74	74			Westland Eagle
portion of 072-3190-034	MU 158	MU	SP-MU	11.48				57	57			Westland Eagle
Subtotal - MU						21.48		131	131	0	0	
Total FPASP Sites						805.96		6,149	1,344	2,615	2,190	
ADDITIONAL HOUSING SITES												
07000200130000	Leidesdorff St	SFHD	R-1-M	0.20	7	1	6	1			1	
07000700260000	Leidesdorff St	SFHD	R-1-M	0.16	7	1	6	1			1	
07000700300000	289 Leidesdorff St	SFHD	R-1-M	0.27	7	2	6	1			1	
07000700310000	293 Leidesdorff St	SFHD	R-1-M	0.27	7	2	6	1			1	
07000700320000	297 Leidesdorff St	SFHD	R-1-M	0.27	7	2	6	1			1	
07001200070000	Sutter St	MLD	R-4	0.21	12	3	10	2		2		
07001200080000	Sutter St	MLD	R-4	0.21	12	3	10	2		2		
07001730020000	Mormon St	MLD	R-4	0.27	12	3	10	3		3		
07100401000000*	Mountain View Dr	SF	R-1-L	0.98	4	4	3	1			1	
07100401550000*	364 Mountain View Dr	SF	R-1-L	1.61	4	6	3	1			1	
07102340030000	121 Rugosa Dr	SF	R-1-ML	0.29	4	1	3	1			1	
07105000300000	130 Abrozo Ct	SF	R-1-ML	0.32	4	1	3	1			1	
07109000310000	456 Trowbridge Ln	SF	R-1-ML	0.52	4	2	3	1			1	
07109000450000	477 Trowbridge Ln	SF	R-1-ML	0.48	4	2	3	1			1	
07109100260000	48 Hawk Ct	SF	R-1-ML	1.82	4	7	3	1			1	
07109100280000	445 Trowbridge Ln	SF	R-1-ML	0.79	4	3	3	1			1	
07110100700000	112 Cobb Ct	SF	R-1-M	0.19	4	1	3	1			1	
07110900360000	103 Mc Derby Ct	SF	R-1-M	0.25	4	1	3	1			1	

TABLE C.1-1: VACANT AND UNDERUTILIZED RESIDENTIAL LAND INVENTORY, CITY OF FOLSOM, OCTOBER 2020												
Assessor Parcel Number (APN)	Address	Land Use Designation	Zoning Designation	Acreage	Maximum Allowed Residential Density	Maximum Units	Expected Density	Total Number of Units	Lower Income Units	Moderate-Income Units	Above Moderate-Income Units	Notes
07111400130000	103 Metz Ct	SF	R-1-M	0.35	4	1	3	1			1	
07117600020000	1505 Gionata Way	SF	R-1-ML	0.25	4	1	3	1			1	
07117600080000	814 Cristina Ct	SF	R-1-ML	0.59	4	2	3	1			1	
07117600110000	805 Cristina Ct	SF	R-1-ML	0.53	4	2	3	1			1	
07117600130000	795 Cristina Ct	SF	R-1-ML	0.47	4	2	3	1			1	
07117600150000	787 Cristina Ct	SF	R-1-L	0.46	4	2	3	1			1	
07117600210000	766 Cristina Ct	SF	R-1-ML	0.41	4	2	3	1			1	
07117600240000	1514 Gionata Way	SF	R-1-ML	0.32	4	1	3	1			1	
07117600280000	777 Cristina Ct	SF	R-1-L	0.44	4	2	3	1			1	
07117700010000	1510 Gionata Way	SF	R-1-ML	0.35	4	1	3	1			1	
07117700030000	779 Lorena Ln	SF	R-1-ML	0.30	4	1	3	1			1	
07117700120000	760 Lorena Ln	SF	R-1-ML	0.27	4	1	3	1			1	
07117700150000	772 Lorena Ln	SF	R-1-ML	0.35	4	1	3	1			1	
07117700170000	780 Lorena Ln	SF	R-1-ML	0.30	4	1	3	1			1	
07118300030000	33 Hawk Ct	SF	R-1-ML	0.49	4	2	3	1			1	
07118300040000	37 Hawk Ct	SF	R-1-ML	0.60	4	2	3	1			1	
07118300070000	49 Hawk Ct	SF	R-1-ML	0.84	4	3	3	1			1	
07200320020000	E Bidwell St	SF	R-1-L	0.14	4	1	3	1			1	
07208200090000	455 Rockport Cir	SF	R-1-ML	0.51	4	2	3	1			1	
07208300080000	456 Rockport Cir	SF	R-1-ML	1.01	4	4	3	1			1	
07208300260000	464 Rockport Cir	SF	R-1-ML	1.33	4	5	3	1			1	
07208300270000	462 Rockport Cir	SF	R-1-ML	1.00	4	4	3	1			1	
07208300290000	458 Rockport Cir	SF	R-1-ML	0.77	4	3	3	1			1	
07209800210000	110 Black Powder Cir	SF	R-1-L	0.39	4	2	3	1			1	
07209800240000	104 Black Powder Cir	SF	R-1-L	0.41	4	2	3	1			1	
07209900420000	102 Black Gold Ln	SF	R-1-L	0.35	4	1	3	1			1	
07211700390000	Lone Spur Dr	SF	R-1-M	0.59	4	2	3	1			1	
07220500080000	522 Listowe Dr	SF	R-1-M	0.34	4	1	3	1			1	
07220500110000	510 Listowe Dr	SF	R-1-M	0.30	4	1	3	1			1	
07220500120000	506 Listowe Dr	SF	R-1-M	0.37	4	1	3	1			1	
07220500440000	498 Listowe Dr	SF	R-1-M	0.49	4	2	3	1			1	
07220500450000	502 Listowe Dr	SF	R-1-M	0.33	4	1	3	1			1	
07221400250000	711 Westchester Ct	SF	R-1-M	0.30	4	1	3	1			1	
07221400290000	729 Heritage Pl	SF	R-1-ML	0.49	4	2	3	1			1	
07221500010000	1840 Woodglen Dr	SF	R-1-M	0.47	4	2	3	1			1	
07221500110000	680 Misty Ridge Cir	SF	R-1-M	0.23	4	1	3	1			1	
07221500220000	735 Misty Ridge Cir	SF	R-1-M	0.26	4	1	3	1			1	
07221500260000	719 Misty Ridge Cir	SF	R-1-M	0.23	4	1	3	1			1	
07221500380000	659 Misty Ridge Cir	SF	R-1-M	0.38	4	2	3	1			1	
07221600080000	632 Glen Oak Ct	SF	R-1-M	0.44	4	2	3	1			1	

TABLE C.1-1: VACANT AND UNDERUTILIZED RESIDENTIAL LAND INVENTORY, CITY OF FOLSOM, OCTOBER 2020												
Assessor Parcel Number (APN)	Address	Land Use Designation	Zoning Designation	Acreage	Maximum Allowed Residential Density	Maximum Units	Expected Density	Total Number of Units	Lower Income Units	Moderate-Income Units	Above Moderate-Income Units	Notes
07221700100000	823 Eagle Ridge Cir	SF	R-1-ML	0.24	4	1	3	1			1	
07221700130000	811 Eagle Ridge Cir	SF	R-1-ML	0.27	4	1	3	1			1	
07221700180000	791 Heritage Pl	SF	R-1-ML	0.46	4	2	3	1			1	
07221700230000	868 Eagle Ridge Cir	SF	R-1-M	0.32	4	1	3	1			1	
07221700240000	864 Eagle Ridge Cir	SF	R-1-M	0.31	4	1	3	1			1	
07221800010000	787 Heritage Pl	SF	R-1-ML	0.56	4	2	3	1			1	
07221800020000	783 Heritage Pl	SF	R-1-ML	0.68	4	3	3	1			1	
07221800080000	753 Heritage Pl	SF	R-1-M	0.29	4	1	3	1			1	
07221800090000	749 Heritage Pl	SF	R-1-M	0.43	4	2	3	1			1	
07221800150000	764 Heritage Pl	SF	R-1-M	0.57	4	2	3	1			1	
07221800170000	772 Heritage Pl	SF	R-1-M	0.65	4	3	3	1			1	
07221800180000	778 Heritage Pl	SF	R-1-M	0.65	4	3	3	1			1	
07221900080000	730 Grandview Dr	SF	R-1-M	0.39	4	2	3	1			1	
07221900120000	750 Grandview Dr	SF	R-1-M	0.44	4	2	3	1			1	
07221900130000	760 Grandview Dr	SF	R-1-M	0.71	4	3	3	1			1	
07221900140000	764 Grandview Dr	SF	R-1-M	0.48	4	2	3	1			1	
07221900180000	780 Grandview Dr	SF	R-1-M	0.44	4	2	3	1			1	
07222400180000	313 Carpenter Hill	SF	R-1-M	0.22	4	1	3	1			1	
07222400190000	309 Carpenter Hill	SF	R-1-M	0.22	4	1	3	1			1	
07222400200000	305 Carpenter Hill	SF	R-1-M	0.22	4	1	3	1			1	
07222800010000	758 Glen Mady Way	SF	R-1-ML	0.45	4	2	3	1			1	
07222800160000	714 Glen Mady Way	SF	R-1-ML	0.45	4	2	3	1			1	
07222800190000	700 Glen Mady Way	SF	R-1-ML	0.37	4	1	3	1			1	
07222800270000	695 Glen Mady Way	SF	R-1-ML	0.39	4	2	3	1			1	
07222800280000	703 Glen Mady Way	SF	R-1-ML	0.42	4	2	3	1			1	
07222800310000	717 Glen Mady Way	SF	R-1-ML	0.29	4	1	3	1			1	
07222800320000	721 Glen Mady Way	SF	R-1-ML	0.29	4	1	3	1			1	
07222800330000	729 Glen Mady Way	SF	R-1-ML	0.39	4	2	3	1			1	
07222800420000	1715 Lake Vista Way	SF	R-1-ML	0.40	4	2	3	1			1	
07222900100000	1697 Schillers Ct	SF	R-1-ML	0.34	4	1	3	1			1	
07222900150000	1688 Schillers Ct	SF	R-1-ML	0.40	4	2	3	1			1	
07222900180000	1723 Lake Vista Way	SF	R-1-ML	0.33	4	1	3	1			1	
07222900280000	665 Bonley Ct	SF	R-1-ML	0.56	4	2	3	1			1	
07223000110000	1794 Woodglen Dr	SF	R-1-ML	0.32	4	1	3	1			1	
07223000230000	1763 Barrhead Ct	SF	R-1-ML	0.59	4	2	3	1			1	
07223000280000	651 Glen Mady Way	SF	R-1-ML	0.45	4	2	3	1			1	
07223000310000	663 Glen Mady Way	SF	R-1-ML	0.33	4	1	3	1			1	
07223000330000	1769 Lake Vista Way	SF	R-1-ML	0.51	4	2	3	1			1	
07223000350000	1761 Lake Vista Way	SF	R-1-ML	0.30	4	1	3	1			1	
07223000360000	1757 Lake Vista Way	SF	R-1-ML	0.30	4	1	3	1			1	

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Assessor Parcel Number (APN)	Address	Land Use Designation	Zoning Designation	Acreage	Maximum Allowed Residential Density	Maximum Units	Expected Density	Total Number of Units	Lower Income Units	Moderate-Income Units	Above Moderate-Income Units	Notes
07223100100000	544 Serpa Way	SF	R-1-M	0.51	4	2	3	1			1	
07223100120000	536 Serpa Way	SF	R-1-M	0.39	4	2	3	1			1	
07223100140000	539 Serpa Way	SF	R-1-M	0.52	4	2	3	1			1	
07223100150000	543 Serpa Way	SF	R-1-M	0.52	4	2	3	1			1	
07223100160000	547 Serpa Way	SF	R-1-M	0.52	4	2	3	1			1	
07223100290000	461 Tobrurry Way	SF	R-1-M	0.49	4	2	3	1			1	
07223100300000	460 Tobrurry Way	SF	R-1-M	0.39	4	2	3	1			1	
07223200030000	522 Serpa Way	SF	R-1-M	0.43	4	2	3	1			1	
07223200060000	510 Serpa Way	SF	R-1-M	0.38	4	2	3	1			1	
07223200090000	1807 Ruan Ct	SF	R-1-M	0.35	4	1	3	1			1	
07223200200000	1803 Ruan Ct	SF	R-1-M	0.45	4	2	3	1			1	
07227400010000	414 Tobrurry Way	SF	R-1-M	0.49	4	2	3	1			1	
07227400030000	428 Tobrurry Way	SF	R-1-M	0.66	4	3	3	1			1	
07227400040000	434 Tobrurry Way	SF	R-1-M	0.46	4	2	3	1			1	
07227400070000	448 Tobrurry Way	SF	R-1-M	0.80	4	3	3	1			1	
07227400080000	452 Tobrurry Way	SF	R-1-M	0.71	4	3	3	1			1	
07227400110000	451 Tobrurry Way	SF	R-1-M	0.58	4	2	3	1			1	
07227400140000	437 Tobrurry Way	SF	R-1-M	0.51	4	2	3	1			1	
07227400170000	425 Tobrurry Way	SF	R-1-M	0.45	4	2	3	1			1	
07227400180000	421 Tobrurry Way	SF	R-1-M	0.45	4	2	3	1			1	
07227400200000	480 Serpa Way	SF	R-1-M	0.40	4	2	3	1			1	
07227400210000	488 Serpa Way	SF	R-1-M	0.40	4	2	3	1			1	
07227400220000	494 Serpa Way	SF	R-1-M	0.42	4	2	3	1			1	
07227400240000	487 Serpa Way	SF	R-1-M	0.29	4	1	3	1			1	
07227400250000	483 Serpa Way	SF	R-1-M	0.29	4	1	3	1			1	
07227400280000	467 Serpa Way	SF	R-1-M	0.29	4	1	3	1			1	
07227500010000	410 Tobrurry Way	SF	R-1-M	0.42	4	2	3	1			1	
07227500030000	394 Tobrurry Way	SF	R-1-M	0.63	4	3	3	1			1	
07227500060000	393 Tobrurry Way	SF	R-1-M	0.47	4	2	3	1			1	
07227500070000	397 Tobrurry Way	SF	R-1-M	0.48	4	2	3	1			1	
07227500080000	401 Tobrurry Way	SF	R-1-M	0.47	4	2	3	1			1	
07227500090000	405 Tobrurry Way	SF	R-1-M	0.46	4	2	3	1			1	
07227500100000	409 Tobrurry Way	SF	R-1-M	0.44	4	2	3	1			1	
07227500120000	417 Tobrurry Way	SF	R-1-M	0.44	4	2	3	1			1	
07227500180000	426 Serpa Way	SF	R-1-M	0.42	4	2	3	1			1	
07227500210000	433 Serpa Way	SF	R-1-M	0.28	4	1	3	1			1	
07227500260000	459 Serpa Way	SF	R-1-M	0.28	4	1	3	1			1	
07227600030000	368 Tobrurry Way	SF	R-1-M	0.38	4	2	3	1			1	
07227600050000	365 Tobrurry Way	SF	R-1-M	0.57	4	2	3	1			1	
07227600060000	369 Tobrurry Way	SF	R-1-M	0.66	4	3	3	1			1	

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Assessor Parcel Number (APN)	Address	Land Use Designation	Zoning Designation	Acreage	Maximum Allowed Residential Density	Maximum Units	Expected Density	Total Number of Units	Lower Income Units	Moderate-Income Units	Above Moderate-Income Units	Notes
07227600080000	377 Tobrurry Way	SF	R-1-M	0.56	4	2	3	1			1	
07227600100000	385 Tobrurry Way	SF	R-1-M	0.49	4	2	3	1			1	
07227600120000	410 Serpa Way	SF	R-1-M	0.42	4	2	3	1			1	
07227600170000	381 Serpa Way	SF	R-1-M	0.33	4	1	3	1			1	
07227600200000	399 Serpa Way	SF	R-1-M	0.27	4	1	3	1			1	
07227600240000	415 Serpa Way	SF	R-1-M	0.29	4	1	3	1			1	
07227600270000	1811 Esker Ct	SF	R-1-M	0.44	4	2	3	1			1	
07227700020000	332 Tobrurry Way	SF	R-1-M	0.63	4	3	3	1			1	
07227700030000	328 Tobrurry Way	SF	R-1-M	0.62	4	2	3	1			1	
07227700050000	320 Tobrurry Way	SF	R-1-M	0.59	4	2	3	1			1	
07227700070000	312 Tobrurry Way	SF	R-1-M	0.34	4	1	3	1			1	
07227700190000	264 Tobrurry Way	SF	R-1-M	0.39	4	2	3	1			1	
07227700340000	1806 Esker Ct	SF	R-1-M	0.27	4	1	3	1			1	
07227700350000	323 Tobrurry Way	SF	R-1-M	0.44	4	2	3	1			1	
07227700360000	327 Tobrurry Way	SF	R-1-M	0.43	4	2	3	1			1	
07230300010000	537 Ramos Dr	SF	R-1-M	0.41	4	2	3	1			1	
07230300070000	2000 Swingle Rd	SF	R-1-M	0.41	4	2	3	1			1	
07230300100000	2012 Swingle Rd	SF	R-1-M	0.33	4	1	3	1			1	
07230300250000	538 Ramos Dr	SF	R-1-M	0.41	4	2	3	1			1	
07230300370000	632 Russell Dr	SF	R-1-M	0.23	4	1	3	1			1	
07230300400000	550 Ramos Dr	SF	R-1-M	0.37	4	1	3	1			1	
07230400160000	590 Sundahl Dr	SF	R-1-M	0.38	4	2	3	1			1	
07230400290000	668 Russell Dr	SF	R-1-M	0.35	4	1	3	1			1	
07232000070000	613 Sundahl Dr	SF	R-1-M	0.39	4	2	3	1			1	
07232000080000	609 Sundahl Dr	SF	R-1-M	0.38	4	2	3	1			1	
07232000180000	687 Russell Dr	SF	R-1-M	0.34	4	1	3	1			1	
07232000200000	679 Russell Dr	SF	R-1-M	0.27	4	1	3	1			1	
07232000250000	676 Russell Dr	SF	R-1-M	0.34	4	1	3	1			1	
07232700120000	650 Sundahl Dr	SF	R-1-M	0.49	4	2	3	1			1	
07232700130000	654 Sundahl Dr	SF	R-1-M	0.40	4	2	3	1			1	
07232700140000	658 Sundahl Dr	SF	R-1-M	0.34	4	1	3	1			1	
07232700150000	662 Sundahl Dr	SF	R-1-M	0.31	4	1	3	1			1	
07232700160000	666 Sundahl Dr	SF	R-1-M	0.28	4	1	3	1			1	
07232700170000	670 Sundahl Dr	SF	R-1-M	0.27	4	1	3	1			1	
07232700260000	709 Sundahl Dr	SF	R-1-M	0.28	4	1	3	1			1	
07232700290000	697 Sundahl Dr	SF	R-1-M	0.21	4	1	3	1			1	
07232700300000	698 Sundahl Dr	SF	R-1-M	0.29	4	1	3	1			1	
07232700310000	702 Sundahl Dr	SF	R-1-M	0.30	4	1	3	1			1	
07232700320000	706 Sundahl Dr	SF	R-1-M	0.31	4	1	3	1			1	
07232700330000	710 Sundahl Dr	SF	R-1-M	0.30	4	1	3	1			1	

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Assessor Parcel Number (APN)	Address	Land Use Designation	Zoning Designation	Acreage	Maximum Allowed Residential Density	Maximum Units	Expected Density	Total Number of Units	Lower Income Units	Moderate-Income Units	Above Moderate-Income Units	Notes
07232700340000	714 Sundahl Dr	SF	R-1-M	0.28	4	1	3	1			1	
07232800040000	709 Oreno Cir	SF	R-1-M	0.24	4	1	3	1			1	
07232800130000	665 Oreno Ct	SF	R-1-M	0.21	4	1	3	1			1	
07232800300000	697 Oreno Cir	SF	R-1-M	0.05	4	0	3	1			1	
07232800310000	773 Oreno Cir	SF	R-1-M	0.52	4	2	3	1			1	
07232800360000	745 Oreno Cir	SF	R-1-M	0.26	4	1	3	1			1	
07232800380000	725 Oreno Cir	SF	R-1-M	0.30	4	1	3	1			1	
07232800450000	750 Oreno Cir	SF	R-1-M	0.39	4	2	3	1			1	
07232800470000	758 Oreno Cir	SF	R-1-M	0.40	4	2	3	1			1	
07232800540000	774 Oreno Cir	SF	R-1-M	0.06	4	1	3	1			1	
07233200010000	757 Sundahl Dr	SF	R-1-M	0.21	4	1	3	1			1	
07233200110000	718 Sundahl Dr	SF	R-1-M	0.27	4	1	3	1			1	
07233200180000	2050 Ritchie St	SF	R-1-M	0.23	4	1	3	1			1	
07233200190000	2046 Ritchie St	SF	R-1-M	0.22	4	1	3	1			1	
07233200200000	2042 Ritchie St	SF	R-1-M	0.21	4	1	3	1			1	
07233200210000	2038 Ritchie St	SF	R-1-M	0.19	4	1	3	1			1	
07233200220000	2034 Ritchie St	SF	R-1-M	0.23	4	1	3	1			1	
07233200230000	2030 Ritchie St	SF	R-1-M	0.22	4	1	3	1			1	
07233200240000	2026 Ritchie St	SF	R-1-M	0.18	4	1	3	1			1	
07233200250000	2022 Ritchie St	SF	R-1-M	0.19	4	1	3	1			1	
07233200260000	2018 Ritchie St	SF	R-1-M	0.19	4	1	3	1			1	
07233200270000	2014 Ritchie St	SF	R-1-M	0.21	4	1	3	1			1	
07233200280000	2010 Ritchie St	SF	R-1-M	0.20	4	1	3	1			1	
07233200290000	2006 Ritchie St	SF	R-1-M	0.34	4	1	3	1			1	
07233200300000	2002 Ritchie St	SF	R-1-M	0.28	4	1	3	1			1	
07233200310000	1998 Ritchie St	SF	R-1-M	0.32	4	1	3	1			1	
07233200320000	1994 Ritchie St	SF	R-1-M	0.25	4	1	3	1			1	
07233200330000	1990 Ritchie St	SF	R-1-M	0.24	4	1	3	1			1	
07233200340000	1986 Ritchie St	SF	R-1-M	0.24	4	1	3	1			1	
07233200350000	750 Sundahl Dr	SF	R-1-M	0.27	4	1	3	1			1	
07233200370000	758 Sundahl Dr	SF	R-1-M	0.23	4	1	3	1			1	
07233200390000	1989 Ritchie St	SF	R-1-M	0.26	4	1	3	1			1	
07233200430000	707 Townsend Ct	SF	R-1-M	0.36	4	1	3	1			1	
07233200440000	703 Townsend Ct	SF	R-1-M	0.45	4	2	3	1			1	
07233200450000	699 Townsend Ct	SF	R-1-M	0.35	4	1	3	1			1	
07233200460000	700 Townsend Ct	SF	R-1-M	0.43	4	2	3	1			1	
07233200470000	704 Townsend Ct	SF	R-1-M	0.41	4	2	3	1			1	
07233200480000	708 Townsend Ct	SF	R-1-M	0.39	4	2	3	1			1	
07233200490000	712 Townsend Ct	SF	R-1-M	0.37	4	1	3	1			1	
07233200500000	716 Townsend Ct	SF	R-1-M	0.35	4	1	3	1			1	

TABLE C.1-1: VACANT AND UNDERUTILIZED RESIDENTIAL LAND INVENTORY, CITY OF FOLSOM, OCTOBER 2020												
Assessor Parcel Number (APN)	Address	Land Use Designation	Zoning Designation	Acreage	Maximum Allowed Residential Density	Maximum Units	Expected Density	Total Number of Units	Lower Income Units	Moderate-Income Units	Above Moderate-Income Units	Notes
07233200510000	720 Townsend Ct	SF	R-1-M	0.35	4	1	3	1			1	
07233200520000	724 Townsend Ct	SF	R-1-M	0.31	4	1	3	1			1	
07233200530000	728 Townsend Ct	SF	R-1-M	0.29	4	1	3	1			1	
07233200560000	734 Sundahl Dr	SF	R-1-M	0.25	4	1	3	1			1	
07233200570000	1981 Ritchie St	SF	R-1-M	0.30	4	1	3	1			1	
07233200580000	719 Townsend Ct	SF	R-1-M	0.39	4	2	3	1			1	
07233200590000	715 Townsend Ct	SF	R-1-M	0.32	4	1	3	1			1	
07233200600000	711 Townsend Ct	SF	R-1-M	0.34	4	1	3	1			1	
07233200610000	722 Sundahl Dr	SF	R-1-M	0.26	4	1	3	1			1	
07233200620000	726 Sundahl Dr	SF	R-1-M	0.25	4	1	3	1			1	
07233200630000	730 Sundahl Dr	SF	R-1-M	0.24	4	1	3	1			1	
07233300020000	695 Townsend Ct	SF	R-1-M	0.36	4	1	3	1			1	
07233300030000	691 Townsend Ct	SF	R-1-M	0.37	4	1	3	1			1	
07233300040000	687 Townsend Ct	SF	R-1-M	0.41	4	2	3	1			1	
07233300050000	683 Townsend Ct	SF	R-1-M	0.44	4	2	3	1			1	
07233300060000	679 Townsend Ct	SF	R-1-M	0.50	4	2	3	1			1	
07233300070000	675 Townsend Ct	SF	R-1-M	0.51	4	2	3	1			1	
07233300080000	671 Townsend Ct	SF	R-1-M	0.59	4	2	3	1			1	
07233300090000	667 Townsend Ct	SF	R-1-M	0.58	4	2	3	1			1	
07233300100000	663 Townsend Ct	SF	R-1-M	0.55	4	2	3	1			1	
07233300110000	659 Townsend Ct	SF	R-1-M	0.61	4	2	3	1			1	
07233300120000	655 Townsend Ct	SF	R-1-M	0.66	4	3	3	1			1	
07233300130000	651 Townsend Ct	SF	R-1-M	0.80	4	3	3	1			1	
07233300140000	640 Townsend Ct	SF	R-1-M	0.37	4	1	3	1			1	
07233300150000	644 Townsend Ct	SF	R-1-M	0.35	4	1	3	1			1	
07233300160000	648 Townsend Ct	SF	R-1-M	0.41	4	2	3	1			1	
07233300170000	652 Townsend Ct	SF	R-1-M	0.46	4	2	3	1			1	
07233300180000	656 Townsend Ct	SF	R-1-M	0.51	4	2	3	1			1	
07233300190000	660 Townsend Ct	SF	R-1-M	0.54	4	2	3	1			1	
07233300200000	664 Townsend Ct	SF	R-1-M	0.53	4	2	3	1			1	
07233300210000	668 Townsend Ct	SF	R-1-M	0.47	4	2	3	1			1	
07233300220000	672 Townsend Ct	SF	R-1-M	0.48	4	2	3	1			1	
07233300230000	676 Townsend Ct	SF	R-1-M	0.51	4	2	3	1			1	
07233300240000	680 Townsend Ct	SF	R-1-M	0.51	4	2	3	1			1	
07233300250000	684 Townsend Ct	SF	R-1-M	0.52	4	2	3	1			1	
07233300260000	688 Townsend Ct	SF	R-1-M	0.54	4	2	3	1			1	
07233300270000	692 Townsend Ct	SF	R-1-M	0.52	4	2	3	1			1	
07233300280000	696 Townsend Ct	SF	R-1-M	0.50	4	2	3	1			1	
21300600210000*	9549 Orangevale Ave	SF	R-1-L	3.97	4	16	0	0				0 units included due to severe slope and access constraints

TABLE C.1-1: VACANT AND UNDERUTILIZED RESIDENTIAL LAND INVENTORY, CITY OF FOLSOM, OCTOBER 2020

Assessor Parcel Number (APN)	Address	Land Use Designation	Zoning Designation	Acreage	Maximum Allowed Residential Density	Maximum Units	Expected Density	Total Number of Units	Lower Income Units	Moderate-Income Units	Above Moderate-Income Units	Notes
21300710060000*	7071 Folsom Auburn Rd	MHD	R-4	1.89	30	57	27	51	51			Choi Property on Folsom Auburn – Water infrastructure is not currently available; however, the City has planned infrastructure improvements to construct a water supply main in 2021.
21302810120000*	6775 Folsom Auburn Rd	SF	R-1-ML	0.99	4	4	3	1			1	
21302810170000	Folsom-Auburn Rd	SF	R-1-ML	0.62	4	2	3	1			1	
21302820480000	Burma Rd	SF	R-1-L	0.31	4	1	3	1			1	
21304010020000	7057 Pine View Dr	SF	R-1-ML	0.51	4	2	3	1			1	
21305800340000*	Folsom-Auburn Rd	SF	R-1-L	2.16	4	9	3	1			1	
21305800350000	Folsom-Auburn Rd	SF	R-1-L	0.47	4	2	3	1			1	
21306100060000	185 Sunrock Dr	SF	R-1-L	0.65	4	3	3	1			1	
21306500320000	6969 Oak Ave	SF	R-1-ML	0.52	4	2	3	1			1	
21308300130000	206 Gainsborough Cir	SF	R-1-ML	0.48	4	2	3	1			1	
21309800190000	Simmons Way	SF	R-1-ML	0.59	4	2	3	1			1	
21309800230000	Oak Av Pkwy	SF	R-1-ML	0.39	4	2	3	1			1	
21310000020000	Del Norte Vista Way	SF	R-1-M	0.24	4	1	3	1			1	
21310000040000	Del Norte Vst Ct	SF	R-1-M	0.28	4	1	3	1			1	
21310000120000	Del Norte Vista Way	SF	R-1-M	0.30	4	1	3	1			1	
22300500640000*	Prospector Ct	SF	R-1-M PD	9.64	4	39	3	31			31	
22301220530000	9520 Orangevale Ave	SF	OSC	0.34	4	1	3	1			1	
22305000190000	River Bend Ct	SF	R-1-ML	0.51	4	2	3	1			1	
22305000560000	1121 River Bend Ct	SF	R-1-ML	0.30	4	1	3	1			1	
22305500660000	9515 Orangevale Ave	SF	R-1-ML	0.47	4	2	3	1			1	
22702010020000	9848 Mosswood Cir	SF	R-1-L	0.47	4	2	3	1			1	
22702210290000*	Inwood Rd	SF	R-1-M	0.89	4	4	3	1			1	
22702300370000*	Baldwin Dam Rd	SF	R-1-M	2.01	4	8	3	1			1	
22703000060000	108 Rainbow Lakes Ct	SF	R-1-ML	0.61	4	2	3	1			1	
22703100030000	142 American River Canyon Dr	SF	R-1-ML	0.33	4	1	3	1			1	
22703100390000	109 Buckner Ct	SF	OSC	0.30	4	1	3	1			1	
22703300680000	148 Lost Creek Dr	SF	R-1-ML	0.21	4	1	3	1			1	
22703700020000	237 Cascade Falls Dr	SF	OSC	0.35	4	1	3	1			1	
22703700380000	209 American River Canyon Dr	SF	R-1-ML	0.28	4	1	3	1			1	
22704100380000	340 Canyon Falls Dr	SF	R-1-ML	0.34	4	1	3	1			1	
22704200070000	324 Canyon Falls Dr	SF	R-1-ML	0.26	4	1	3	1			1	
22704700010000*	119 Flat Rock Dr	SF	R-1-ML	0.85	4	3	3	1			1	
22704700220000	109 Flat Rock Dr	SF	R-1-ML	0.26	4	1	3	1			1	
22704700290000	122 Flat Rock Dr	SF	R-1-ML	0.27	4	1	3	1			1	
22704700300000	126 Flat Rock Dr	SF	R-1-ML	0.53	4	2	3	1			1	
22705100080000	107 Valley Falls Pl	SF	R-1-ML	0.35	4	1	3	1			1	
22705400210000	116 Obsidian Cliff Ct	SF	R-1-ML	0.63	4	3	3	1			1	
22705600020000	145 Kettle Rock Ct	SF	R-1-ML	0.32	4	1	3	1			1	

TABLE C.1-1: VACANT AND UNDERUTILIZED RESIDENTIAL LAND INVENTORY, CITY OF FOLSOM, OCTOBER 2020												
Assessor Parcel Number (APN)	Address	Land Use Designation	Zoning Designation	Acreage	Maximum Allowed Residential Density	Maximum Units	Expected Density	Total Number of Units	Lower Income Units	Moderate-Income Units	Above Moderate-Income Units	Notes
22705600050000	140 Flat Rock Ct	SF	R-1-ML	0.43	4	2	3	1			1	
22705600220000	149 Flat Rock Ct	SF	R-1-ML	0.26	4	1	3	1			1	
22705600280000	154 Flat Rock Ct	SF	R-1-ML	0.36	4	1	3	1			1	
22705700020000	164 Temperence River Ct	SF	R-1-ML	0.33	4	1	3	1			1	
22705700030000	160 Temperence River Ct	SF	R-1-ML	0.31	4	1	3	1			1	
22705700180000	163 Red Ridge Ct	SF	A-1-A	0.41	4	2	3	1			1	
22705900110000	517 Fort Rock Ct	SF	R-1-ML	0.69	4	3	3	1			1	
22706000060000	624 Landrise Ct	SF	R-1-ML	0.40	4	2	3	1			1	
22706000110000	621 Landrise Ct	SF	R-1-ML	0.43	4	2	3	1			1	
22706000120000	617 Landrise Ct	SF	R-1-ML	0.55	4	2	3	1			1	
22706000200000	614 Broken Top Ct	SF	R-1-ML	0.40	4	2	3	1			1	
22706100030000	90 Cascade Falls Dr	SF	R-1-ML	0.44	4	2	3	1			1	
22706100080000	667 Avalanche Peak	SF	R-1-ML	0.83	4	3	3	1			1	
22706100120000	683 Avalanche Peak	SF	R-1-ML	0.57	4	2	3	1			1	
22706100140000	1518 Snowy Range Ct	SF	R-1-ML	0.40	4	2	3	1			1	
22706100250000	98 Cascade Falls Dr	SF	R-1-ML	0.81	4	3	3	1			1	
22706100260000	94 Cascade Falls Dr	SF	R-1-ML	0.66	4	3	3	1			1	
07202701240000	2800 Iron Point Rd	MHD	R-4	11.52	30	346	18	207	207			Elliot - Iron Point Site. Steeply Sloped, Large site - Inventory assumes development at 60 percent of maximum allowed density (207 units) consistent with the 5th planning cycle.
072-1170-113	Iron Point Road / Empire Ranch Road	MU	SP-MU	19.25	30	289	27	260	260			19.25-acre site will be rezoned from regional commercial center to mixed use through a specific plan amendment. Based on property owner input, we assume that 50 percent or 9.6 acres of the site would be developed as multifamily residential.
07101900760000	Coloma St	MHD	R-3	0.58	30	17	27	16	16			City owned on Riley
Total Additional Sites				179.90		1,305		878	534	7	337	
Grand Total Vacant and Underutilized Site Capacity				1,047.17				8,462	3,259	2,666	2,537	

*Vacant site included in two consecutive previous planning periods (4th and 5th cycle inventories) or underutilized site identified in the 5th cycle sites inventory. Per Housing Element Policy H-3.7, the City will allow developments that include at least 20 percent affordable units by-right.

Source: Ascent, 2020; City of Folsom, 2020

ATTACHMENT C.2

HIGH DENSITY RESIDENTIAL SITE CAPACITY PROFILES

Overview

This appendix includes site profiles for each vacant or underutilized site identified in the inventory that is designated for multifamily high density development or mixed use development allowing residential densities up to 30 units per acre.

A profile is provided for each site indicating the assessor parcel number (APN), address, general plan land use designation, zoning, allowed density, floor-area-ratio (FAR), size, applicable height limit, and existing use. The profile indicates whether the site was identified in previous housing elements. In addition, the profile provides an evaluation of vacant sites based on the California Tax Credit Allocation Committee (TCAC) funding criteria. A TCAC evaluation was not completed for underutilized sites or for sites located within the Folsom Plan Area Specific Plan as the plan area is largely undeveloped at this time. Services, including parks and schools, are planned for the plan area. The profile also includes a site description, access to utilities or infrastructure, environmental constraints, and an analysis of realistic unit capacity.

Please note:

Vacant sites identified in the 4th and 5th housing element cycles or non-vacant sites identified in the 5th housing element cycle will allow housing developments including 20 percent or more affordable housing units by-right. The table identifies these sites with a ✓ (check mark) indicating they were previously identified or a ✗ (cross mark) indicating they were not previously identified.

TCAC evaluation estimate points earned by each site are based on walking distance toward 9 categories of amenity, ✓ (green check mark) indicates full credit is given, ✓ (orange check mark) indicates partial credit is given, and ✗ (red cross mark) indicates no credit is given.

Access to Utilities is proximate availability of water, sewer, storm drain, and dry utilities at each site. (E) indicates there's existing utility access, (P) indicates there's planned utility development in the 8-year period, and (N) indicates no utility access. The timeframe for completion of planned utility development is shown in years from the start of the planning period (2021).

EAST BIDWELL CORRIDOR SITES**Folsom Cordova Unified School District Site**

APN(s): 071-019-0093	Address: 955 Riley Street
General Plan: Mixed Use / East Bidwell Mixed Use Overlay	Zoning: MU
Density: 20-30 du/ac	FAR: 0.5 – 1.5
Site Size: 2.94 acres	Height Limit: 50 feet (up to four stories)
Max. Capacity: 88 units	Inventoried Capacity: 79 units
Existing Use: Underutilized – Folsom Lake High School	Included in Previous Housing Elements? <input checked="" type="checkbox"/> 5 th Cycle <input checked="" type="checkbox"/> 4 th Cycle Projects containing a minimum of 20% affordable housing will be allowed by right. See Housing Element Policy H-3.7.
TCAC Evaluation:	✓ Transit ✓ Grocery Store/Farmer's market ✗ Special Needs Development ✓ Public Park ✓ Public School ✓ Medical Clinic/Hospital ✓ Public Library ✗ Senior Developments ✓ Pharmacy
Access to Utilities:	(E) Water (E) Sewer (E) Storm Drains (E) Dry Utilities
Site Description:	The site is owned by Folsom Cordova Unified School District and is located on Riley Street near existing shopping and employment centers. A SacRT bus stop is located directly in front of the site on Riley Street and Sutter Middle School is located approximately 500 feet north of the site. The southeastern portion of the site is currently developed as Folsom Lake High School and the northwestern portion of the site is developed as a parking lot. The school district has expressed an intent to sell their property and would provide first right of refusal to affordable housing developers in accordance with Government Code Section 54222.
Environmental Constraints:	The site has been previously developed, has flat topography, little to moderate fire risk, does not include wetlands, and is outside of the 100- and 500-year floodplains.

300 E. Bidwell St; 314 E. Bidwell St; 320 E. Bidwell St; 330 E. Bidwell St

	
APN(s): 071-0082-017; 071-0082-016; 071-0082-015; 071-0082-012	Address: 300 E. Bidwell St; 314 E. Bidwell St; 320 E. Bidwell St; 330 E. Bidwell St
General Plan: Community Commercial / East Bidwell Mixed Use Overlay	Zoning: C-2
Density: 20-30 du/ac	FAR: 0.5-1.5
Site Size: 1.99 acres	Height Limit: 50 feet (up to four stories)
Max. Capacity: 59 units	Inventoried Capacity: 13 units
Existing Use: Single-story strip mall with parking	Included in Previous Housing Elements? <input checked="" type="checkbox"/> 5th Cycle <input checked="" type="checkbox"/> 4th Cycle
Access to Utilities: (E) Water (E) Sewer (E) Storm Drains (E) Dry Utilities	
Site Description: This site is a corner parcel located at the intersection of Coloma St and E Bidwell St. The closest bus stop is 0.2 miles away, and the nearest grocery store is 0.4 miles away from the site. It is located within easy walking distance of Sutter Middle School. It is currently being used as a single-story strip mall with approximately 120 parking spaces. The buildings were constructed between 1952-1959. Approximately 60% of the site is occupied by buildings. Based on the age of buildings, market trends, and low improvement values, redevelopment could occur during the planning period. Redevelopment of the site for multi-family development would likely require a lot consolidation of the four existing parcels in the same block.	
Environmental Constraints:	The site topography is flat, has little to moderate fire risk, does not include wetlands, and is outside of the 100- and 500-year floodplains.

Attachment C.2: High Density Residential Site Capacity Profiles

402 E. Bidwell St; 404 Bidwell St; 412 Bidwell St

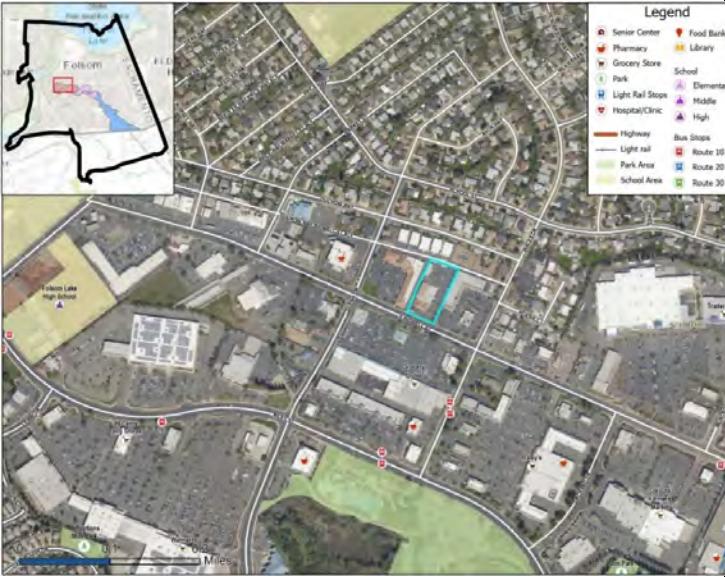
			
APN(s):	071-0083-012; 071-0083-011; 071-0083-010	Address:	402 E. Bidwell St; 404 E. Bidwell St; 412 E. Bidwell St
General Plan:	Community Commercial / East Bidwell Mixed Use Overlay	Zoning:	C-2
Density:	20-30 du/ac	FAR:	0.5-1.5
Site Size:	1.66 acres	Height Limit:	50 feet (up to four stories)
Max. Capacity:	49 units	Inventoried Capacity:	11 units
Existing Use:	Single story strip mall and parking lot	Included in Previous Housing Elements?	<input checked="" type="checkbox"/> 5th Cycle <input checked="" type="checkbox"/> 4th Cycle
Access to Utilities:	(E) Water	(E) Sewer	(E) Storm Drains
Site Description:	This site is located west of Market St and north of E Bidwell St. The closest bus stop and grocery store are approximately 0.4 miles away from the site. It is currently being used as a strip mall with 12 operating businesses, and there are approximately 100 parking space on site. The majority of the buildings were constructed between 1959-1960, and the restaurant building was constructed in 1978. Approximately 32% of the site is occupied by buildings, and the land value is slightly higher than the improvement value. Based on the age of buildings, market trends, and low improvement values, redevelopment could occur during the planning period. Redevelopment of the site for multi-family development would likely require a lot consolidation of the three existing parcels in the same block.		
Environmental Constraints:	Any disturbance to protected trees such as street trees, parking lot shading trees or native oak trees located on site must comply with the City's Tree Preservation Ordinance. The site topography is flat, has little to moderate fire risk, does not include wetlands, and is outside of the 100- and 500-year floodplains.		

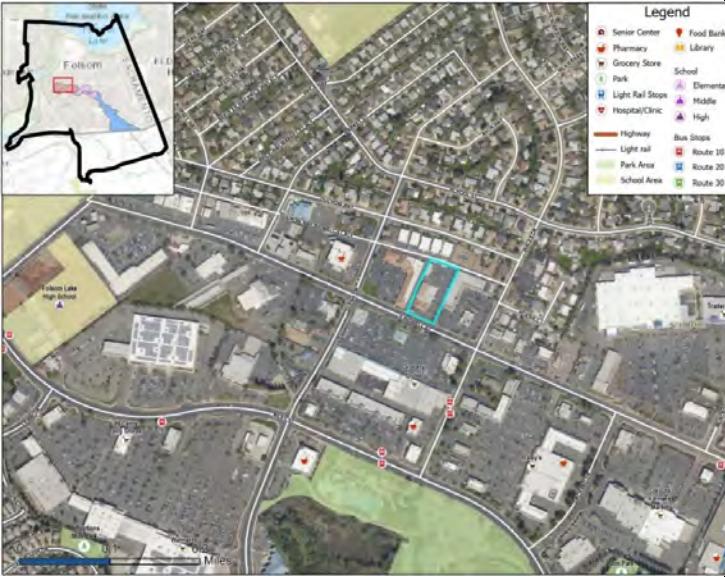
511 E. Bidwell St

	
APN(s): 071-0190-048 (portion of parcel); 071-0320-026	Address: 511 E. Bidwell St
General Plan: Community Commercial / East Bidwell Mixed Use Overlay	Zoning: C-2
Density: 20-30 du/ac	FAR: 0.5-1.5
Site Size: 3.58 acres (developable portion is 1.6 acres)	Height Limit: 50 feet (up to four stories)
Max. Capacity: 48 units	Inventoried Capacity: 11 units
Existing Use: Vacant land and parking behind Folsom Lake Bowling	Included in Previous Housing Elements? <input checked="" type="checkbox"/> 5 th Cycle <input checked="" type="checkbox"/> 4 th Cycle
Access to Utilities: (E) Water (E) Sewer (E) Storm Drains (E) Dry Utilities	
Site Description: This site is located west of Glenn Dr and south of E Bidwell St. The closest bus stop and grocery store are approximately 0.3 miles away from the site. It is currently being used as parking lot for bowling alley and barbershop. There are approximately 1.6 acres of vacant land and parking lot space in two parcels. Based on the market trends and low improvement values, redevelopment could occur during the planning period.	
Environmental Constraints: Any disturbance to protected trees such as street trees, parking lot shading trees or native oak trees located on site must comply with the City's Tree Preservation Ordinance. The site topography is flat, has little to moderate fire risk, does not include wetlands, and is outside of the 100- and 500-year floodplains.	

Attachment C.2: High Density Residential Site Capacity Profiles

616 E. Bidwell St



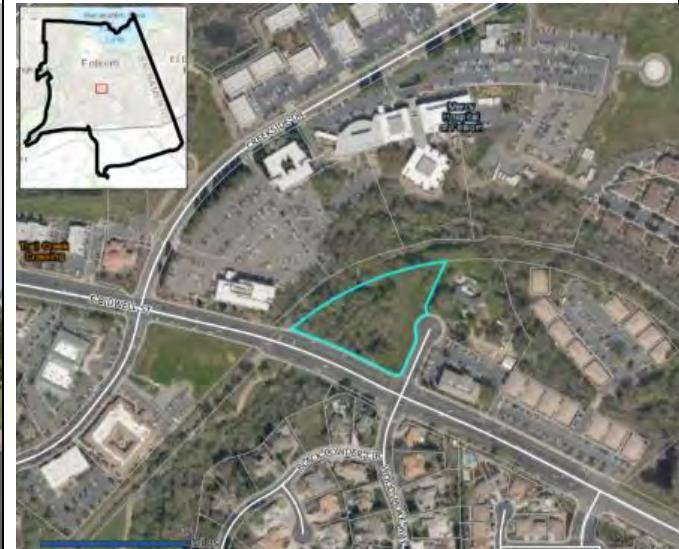
	
APN(s): 071-0360-013	Address: 616 E. Bidwell St
General Plan: Community Commercial / East Bidwell Mixed Use Overlay	Zoning: C-2
Density: 20-30 du/ac	FAR: 0.5-1.5
Site Size: 1.41 acres	Height Limit: 50 feet (up to four stories)
Max. Capacity: 42 units	Inventoried Capacity: 10 units
Existing Use: Thrift Store with large parking lot	Included in Previous Housing Elements? <input checked="" type="checkbox"/> 5 th Cycle <input checked="" type="checkbox"/> 4 th Cycle
Access to Utilities:	(E) Water (E) Sewer (E) Storm Drains (E) Dry Utilities
Site Description:	<p>This site is located west of Glenn Dr and north of E Bidwell St. The closest bus stop and grocery store are approximately 0.15 miles from the site. It is currently being used as a thrift store with a large parking lot. The building was constructed in 1961. Approximately 21% of the site is occupied by buildings. Based on the age of buildings, market trends, and current tenant improvement values, redevelopment could occur during the planning period.</p>
Environmental Constraints:	<p>The site topography is flat, has little to moderate fire risk, does not include wetlands, and is outside of the 100- and 500-year floodplains.</p>

Creekside Sites

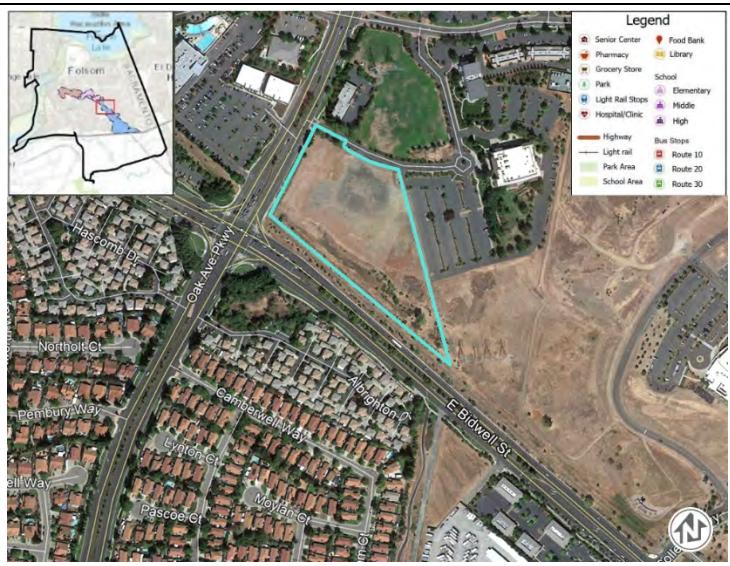
			
APN(s):	071-0040-161; 071-0040-162; 071-0040-163	Address:	1571 Creekside Drive – 1599 Creekside Drive
General Plan:	Professional/Office / East Bidwell Mixed Use Overlay	Zoning:	BP
Density:	20-30 du/ac	FAR:	n/a
Site Size:	7.71 acres	Height Limit:	50 feet (up to four stories)
Max. Capacity:	231 units	Inventoried Capacity:	150 units
Existing Use:	Vacant	Included in Previous Housing Elements?	<input checked="" type="checkbox"/> 5 th Cycle <input checked="" type="checkbox"/> 4 th Cycle
TCAC Evaluation:	<input checked="" type="checkbox"/> Transit <input checked="" type="checkbox"/> Public Park <input checked="" type="checkbox"/> Public Library	<input checked="" type="checkbox"/> Grocery Store/Farmer's market <input checked="" type="checkbox"/> Public School <input checked="" type="checkbox"/> Senior Developments	<input checked="" type="checkbox"/> Special Needs Development <input checked="" type="checkbox"/> Medical Clinic/Hospital <input checked="" type="checkbox"/> Pharmacy
Access to Utilities:	(E) Water	(E) Sewer	(E) Storm Drains (E) Dry Utilities
Site Description:	This site is located northeast of the intersection of East Bidwell St and Blue Ravine Rd, near Mercy Hospital of Folsom. The nearest bus stop is located approximately 200 feet east of the site. The site is adjacent to professional offices, and the closest grocery store and pharmacy are within 0.5 mile from this site. An affordable housing developer has proposed a 150-unit affordable housing project on the site. The City is anticipating submittal of the application.		
Environmental Constraints:	Any disturbance to the on-site native oak trees must comply with the City's Tree Preservation Ordinance. Existing dredge tailings, slickens deposits, and high-water table provide challenges to construction of the site. The site is moderately sloped, decreasing in elevation from east to west, has moderate to high fire risk, does not include wetlands, and is outside of the 100- and 500-year floodplains		

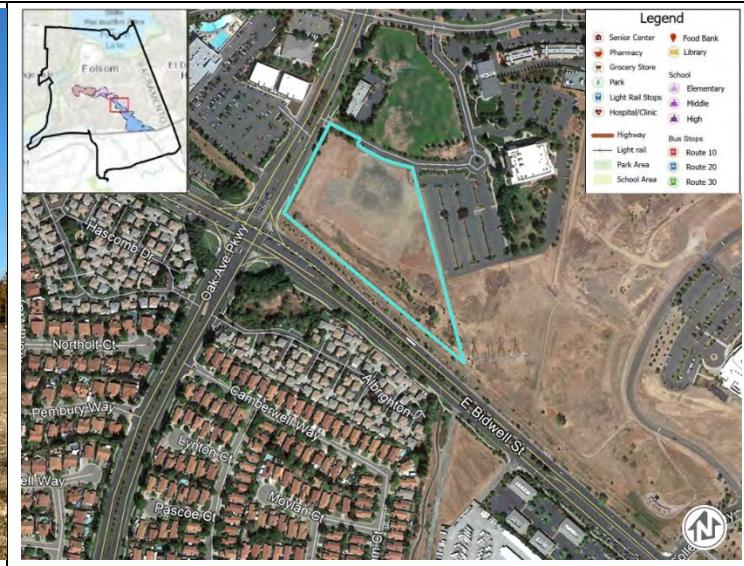
Attachment C.2: High Density Residential Site Capacity Profiles

790 Hana Way

	
APN(s): 072-0031-024	Address: 790 Hana Way
General Plan: Professional/Office / East Bidwell Mixed Use Overlay	Zoning: BP
Density: 20-30 du/ac	FAR: n/a
Site Size: 2.43 acres	Height Limit: 50 feet (up to four stories)
Max. Capacity: 72 units	Inventoried Capacity: 66 units
Existing Use: Vacant	Included in Previous Housing Elements? <input checked="" type="checkbox"/> 5 th Cycle <input checked="" type="checkbox"/> 4 th Cycle
TCAC Evaluation: <input checked="" type="checkbox"/> Transit <input checked="" type="checkbox"/> Grocery Store/Farmer's market <input checked="" type="checkbox"/> Special Needs Development <input checked="" type="checkbox"/> Public Park <input checked="" type="checkbox"/> Public School <input checked="" type="checkbox"/> Medical Clinic/Hospital <input checked="" type="checkbox"/> Public Library <input checked="" type="checkbox"/> Senior Developments <input checked="" type="checkbox"/> Pharmacy	
Access to Utilities: (E) Water (E) Sewer (E) Storm Drains (E) Dry Utilities	
Site Description: This site is located at northeast of the interaction of East Bidwell St and Blue Ravine Rd, next to Mercy Hospital of Folsom. The nearest bus stop is approximately 0.5 mile away north of the site. It's adjacent to professional offices, various grocery stores and pharmacies are within 1 mile from this site.	
Environmental Constraints: Any disturbance to the on-site native oak trees must comply with the City's Tree Preservation Ordinance. The site is moderately sloped, decreasing in elevation from east to west, has little to moderate fire risk, and is inside of the 100- and 500-year floodplains.	

Oak Avenue Parkway Sites



	
APN(s): 072-1310-012; 072-1310-011 (portion of parcel); 072-1310-010 (portion of parcel)	Address: 701 Oak Avenue Parkway; 741 Oak Avenue Parkway; 731 Oak Avenue Parkway
General Plan: Professional/Office / East Bidwell Mixed Use Overlay	Zoning: BP
Density: 20-30 du/ac	FAR: n/a
Site Size: Total site (three parcels) is 13.47 acres; Developable portion is estimated to be about 7.38 acres	Height Limit: 50 feet (up to four stories)
Max. Capacity: 221 units	Inventoried Capacity: 199 units
Existing Use: Parking lot for adjacent Lakeside Church and overhead powerlines.	Included in Previous Housing Elements? <input checked="" type="checkbox"/> 5 th Cycle <input checked="" type="checkbox"/> 4 th Cycle
Access to Utilities: (E) Water (E) Sewer (E) Storm Drains (E) Dry Utilities	
Site Description: This site, located within the East Bidwell Corridor, is adjacent to the existing Lakeside Church. Portions of the parcels include a parking lot and overhead powerlines. Approximately 7 acres of the site are vacant and are not constrained by overhead powerlines. A SacRT bus stop is located less than 0.1 mile away from the site, and the nearest major grocery store is approximately 1 mile away.	
Environmental Constraints: The site is moderately sloped, has low fire risk, does not include wetlands, and is outside of the 100- and 500-year floodplains.	

Attachment C.2: High Density Residential Site Capacity Profiles

100 Scholar Way

			
APN(s):	072-0270-023 (portion of parcel)	Address:	100 Scholar Way
General Plan:	Public and Quasi-Public Facility / East Bidwell Mixed Use Overlay	Zoning:	A-1-A
Density:	20-30 du/ac	FAR:	0.5-1.5
Site Size:	Total parcel is 151.14 acres; Developable portion is estimated to be about 5.8 acres	Height Limit:	30 feet (up to two stories)
Max. Capacity:	174 units	Inventoried Capacity:	157 units
Existing Use:	Vacant Land surrounding Folsom Lake College	Included in Previous Housing Elements?	<input checked="" type="checkbox"/> 5 th Cycle <input checked="" type="checkbox"/> 4 th Cycle
Access to Utilities:	(E) Water	(E) Sewer	(E) Storm Drains
Site Description:	<p>This site, located within the East Bidwell Corridor, sits at the entrance to Folsom Lake College. College Parkway, the entrance road to the college, bisects the parcel. The site also contains a sign and electronic billboard advertising the Harris Center. The site has approximately 6 acres of developable land to the northwest of College Parkway and the Harris Center signage. According to conversations with College staff, the College Master Plan currently identifies this area as potential parking; however, the College is open to discussions of other potential uses on this site, including housing. A SacRT bus stop is located less than 0.1 mile away from the site, and the nearest grocery store is approximately 0.5 miles away. There is no existing infrastructure on the site; however, access to sewer, water, storm drains, and dry utilities are available along E. Bidwell St.</p>		
Environmental Constraints:	<p>The site is moderately sloped, with decreasing elevation from north to south, has moderate to high fire risk, does not include wetlands, and is outside of the 100- and 500-year floodplains.</p>		
Analysis of Realistic Unit Capacity:	<p>Based on the site characteristics, market trends and existing college, the remaining developable portion of the site, 5.8 acres, is anticipated for residential development at 90 percent of the maximum allowed density, 27 units per acre. Therefore, the realistic capacity of the site would be 157 units.</p>		

Cavitt – E Bidwell

			
APN(s):	072-0270-155	Address:	1565 Cavitt Drive
General Plan:	Community Commercial	Zoning:	C-2 (SP 95-1)
Density:	20-30 du/ac	FAR:	n/a
Site Size:	37.18 acres (10 acres included in inventory)	Height Limit:	50 feet (up to four stories)
Max. Capacity:	300 units	Inventoried Capacity:	270 units
Existing Use:	Vacant	Included in Previous Housing Elements?	<input checked="" type="checkbox"/> 5 th Cycle <input checked="" type="checkbox"/> 4 th Cycle
TCAC Evaluation:	<input checked="" type="checkbox"/> Transit <input checked="" type="checkbox"/> Public Park <input type="checkbox"/> Public Library	<input checked="" type="checkbox"/> Grocery Store/Farmer's market <input checked="" type="checkbox"/> Public School <input type="checkbox"/> Senior Developments	<input type="checkbox"/> Special Needs Development <input type="checkbox"/> Medical Clinic/Hospital <input checked="" type="checkbox"/> Pharmacy
Access to Utilities:	(E) Water	(E) Sewer	(E) Storm Drains
Site Description:	This site is located at E Bidwell street between Broadstone Parkway and Iron Point Road. Two SacRT bus stops are accessible within 1/4 mile from the site. Single family residences are located east of the site, and commercial uses are located south and west of the site. Whole Foods Market and Bel Air are less than 1/4 mile from this site. This is a large site with 37 acres; however, the property owner indicated interest in residential development on a portion of the site. Multifamily residential development is assumed for 10 acres of the site.		
Environmental Constraints:	Any disturbance to the on-site native oak trees must comply with the City's Tree Preservation Ordinance. The site is moderately sloped, decreasing in elevation from east to west, has moderate to high fire risk, does not include wetlands, and is outside of the 100- and 500-year floodplains		

Attachment C.2: High Density Residential Site Capacity Profiles

285 Palladio Parkway

	
APN(s): 072-1190-128; 072-1190-129; 072-1190-130	Address: Broadstone Pkwy; 2376 Iron Point Rd; 285 Palladio Pkwy
General Plan: Regional Commercial Center / East Bidwell Mixed Use Overlay	Zoning: C-3 PD
Density: 20-30 du/ac	FAR: 0.5-1.5
Site Size: Total acreage of three parcels is 43.99 acres (10 acres included in inventory)	Height Limit: 50 feet (up to four stories)
Max. Capacity: 300 units	Inventoried Capacity: 270 units
Existing Use: Vacant Land next to Kaiser Surgery Center	Included in Previous Housing Elements? <input checked="" type="checkbox"/> 5 th Cycle <input checked="" type="checkbox"/> 4 th Cycle
Access to Utilities: (E) Water (E) Sewer	(E) Storm Drains (E) Dry Utilities
Site Description: The Kaiser Surgery Center site includes three parcels, of which only a small portion (approximately 6 acres) has been developed. The remaining 38 acres are vacant. This site is located at the intersection of Palladio Pkwy and Iron Point Rd. There are two bus stops located 0.1 mile away from the site, and the closest grocery store is 0.3 miles away from this site. The Kaiser Surgery Center Building was constructed in 2009 and is expected to remain on the site. Approximately 14% of the site is occupied by buildings and parking. Based on the site characteristics, market trends and existing commercial use, approximately 10 acres of the site is anticipated for residential development.	
Environmental Constraints:	The site topography is flat, has moderate to high fire risk, does not include wetlands, and is outside of the 100- and 500-year floodplains.

TRANSIT PRIORITY AREA SITES

Leidesdorff Sites

	
APN(s): 070-0042-002; 070-0046-024; 070-0046-026	Address: 1118 Sutter Street; 1108 Sutter Street; Leidesdorff Street
General Plan: Historic Folsom Mixed Use	Zoning: Historic District, HD
Density: 20-30 du/ac	FAR: 0.5 – 2.0 FAR
Site Size: 2.64 acres	Height Limit: 35 feet for APNs 070-0046-024 and 070-0046-026; 50 feet for APN 070-0042-002
Max. Capacity: 79 units	Inventoried Capacity: 71 units
Existing Use: Vacant	Included in Previous Housing Elements? ✓ 5 th Cycle ✓ 4 th Cycle Projects containing a minimum of 20% affordable housing will be allowed by right. See Housing Element Policy H-3.7.
TCAC Evaluation: <ul style="list-style-type: none"> ✓ Transit ✓ Grocery Store/Farmer's market ✓ Public Park ✓ Public School ✗ Public Library ✗ Senior Developments 	<ul style="list-style-type: none"> ✗ Special Needs Development ✗ Medical Clinic/Hospital ✗ Pharmacy
Access to Utilities: (E) Water (E) Sewer (E) Storm Drains (E) Dry Utilities	
Site Description: The Leidesdorff site is in the Historic District on the west side of Folsom Boulevard, near existing retail and office uses on Sutter Street and within one-quarter mile of the Historic Folsom Light Rail Station. The City's corporation yard is located directly north of the site. The site currently consists of four parcels that would be consolidated. The Historic Folsom Mixed Use designation allows both residential (including stand-alone residential) and commercial uses. Development would be subject to Historic District Commission Design Review.	
Environmental Constraints: Any disturbance to the on-site native oak trees must comply with the City's Tree Preservation Ordinance. The site has moderate to high fire risk, does not include wetlands, and is outside of the 100- or 500-year floodplain. The site is primarily flat with minimal elevation changes of 1-3 feet.	

Glenn Station Site

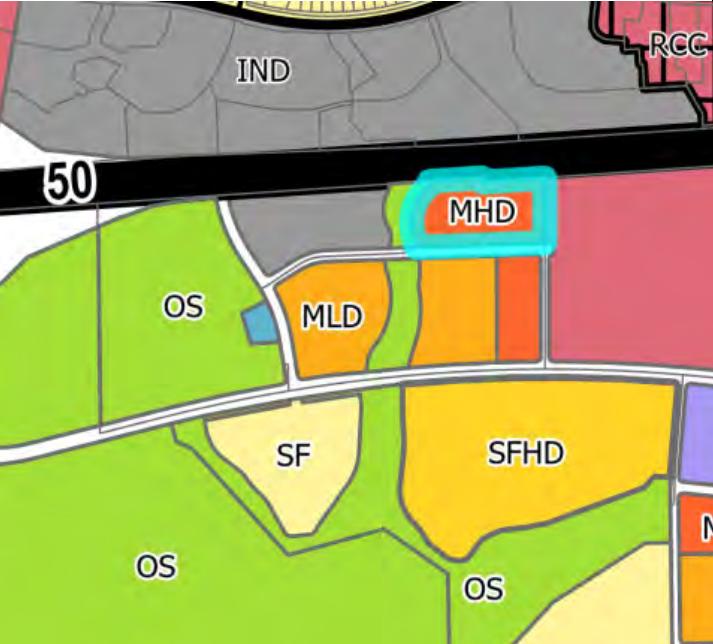
	
APN(s): 071-0020-078	Address: 1025 Glenn Drive
General Plan: Multifamily High Density	Zoning: R-4 – General Apartment
Density: 20-30 du/ac	FAR: n/a
Site Size: 2.73 acres	Height Limit: 50 feet (up to four stories)
Max. Capacity: 81 units	Inventoried Capacity: 74 units
Existing Use: Parking Lot	Included in Previous Housing Elements? <ul style="list-style-type: none"> <input checked="" type="checkbox"/> 5th Cycle <input checked="" type="checkbox"/> 4th Cycle <p>Projects containing a minimum of 20% affordable housing will be allowed by right. See Housing Element Policy H-3.7.</p>
TCAC Evaluation:	<p> <input checked="" type="checkbox"/> Transit <input checked="" type="checkbox"/> Grocery Store/Farmer's market <input checked="" type="checkbox"/> Special Needs Development <input checked="" type="checkbox"/> Public Park <input checked="" type="checkbox"/> Public School <input checked="" type="checkbox"/> Medical Clinic/Hospital <input checked="" type="checkbox"/> Public Library <input checked="" type="checkbox"/> Senior Developments <input checked="" type="checkbox"/> Pharmacy </p>
Access to Utilities:	(E) Water (E) Sewer (E) Storm Drains (E) Dry Utilities
Site Description:	The site is owned by the City and is currently used as a park & ride for the adjacent Glenn SacRT Light Rail Station, located on the corner of Glenn Drive and Folsom Boulevard. It is adjacent to professional offices, approximately 500 feet from Kikkoman Foods, Inc., and approximately 1 mile from schools.
Environmental Constraints:	The site has been previously developed and is currently used as a parking lot. Any disturbance to the on-site native oak trees must comply with the City's Tree Preservation Ordinance. The site is flat, has moderate to high fire risk, and does not include wetlands. The site is not located within a special flood hazard area or 100-year floodplain but the site is within the 500-year floodplain and presents moderate flood hazards.

FOLSOM PLAN AREA SPECIFIC PLAN SITES**FPASP MHD 16 Site**



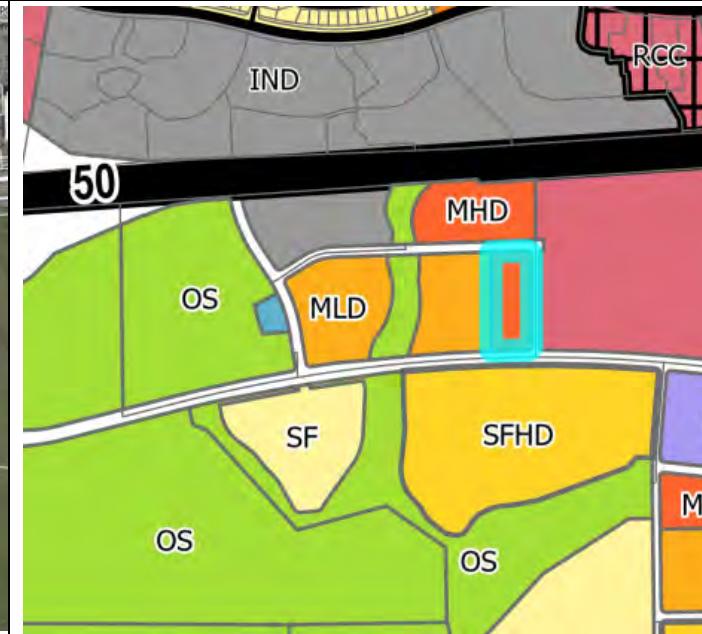
APN(s):	portion of 072-0060-090	Address:	Prairie City Rd between White Rock Rd and Mangini Pkwy	
General Plan:	Multifamily High Density	Zoning:	SP-MHD	
Density:	20-30 du/ac	FAR:	n/a	
Site Size:	9.80 acres	Height Limit:	50 feet	
Existing Use:	Vacant	Included in Previous Housing Elements?	<input checked="" type="checkbox"/> 5 th Cycle <input type="checkbox"/> 4 th Cycle	
Access to Utilities:	(P 4-8 yrs) Water	(P 4-8 yrs) Sewer	(P 4-8 yrs) Storm Drains	(P 4-8 yrs) Dry Utilities
Site Description:	The site is located in the southwest portion of the Folsom Plan Area Specific Plan. The surrounding area is currently undeveloped but is planned for a mix of residential and commercial uses, including two school sites within 0.75 miles. The development for Folsom Ranch High School is approximately 0.5 miles east of the site, and it's planned to open for the 2025/2026 school year.			
Environmental Constraints:	The site is moderately sloped, has high fire risk, does not include wetlands, and is outside of the 100- and 500-year floodplains. There are no protected trees located on the site.			
Unit Capacity:	Based on the allotted number of units identified in the Folsom Plan Area Specific Plan, the capacity of the sites would be 246 units.			

FPASP MHD 60 Site

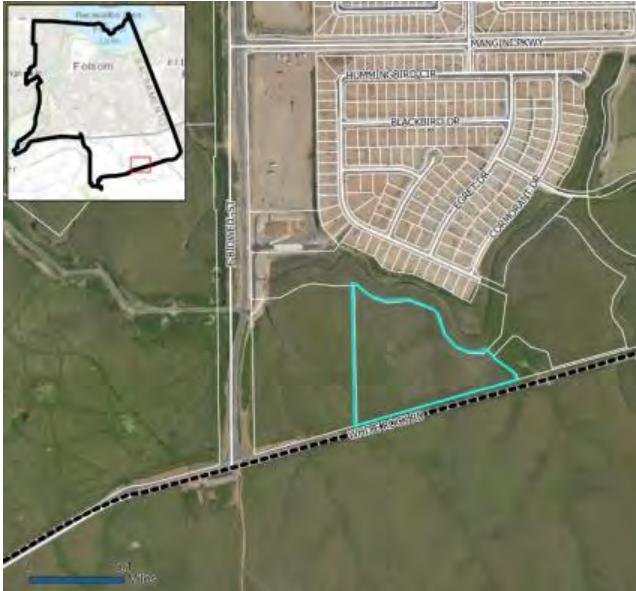
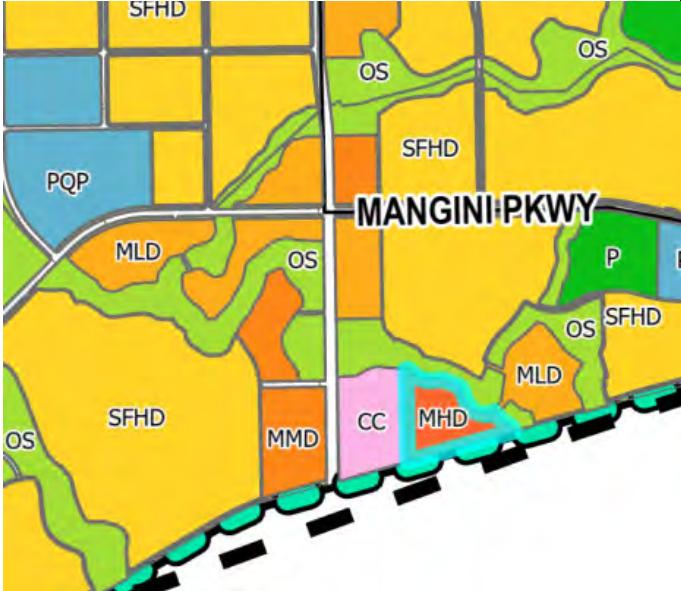
APN(s):	portion of 072-3190-031	Address:	North of Alder Creek Parkway between E. Bidwell St. and Rowberry Rd.
General Plan:	Multifamily High Density	Zoning:	SP-MHD
Density:	20-30 du/ac	FAR:	n/a
Site Size:	7.70 acres	Height Limit:	50 feet
Existing Use:	Vacant	Included in Previous Housing Elements?	<input checked="" type="checkbox"/> 5 th Cycle <input checked="" type="checkbox"/> 4 th Cycle
Access to Utilities:	(P 2-4 yrs) Water	(P 2-4 yrs) Sewer	(P 2-4 yrs) Storm Drains
Site Description:	The site is located in the northcentral portion of the Folsom Plan Area Specific Plan. The surrounding area is currently undeveloped but is planned for a mix of residential and commercial uses.		
Environmental Constraints:	The site is moderately sloped, has moderate to high fire risk, and is outside of the 100- and 500-year floodplains. There are no protected trees located on the site. A riverine follows the eastern boundary before crossing the southeastern portion of the site.		
Unit Capacity:	Based on the allotted number of units identified in the Folsom Plan Area Specific Plan, the capacity of the sites would be 192 units.		

FPASP MHD 64 Site

	
APN(s): portion of 072-3190-031	Address: North of Alder Creek Parkway between E. Bidwell St. and Rowberry Rd.
General Plan: Multifamily High Density	Zoning: SP-MHD
Density: 20-30 du/ac	FAR: n/a
Site Size: 4.31 acres	Height Limit: 50 feet
Existing Use: Vacant	Included in Previous Housing Elements? <input checked="" type="checkbox"/> 5 th Cycle <input checked="" type="checkbox"/> 4 th Cycle
Access to Utilities: (P 2-4 yrs) Water (P 2-4 yrs) Sewer (P 2-4 yrs) Storm Drains (P 2-4 yrs) Dry Utilities	
Site Description: The site is located in the northcentral portion of the Folsom Plan Area Specific Plan. The surrounding area is currently undeveloped but is planned for a mix of residential and commercial uses.	
Environmental Constraints: The site is moderately sloped, has moderate to high fire risk, and is outside of the 100- and 500-year floodplains. There are no protected trees located on the site. A riverine crosses the site from north to south and from east to west on the southern portion of the site.	
Unit Capacity: Based on the allotted number of units identified in the Folsom Plan Area Specific Plan, the capacity of the sites would be 108 units.	

Attachment C.2: High Density Residential Site Capacity Profiles

FPASP MHD 138 Site

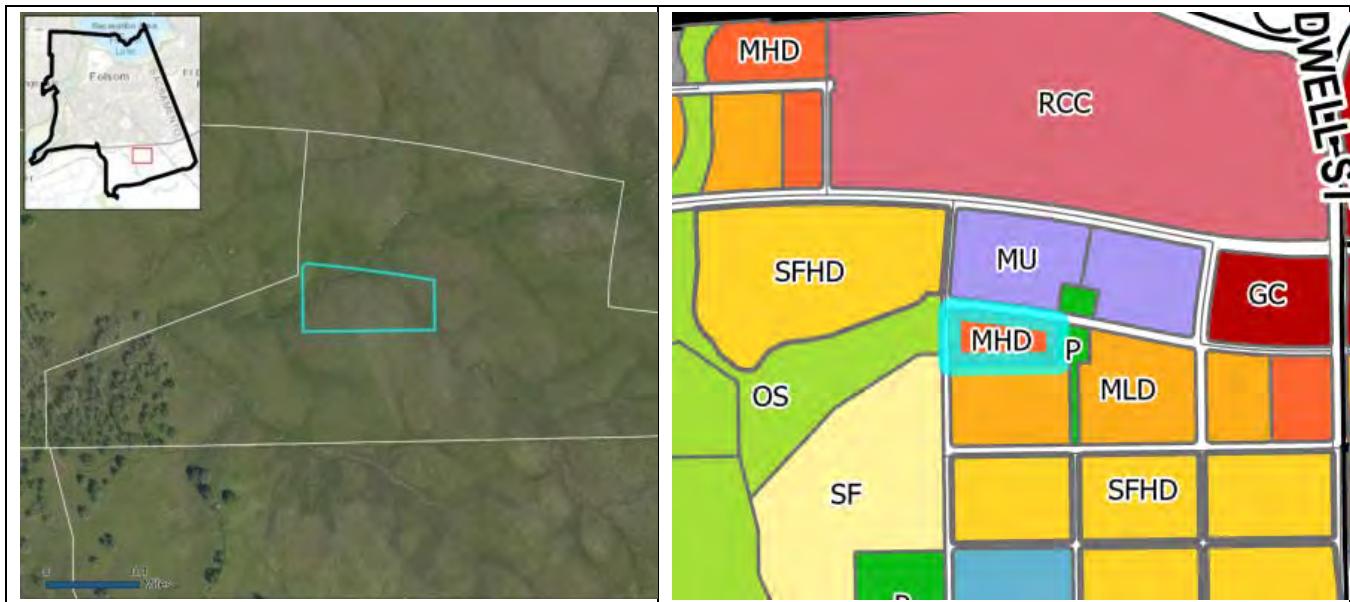
	
APN(s): 072-3380-005	Address: White Rock Road, east of E. Bidwell St.
General Plan: Multifamily High Density	Zoning: SP-MHD
Density: 20-30 du/ac	FAR: n/a
Site Size: 9.26 acres	Height Limit: 50 feet
Existing Use: Vacant	Included in Previous Housing Elements? <input checked="" type="checkbox"/> 5 th Cycle <input type="checkbox"/> 4 th Cycle
Access to Utilities: (E) Water (E) Sewer (E) Storm Drains (E) Dry Utilities	
Site Description: The site is in the southcentral portion of the Folsom Plan Area Specific Plan and is included in Phase 1 of the Mangini Ranch Project. The surrounding area was recently developed as residential and an elementary school is currently (2020) under construction, approximately 0.4 miles northeast of the site. The City expects to receive an application for market rate housing in late 2020.	
Environmental Constraints: The site is moderately sloped, has high fire risk, and is outside of the 100- and 500-year floodplains. There are no protected trees located on the site. A riverine crosses the southwest corner of the site.	
Unit Capacity: Based on the allotted number of units identified in the Folsom Plan Area Specific Plan, the capacity of the sites would be 243 units.	

FPASP MHD 157 Site

APN(s):	Portion of 072-3190-034	Address:	Northwest corner of E. Bidwell Street and Savannah Parkway.
General Plan:	Multifamily High Density	Zoning:	SP-MHD
Density:	20-30 du/ac	FAR:	n/a
Site Size:	5.79 acres	Height Limit:	50 feet
Existing Use:	Vacant	Included in Previous Housing Elements?	<input checked="" type="checkbox"/> 5 th Cycle <input type="checkbox"/> 4 th Cycle
Access to Utilities:	(P 2-4 yrs) Water	(P 2-4 yrs) Sewer	(P 2-4 yrs) Storm Drains
			(P 2-4 yrs) Dry Utilities
Site Description:	The site is in the central portion of the Folsom Plan Area Specific Plan. The area northeast of the site, across E. Bidwell Street is currently being developed as commercial and residential, while all other surrounding areas are still vacant.		
Environmental Constraints:	The site is flat, has high fire risk, does not include wetlands, and is outside of the 100- and 500-year floodplains. There are no protected trees located on the site.		
Unit Capacity:	Based on the allotted number of units identified in the adopted Folsom Plan Area Specific Plan, the capacity of the sites would be 145 units.		

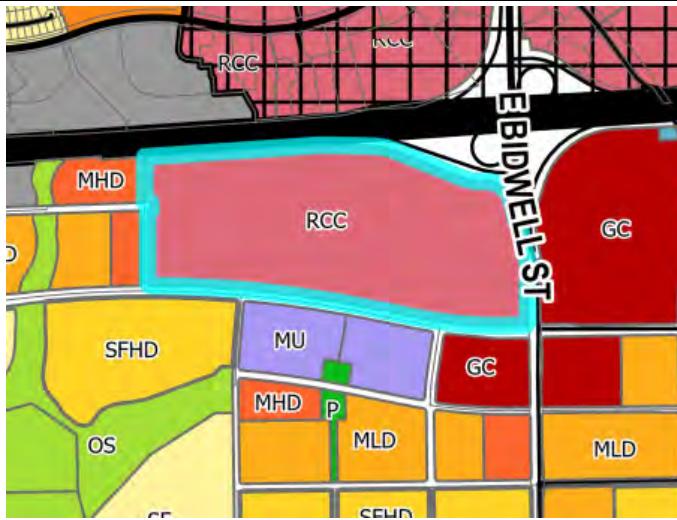
Attachment C.2: High Density Residential Site Capacity Profiles

FPASP MHD 160A Site



APN(s):	Portion of 072-3190-034	Address:	West of E. Bidwell Street and South of Old Ranch Way.
General Plan:	Multifamily High Density	Zoning:	SP-MHD
Density:	20-30 du/ac	FAR:	n/a
Site Size:	5.82 acres	Height Limit:	50 feet
Existing Use:	Vacant	Included in Previous Housing Elements?	<input checked="" type="checkbox"/> 5 th Cycle <input type="checkbox"/> 4 th Cycle
Access to Utilities:	(P 2-4 yrs) Water	(P 2-4 yrs) Sewer	(P 2-4 yrs) Storm Drains
Site Description:	The site is in the Town Center of the Folsom Plan Area Specific Plan. The surrounding areas are currently undeveloped but are planned for residential, mixed use, and park uses.		
Environmental Constraints:	The site is moderately sloped, has high fire risk, and is outside of the 100- and 500-year floodplains. There are no protected trees located on the site. A riverine wetland crosses the northwest corner of the site.		
Unit Capacity:	Based on the allotted number of units identified in the adopted Folsom Plan Area Specific Plan, the capacity of the sites would be 145 units.		

FPASP RC 61 Site

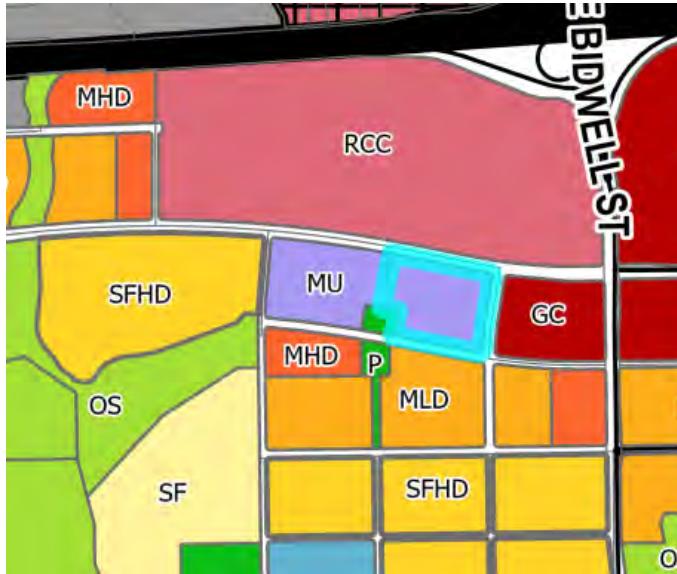
	
APN(s): Portion of 072-3190-030	Address: Southwest of E. Bidwell Street / U.S. 50 interchange.
General Plan: Regional Center Commercial	Zoning: SP-RC (Specific Plan – Regional Commercial)
Density: Various – see below description	FAR: n/a
Site Size: 103.3 acres	Height Limit: 50 feet
Existing Use: Vacant	Included in Previous Housing Elements? <input checked="" type="checkbox"/> 5 th Cycle <input checked="" type="checkbox"/> 4 th Cycle
Access to Utilities: (P 2-4 yrs) Water (P 2-4 yrs) Sewer (P 2-4 yrs) Storm Drains (P 2-4 yrs) Dry Utilities	
Site Description: The site is a 103-acre regional commercial parcel in the northcentral portion of the Folsom Plan Area Specific Plan, near U.S. 50. The surrounding areas are currently undeveloped but are planned as the Town Center with a mix of residential, commercial, mixed use, and park. The site is also located along the proposed Alder Creek Parkway transit corridor. The specific plan requires that 9.2 acres and 223 dwelling units of multifamily high density be developed on this site. Per the Minor Administrative Modification to the Specific Plan, approved on March 17, 2020, 7.5 acres and 156 dwelling units of multifamily high density (20-30 units per acre); 9.9 acres and 198 units of multifamily medium density (12-20 units per acre); and 25 acres and 198 units of multifamily low density (7-12 units per acre) would be developed on this site.	
	Environmental Constraints: The site is moderately sloped, has high fire risk, and is outside of the 100- and 500-year floodplains. There are no protected trees located on the site. A riverine crosses the southeastern corner of the site.
Unit Capacity: Based on the Minor Administrative Modification, approved on March 17, 2020, the allotted number of units and capacity of the site would be 156 multifamily high density units, 198 multifamily medium density units; and 198 multifamily low density units.	

Attachment C.2: High Density Residential Site Capacity Profiles

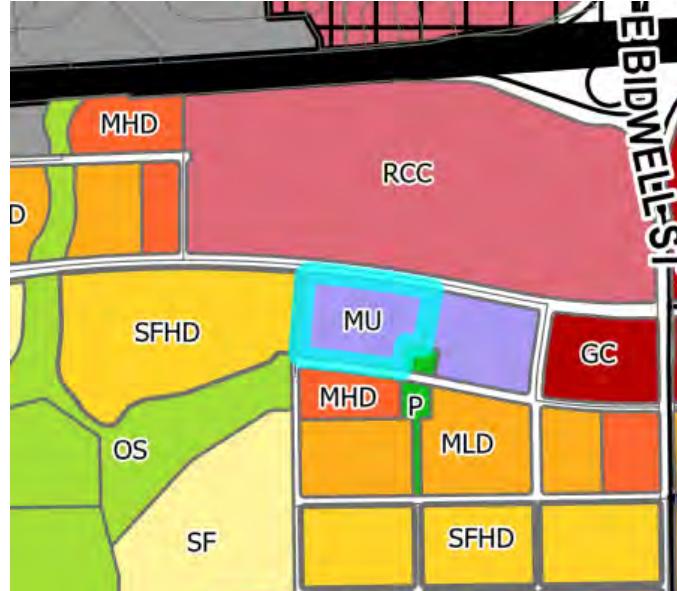
FPASP GC 85A Site

	
APN(s): 072-3190-046	Address: E. Bidwell Street and Alder Creek Parkway
General Plan: General Commercial	Zoning: SP-GC (Specific Plan – General Commercial)
Density: 20-30 du/ac	FAR: n/a
Site Size: 6.5 acres	Height Limit: 50 feet
Existing Use: Vacant	Included in Previous Housing Elements? <input checked="" type="checkbox"/> 5 th Cycle <input checked="" type="checkbox"/> 4 th Cycle
Access to Utilities: (E) Water (E) Sewer	(E) Storm Drains (E) Dry Utilities
Site Description: This parcel is in the northcentral portion of the Folsom Plan Area Specific Plan, near U.S. 50. The surrounding areas are currently undeveloped but are planned as the Town Center with a mix of residential, commercial, mixed use, and park. The site is also located along the proposed Alder Creek Parkway transit corridor. Per the Minor Administrative Modification to the Specific Plan, approved on March 17, 2020, 8.2 acres and 221 dwelling units of multifamily high density (20-30 units per acre) and 6.1 acres and 122 units of multifamily medium density (12-20 units per acre) would be developed on this site.	
Environmental Constraints:	The site is moderately sloped, has high fire risk, does not include wetlands, and is outside of the 100- and 500-year floodplains. There are no protected trees located on the site.
Unit Capacity:	Based on the Minor Administrative Modification, approved on March 17, 2020, the allotted number of units and capacity of the site would be 221 multifamily high density units and 122 multifamily medium density units.

FPASP MU 74 Site

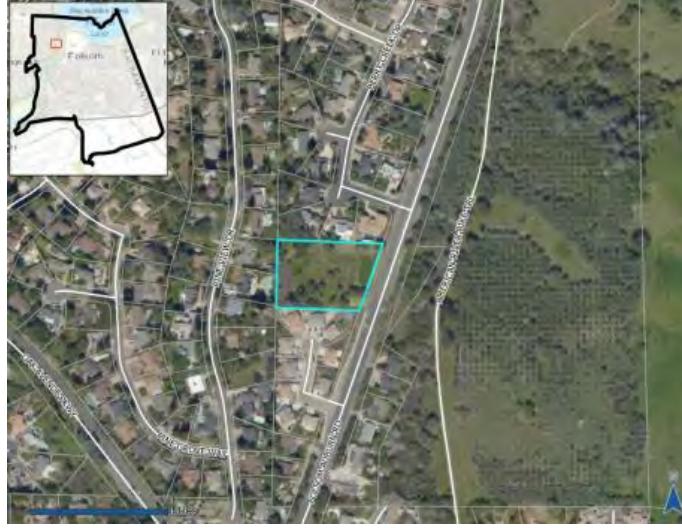
	
APN(s): A portion of 072-3190-034	Address: West of E. Bidwell Street and south of Alder Creek Parkway
General Plan: Mixed Use	Zoning: SP-MU (Specific Plan – Mixed Use)
Density: 20-30 du/ac	FAR: n/a
Site Size: 10 acres	Height Limit: 50 feet
Existing Use: Vacant	Included in Previous Housing Elements? <input checked="" type="checkbox"/> 5 th Cycle <input type="checkbox"/> 4 th Cycle
Access to Utilities: (P 2-4 yrs) Water (P 2-4 yrs) Sewer (P 2-4 yrs) Storm Drains (P 2-4 yrs) Dry Utilities	
Site Description: The site is in the northcentral portion of the Folsom Plan Area Specific Plan, planned for the Town Center. The surrounding areas are currently undeveloped but are planned for a mix of residential, commercial, mixed use, and park. The site is also located along the proposed Alder Creek Parkway transit corridor.	
Environmental Constraints: The site is moderately sloped, has high fire risk, and is outside of the 100- and 500-year floodplains. There are no protected trees located on the site. A riverine wetland crosses the site diagonally from the northeast corner to the southwest corner.	
Unit Capacity: Based on the allotted number of units identified in the Folsom Plan Area Specific Plan, the capacity of the sites would be 132 units.	

FPASP MU 158 Site

	
APN(s): A portion of 072-3190-034	Address: West of E. Bidwell Street and south of Alder Creek Parkway
General Plan: Mixed Use	Zoning: SP-MU (Specific Plan – Mixed Use)
Density: 20-30 du/ac	FAR: n/a
Site Size: 11.48 acres (per approved Toll Brothers SPA)	Height Limit: 50 feet
Existing Use: Vacant	Included in Previous Housing Elements? <input checked="" type="checkbox"/> 5 th Cycle <input type="checkbox"/> 4 th Cycle
Access to Utilities: (P 2-4 yrs) Water (P 2-4 yrs) Sewer (P 2-4 yrs) Storm Drains (P 2-4 yrs) Dry Utilities	
Site Description: The site is in the northcentral portion of the Folsom Plan Area Specific Plan, planned for the Town Center. The surrounding areas are currently undeveloped but are planned for a mix of residential, commercial, mixed use, and park. The site is also located along the proposed Alder Creek Parkway transit corridor.	
Environmental Constraints: The site is moderately sloped, has high fire risk, and is outside of the 100- and 500-year floodplains. There are no protected trees located on the site. A riverine crosses the southeast corner of the site.	
Unit Capacity: Based on the allotted number of units identified in the Folsom Plan Area Specific Plan, the capacity of the sites would be 150 units.	

ADDITIONAL HIGH DENSITY RESIDENTIAL SITES

Folsom Auburn (Choi) Site

	
APN(s): 213-0071-006	Address: 7071 Folsom Auburn Road
General Plan: Multifamily High Density	Zoning: R4 – General Apartment
Density: 20-30 du/ac	FAR: n/a
Site Size: 1.89 acres	Height Limit: 50 feet (up to four stories)
Max. Capacity: 56 units	Inventoried Capacity: 51 units
Existing Use: Vacant	<p>Included in Previous Housing Elements?</p> <p>✓ 5th Cycle ✓ 4th Cycle Projects containing a minimum of 20% affordable housing will be allowed by right. See Housing Element Policy H-3.7.</p>
TCAC Evaluation: <input checked="" type="checkbox"/> Transit <input checked="" type="checkbox"/> Public Park <input checked="" type="checkbox"/> Public Library	<input checked="" type="checkbox"/> Grocery Store/Farmer's market <input checked="" type="checkbox"/> Public School <input checked="" type="checkbox"/> Senior Developments <input checked="" type="checkbox"/> Special Needs Development <input checked="" type="checkbox"/> Medical Clinic/Hospital <input checked="" type="checkbox"/> Pharmacy
Access to Utilities: (P) Water (E) Sewer	(N) Storm Drains (N) Dry Utilities
<p>Note: The City is installing a water supply main along Folsom Auburn Road as part of a Capital Improvement Project, anticipated for construction in 2021. Storm drain and dry utility improvements would be constructed upon development of the site.</p>	
Site Description:	The site is located in the northern portion of the City, surrounded by residential uses. The site is approximately 1 mile from commercial uses and 0.75 miles from Carl Sundahl Elementary School. The nearest bus stop, American River Canyon Drive and Oak Avenue, is 1.3 miles east of the site.
Environmental Constraints:	Any disturbance to the on-site native oak trees must comply with the City's Tree Preservation Ordinance. The site is moderately sloped decreasing in elevation from north to south, has little to moderate fire risk, does not include wetlands, and is outside of the 100- and 500-year floodplains

Coloma Street Site

		 		
APN(s):	071-0190-076	Address: n/a (Riley Street)		
General Plan:	Multifamily High Density	Zoning: R3 – Neighborhood Apartment		
Density:	20-30 du/ac	FAR: n/a		
Site Size:	0.58 acres	Height Limit: 35 feet (up to two stories)		
Max. Capacity:	17 units	Inventoried Capacity: 16 units		
Existing Use:	Vacant	Included in Previous Housing Elements? <input checked="" type="checkbox"/> 5 th Cycle <input checked="" type="checkbox"/> 4 th Cycle		
TCAC Evaluation:	<input checked="" type="checkbox"/> Transit <input checked="" type="checkbox"/> Public Park <input checked="" type="checkbox"/> Public Library	<input checked="" type="checkbox"/> Grocery Store/Farmer's market <input checked="" type="checkbox"/> Public School <input checked="" type="checkbox"/> Senior Developments	<input checked="" type="checkbox"/> Special Needs Development <input checked="" type="checkbox"/> Medical Clinic/Hospital <input checked="" type="checkbox"/> Pharmacy	
Access to Utilities:	(E) Water	(E) Sewer	(E) Storm Drains	(E) Dry Utilities
Site Description:	The site is owned by the City and is located on Riley Street, near the Coloma Street intersection, and is near existing shopping and employment centers. A SacRT bus stop is located directly in front of the site on Riley Street. Single family residences are located directly west of the site, commercial uses are located to the south and east, and Folsom Lake High School is located across Riley Street to the northeast. Additionally, Sutter Middle School is located approximately 500 feet north of the site.			
Environmental Constraints:	Any disturbance to the on-site native oak trees must comply with the City's Tree Preservation Ordinance. The site has little to moderate fire risk, does not include wetlands, and is outside of the 100- and 500-year floodplains. The site topography is flat.			

2800 Iron Point Road

	
APN(s): 072-0270-124	Address: 2800 Iron Point Road
General Plan: Multifamily High Density	Zoning: R4 (SP95-1) – General Apartment
Density: 20-30 du/ac	FAR: n/a
Site Size: 13.22 acres	Height Limit: 50 feet (up to four stories)
Max. Capacity: 300 units	Inventoried Capacity: 207 units
Existing Use: Vacant	Included in Previous Housing Elements? <input checked="" type="checkbox"/> 5 th Cycle <input checked="" type="checkbox"/> 4 th Cycle
TCAC Evaluation: Transit Public Park Public Library	Grocery Store/Farmer's market Public School Senior Developments Special Needs Development Medical Clinic/Hospital Pharmacy
Access to Utilities: (E) Water	(E) Sewer (E) Storm Drains (E) Dry Utilities
Site Description: The site is located on the Iron Point Road corridor near existing shopping and employment centers and approximately 1.25 miles from the nearest bus stop. This site is primarily surrounded by single family residences and the recent Pique at Iron Point apartment development is located across Iron Point Road, south of the site. The site is owned by Elliot Homes. Based on the site characteristics and because the site is steeply sloped, the site is anticipated for development at 60 percent of the maximum allowed density, 18 units per acre.	
Environmental Constraints:	The site has moderate to high fire risk, does not include wetlands, and is outside of the 100- or 500-year floodplain. The site is steeply sloped, decreasing in elevation from the north to south.

Iron Point – Elliot Homes

	
APN(s): 072-1170-113	Address: Iron Point Road
General Plan: Regional Community Center	Zoning: C-1 (SP 92-3)
Density: 20-30 du/ac	FAR: n/a
Site Size: 19.25 acres	Height Limit: 50 feet (up to four stories)
Max. Capacity: 300 units	Inventoried Capacity: 260 units
Existing Use: Vacant	Included in Previous Housing Elements? <input checked="" type="checkbox"/> 5 th Cycle <input checked="" type="checkbox"/> 4 th Cycle
TCAC Evaluation: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Transit <input checked="" type="checkbox"/> Public Park <input checked="" type="checkbox"/> Public Library 	
<ul style="list-style-type: none"> <input checked="" type="checkbox"/> Grocery Store/Farmer's market <input checked="" type="checkbox"/> Public School <input checked="" type="checkbox"/> Senior Developments 	
Access to Utilities: <ul style="list-style-type: none"> (E) Water (E) Sewer (E) Storm Drains (E) Dry Utilities 	
Site Description:	<p>This site is located at southeast of the interaction of Empire Ranch Road and Iron Point Road. The nearest bus stop is approximately 1 mile away. Single family and multifamily high-density residences are located north and west of the site, highway 50 is south of the site. Russell Ranch elementary school is approximately 0.5 mile from this site. Based on discussions with the property owner, Elliot Homes, this site has been proposed to be rezoned to mixed use in conjunction with the adoption of the Housing Element. A mixed use land use designation and zoning would allow both residential (including stand-alone residential) and commercial uses. Based on the site characteristics, market trends and zoning, the site is anticipated for 50 percent or 9.6 acres of residential development.</p>
Environmental Constraints:	<p>Any disturbance to the on-site native oak trees must comply with the City's Tree Preservation Ordinance. The site is moderately sloped, decreasing in elevation from west to east, has moderate to high fire risk, does not include wetlands, and is outside of the 100- and 500-year floodplains</p>

ATTACHMENT C.3

PUBLIC OUTREACH

FOLSOM HOUSING ELEMENT

SUMMARY OF FOCUS GROUP DISCUSSIONS

2020

Overview

The City of Folsom is currently conducting its 6th Cycle Housing Element Update for the 2021 – 2029 Planning Period. As part of the community engagement effort, City staff and the consulting team, Ascent, hosted three virtual focus group sessions to gather input from various stakeholders, including developers, home builders, non-profit organizations, advocacy groups, and public agencies on key housing issues. The virtual focus group sessions were held using Microsoft Teams on the following topics:

- Affordable Housing Strategies – Tuesday, June 2, 2020;
- Missing Middle and Multi-Generational Housing Strategies – Wednesday, June 3, 2020; and,
- Homelessness and Special Needs Housing – Tuesday, June 9, 2020.

Each focus group session began with a brief presentation providing background on the housing element process and housing-related information for Folsom. The consultant team then facilitated a discussion asking participants for input on each discussion topic. As follow up to each focus group discussion, a questionnaire was sent to all invitees asking for any additional input or comments related to each topic. The feedback received from the discussion sessions and follow-up questionnaire is included in this summary.

The feedback received from each focus group will be incorporated into the Housing Element Update. Information will be included in the housing needs assessment and will be used to guide new policies and programs for housing in Folsom. Participants have been added to the project interest list and will be included on publicity efforts and project updates.

Focus Group #1: Affordable Housing Strategies

The Focus Group Discussion on Affordable Housing Strategies was intended to gather feedback from advocacy groups, non-profit organizations, and affordable housing developers on strategies to increase the production of affordable housing in Folsom. Representatives from Sacramento Housing Alliance, Mutual Housing Sacramento, Legal Services of Northern California, Grupe Company, USA Properties, and Mercy Housing attended the focus group meeting and provided feedback on their needs, experiences, and suggestions for improvement.

After a brief overview of the housing element and presentation of existing affordable housing resources in Folsom. Participants were asked the following questions to facilitate a discussion:

1. What can the City do to encourage more affordable housing development?
2. What are some best practices in affordable housing development that other communities are doing?
3. Are there certain site characteristics or factors that you consider more beneficial for affordable housing developments?
4. Are there opportunities to expand existing affordable housing developments (e.g., Mercy Housing or Creekview Manor)?

Feedback Summary

The following is a summary of the feedback provided by participants:

Site size. Participants voiced the importance of identifying affordable housing sites that are large enough to provide a feasible number of units. Affordable housing projects typically include about 100 units. Sites that are too small (allowing for fewer than 60 units) are generally not feasible for affordable housing development.

Location Factors. Participants stressed the importance of the location of sites and their relation to funding criteria, specifically California Tax Credit Allocation Committee (TCAC) funding criteria. Participants stated the City could support affordable development by assisting developers in locating sites that are qualified for funding. It was suggested that the Housing Element identify low-income housing sites that facilitate a competitive advantage for TCAC funding programs by ranking sites and showing them in relation to location factors such as schools, grocery stores, and parks.

Funding and Fees. Generally, developers and housing advocates both agreed that early collaboration with the City on the use of funds for affordable housing development would be beneficial for both the affordable housing developers and the City. With regards to funding, participants suggested that the City look into additional funding sources, such as HCD's Local Housing Trust Fund and that the City should consider utilizing funds for land acquisition. Participants also suggested that the City reduce or eliminate impact fees for affordable housing development.

Housing on Commercially-zoned Land. As a result of recent events related to the coronavirus pandemic, participants expect that a change to the retail environment could offer opportunities for low-cost commercial land. Allowing for housing to be built on commercially zoned land would create more opportunities for affordable housing development. A clear and expeditious rezone process from commercial to residential for multifamily housing would be beneficial.

Community Education. Suggestions also included increasing community outreach to notify the public that a range of housing types may be developed on low-income housing sites, including both market rate and affordable multifamily housing. Community outreach efforts should ensure the public is aware of sites where multifamily housing is allowed, so that the public is prepared and not caught off guard when affordable housing is developed.

Zoning Changes. Participants also provided the following suggestions for City policies and zoning ordinances to support affordable housing development:

- Consider allowing stand-alone residential in all, or portions of, the East Bidwell Mixed Use Overlay.
- Limit the amount of required commercial space for mixed use projects to ensure that housing is feasible for mixed use sites. Instead of requiring major commercial components (e.g. 30,000 square foot grocery store or other anchor commercial building) that would likely make the housing project infeasible, mixed use requirements should allow for smaller commercial components (e.g. 2,000 sf coffee shop) that still provide for feasible housing opportunities.
- Consider zoning specific sites where housing is allowed by-right to streamline housing development.

- Create accessory dwelling unit (ADU) policies that encourage the production of ADUs and ensure ADU affordability.
- Review parking requirements, specifically covered parking requirements, in collaboration with the development community to reduce barriers to housing.

Expand Inclusionary Housing. Housing advocates recommended the City consider expanding the Inclusionary Housing Ordinance to apply to new rental housing in addition to ownership housing.

Review Policies and Zoning. Housing advocates advised that the City get stakeholder input on the previous housing element policies and programs as well as the City's zoning ordinance to understand how the City's requirements are working for the development community and how they can be improved.

Analyze Impact of Coronavirus. Suggestions were also made in regard to the impacts of the coronavirus pandemic and including an assessment and discussion in the Housing Element on fair housing practices related to the coronavirus.

Focus Group #2: Missing Middle and Multi-Generational Housing Strategies

The Focus Group Discussion on Missing Middle and Multi-Generational Housing Strategies was intended to gather feedback from developers and home builders on strategies to encourage various housing types in Folsom for a variety of income levels, specifically moderate- or middle-income levels, as these are often overlooked. Representatives from Folsom Heights, Taylor Morrison, Signature Homes, Elliot Homes, Van Daele Homes, Lennar Homes, and Sacramento Housing Alliance attended the focus group and provided feedback on their needs, experiences, and suggestions for improvement.

A presentation providing a brief overview of the housing element and missing middle and multi-generational housing was provided. Missing middle housing encompasses housing types such as duplexes, triplexes, fourplexes, courtyard apartments, bungalows, and townhouses, that provide housing for a range of income levels. Examples of multi-generational housing such as junior accessory dwelling units or Lennar's NextGen homes were also presented. City staff also provided an overview of ADUs and proposed changes to the City's ADU ordinance. After the presentation, participants were asked the following discussion questions:

1. What are the barriers to building missing middle housing types?
2. What can the City do to encourage the development of missing middle housing?
3. Are there other product types beyond ADUs, multigenerational, duplexes that should be considered for missing middle housing?
4. Where do you see a potential for this type of housing in Folsom?

Feedback Summary

The following is a summary of the feedback provided by participants:

Financial Barriers. Participants advised that finances were the key barrier to developing ADUs and Multi-Generational Units. Building these housing product types is more expensive than standard single-family homes and therefore have higher sales prices.

Lower Demand in Folsom. Homebuilders have seen higher demand for multi-generational product types in other jurisdictions (Elk Grove, El Dorado Hills, Roseville and Woodland). The lower demand and increased difficulty of selling multi-generation product types in Folsom could be a result of the pricing, specific product lineup offered in Folsom, or the fact that multi-generational homes were not modeled.

Homebuilder Experience. Homebuilders generally specialize in detached single-family homes, as opposed to duplex/triplexes or small apartments, because of their familiarity with this product type and the high market demand for detached homes. However, some homebuilders have included different product types to meet a variety of income levels. These product types include Van Daele's "condo pods", consisting of three units: two detached units plus a separate building with three garages and a unit above, sold in Lathrop and other places in California. Taylor Morrison met their inclusionary housing requirement for the Caselman Ranch project in Sacramento County using a small detached product. Lennar also provides a small T-court product and an alley loaded product at lower-price points but does not provide an attached product.

Policy Suggestions. Some suggestions for increasing middle income housing included using Community Development Block Grant funds, or another funding source, to create a loan program for homeowners to help finance the construction of ADUs. The program could also include loan forgiveness for those units rented to lower-income households. Other suggestions also included removing parking requirements, increasing ministerial or by-right approvals and shortening application review timeline. Allowing housing in commercial zones, fourplexes on all residential land, and removing lot coverage, floor-area-ratio, and setback restrictions was also suggested. Participants also suggested upzoning to increase densities near public transit.

Focus Group #3: Homelessness and Special Needs Housing

The Focus Group Discussion on Homelessness and Special Needs Housing was intended to gather feedback from homeless services providers and special needs advocates on strategies to provide housing for homeless and special needs population groups in Folsom. Representatives from Folsom Police Department, Dignity Health, HART of Folsom, Habitat for Humanity, Lofgren Company, Sacramento Self Help Housing, and Powerhouse Ministries attended the focus group and provided feedback on their needs, experiences, and suggestions for improvement.

After a brief overview of the housing element and presentation of homelessness and special needs groups and services available to them, participants were asked the following discussion questions related to homelessness and special needs:

1. Are there any other data sources we should use to estimate the number people experiencing or at risk of homelessness?
2. What are the leading causes of homelessness experienced in Folsom?
3. What resources (including both housing and services) are available for people experiencing or at risk of homelessness?
4. Are there any planned efforts to expand services for people experiencing or at risk of homelessness?
5. What can the City do in the context of the Housing Element to meet the needs of people experiencing homelessness?
6. What special housing needs exist in Folsom?

7. What housing challenges do people with disabilities face in Folsom?
8. What resources (including both housing and services) are available for people with disabilities in Folsom?
9. What can the City do in the context of the Housing Element to meet the needs of people with special housing needs?

Feedback Summary

The following is a summary of the feedback provided by participants:

Homeless Population Estimate. Focus group participants advised that the most recent point-in-time count of 17 unsheltered individuals is much less than the current actual count. The point-in-time count is generally well-represented in the City of Sacramento but is under-represented in the rest of the County. HART advised that they had 15 people in the winter shelter on the night of the latest point-in-time count and that these individuals were not included in the count. HART, as well as several other service providers, advised that the homeless population is estimated to be 70 or more individuals and that many of these individuals are from Folsom and want to remain in the Folsom community. Both Folsom Police Department and the City's Homeless Navigator, Laura Basquez, at Sacramento Self Help Housing, advised they keep updated lists of homeless individuals and can share the most recent information on the City's homeless population. Participants also advised that HART, Powerhouse Ministries, and Twin Lakes Food Bank each have data on the homeless population.

Homeless Service Needs. Homeless service providers advised that the biggest challenge for homeless individuals is drug and/or alcohol addiction but that mental health issues are also common. Other causes of homelessness include housing costs, job loss, divorce, eviction, rent increases, and early release from jail or prison. There are no resources for drug and/or alcohol addiction or mental health in Folsom. Most County services are located in the city of Sacramento. In addition, many homeless are on a fixed income and do not have the resources for career and job development. There are no job centers or career resource centers in Folsom. Many homeless individuals use the Folsom Public Library for computer and internet access, but the library does not offer all the services needed to support individuals for success. Overall, providing mental health, drug/alcohol addiction, and career services in Folsom would be a major step in addressing the needs of homeless individuals. Most of these services are located in Sacramento but most homeless individuals do not have transportation (no car or money for public transit) and are unable to access these services. In addition, most homeless in Folsom have lived in Folsom for a long time and don't want to leave Folsom. Homeless individuals are generally insured through Medi-Cal and struggle to find health and mental health services in Folsom, as most providers in Folsom only accept private insurance. The City could reach out to the County Department of Human Assistance or other service providers to bring satellite services to Folsom. The City should also consider collaborating with HOPE Cooperative, which may provide some services in Folsom.

Currently Available Homeless Services. Although drug and alcohol addiction, mental health, and career services are limited in Folsom, some immediate services such as laundry, food, and clothing are provided by local homeless service providers. Powerhouse Ministries provides emergency assistance, a medical clinic, laundry vouchers, blankets, community meals and a food closet; Twin Lakes Food Bank provides meals and

food. Helping Hands (St. Vincent de Paul) provides clothing and linens. HART provides toiletries to Folsom Lake College students, assist homeless individuals in connecting to resources, and one on one mentoring.

Lack of Affordable Housing. The leading cause of keeping people homeless is the lack of affordable housing in Folsom. Many individuals are Social Security and Disability Insurance recipients and have fixed incomes of approximately \$1,000 per month.

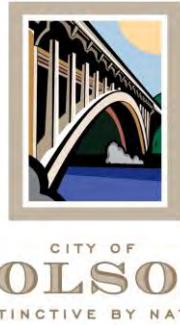
Powerhouse Ministries Expansion Project. Powerhouse Ministries is currently expanding their 20-bed residential recovery center to accommodate 40 beds. The recovery center is no cost 2-year program for homeless female individuals (with or without children). Most individuals leave the program with a job. However, individuals that complete the program still can't find housing in Folsom.

Barriers to Tiny Homes. HART is working with the City to try to find a place in Folsom for tiny homes to house homeless individuals. However, this use is not clearly outlined in the City's Zoning Ordinance and the process to allow such housing has been difficult to determine.

Strategies for Housing the Homeless. Some participants also suggested that the City work with developers to secure units not only for low-income households, but also secure a portion of units for homeless individuals within the city (similar to a recent effort in Elk Grove). This could help homeless individuals that are long-time Folsom residents stay in Folsom near their family, friends, and support groups. Other participants also suggested using funding to purchase transitional housing. For example, the City of Elk Grove purchased housing that is rented by Elk Grove HART to provide housing for homeless individuals in Elk Grove. Income-base rent was also suggested as a strategy to house homeless individuals and extremely low-income households. Income-base rent has been used in both the City of Sacramento and the City of Roseville. The City should consider using income-base rent as a strategy to meet housing needs in Folsom. Participants also suggested that the City research and compare its homeless services to other jurisdictions.

Public Outreach Campaign. A suggestion was made to conduct a public relations effort to educate the entire Folsom community on homelessness and to help bring unity on this often contentious issue. Powerhouse Ministries advised that they would be willing to support the City on a public relations effort to provide understanding on who the homeless are and provide a platform to share success stories.

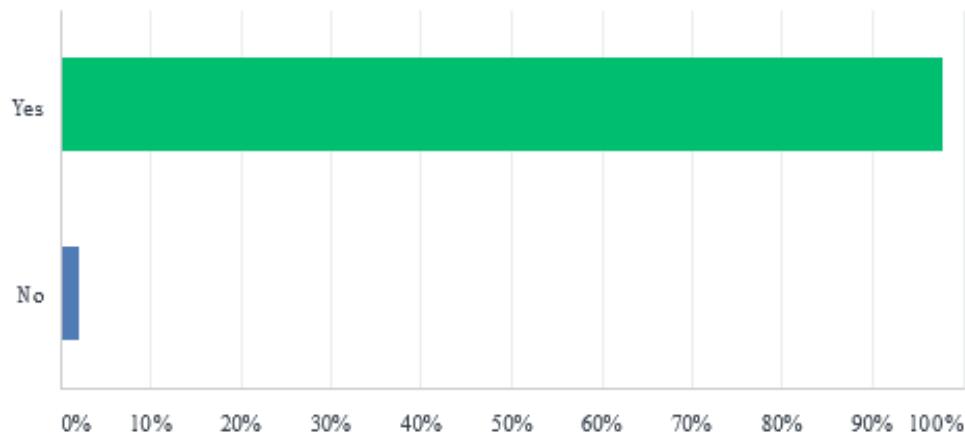
Note on Special Needs. None of the feedback received was specific to special needs groups and/or those with disabilities. However, these individuals often experience or at-risk of homelessness and would benefit from similar services.



Folsom Housing Element Workshop Survey

Q1. Are you a Folsom resident? (Choose one)

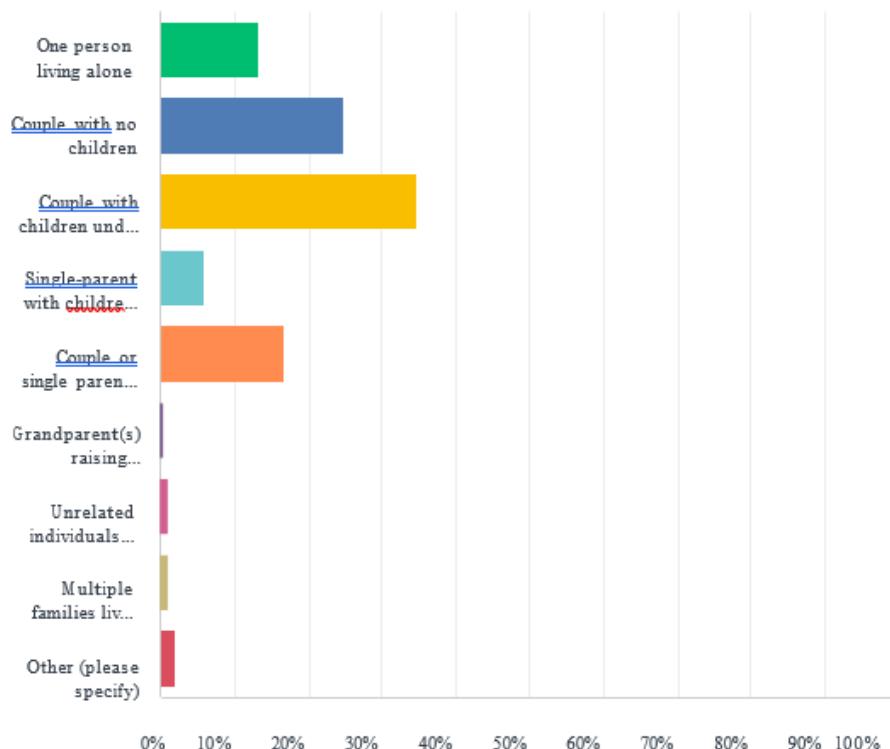
Answered: 420 Skipped: 0



ANSWER CHOICES	RESPONSES	PERCENTAGE
Yes	411	97.86%
No	9	2.14%
TOTAL	420	100%

Q2. Which of the following best describes your household? (Choose one)

Answered: 420 Skipped: 0

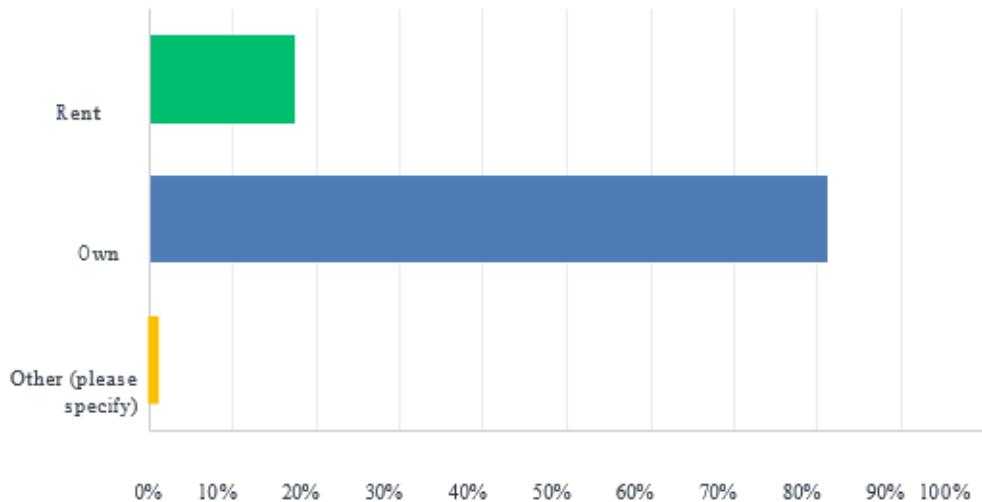


ANSWER CHOICES	RESPONSES
One person living alone	13.10% 55
Couple with no children	25.00% 105
Couple with children under 18 years old	34.76% 146
Single-parent with children under 18 years old	5.95% 25
Couple or single parent with children over 18 years old	16.67% 70
Grandparent(s) raising grandchild(ren)	0.48% 2
Unrelated individuals living together	0.95% 4
Multiple families living together	0.95% 4
Other (please specify)	2.14% 9
TOTAL	420

OTHER (PLEASE SPECIFY)
One person with no permanent address
Couple with 2 children over 18 and 1 under
Couple with 2 children 19 & 16
Couple with 3 grown children
Multigenerational family
Couple and Aged Parent
Couple with children over 18 years old
Grandparent with adult daughter and grandchild in the house
Grandparents with no children or grandchildren in the home

Q3. Do you currently rent or own your home? (Choose one)

Answered: 420 Skipped: 0



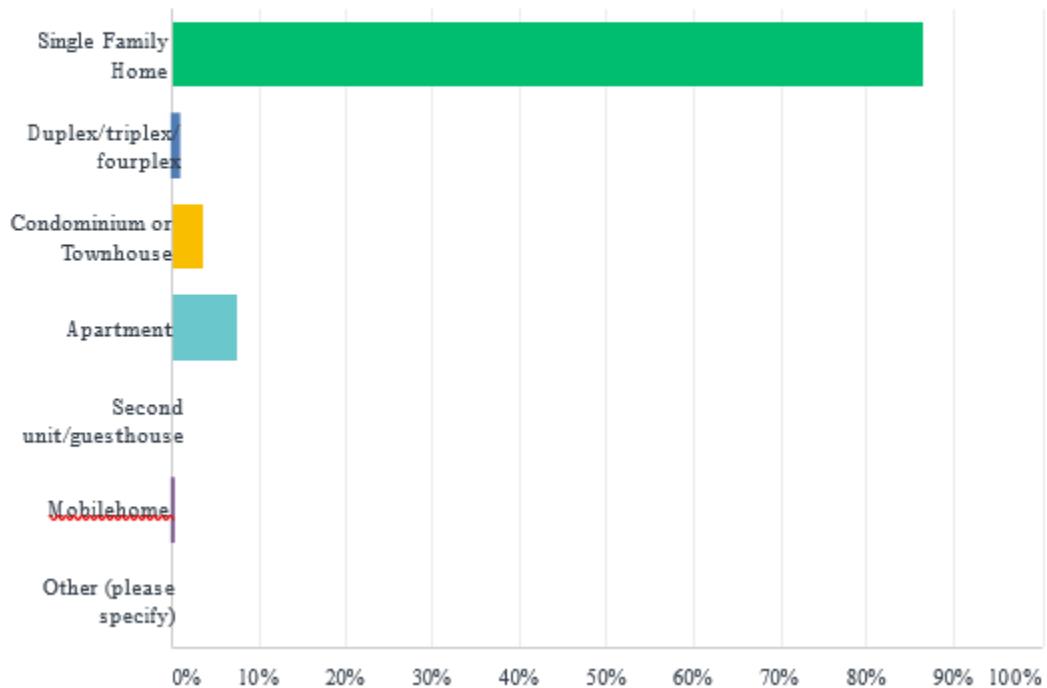
ANSWER CHOICES	RESPONSES
Rent	17.62% 74
Own	81.19% 341
Other (please specify)	1.19% 5
TOTAL	420

OTHER (PLEASE SPECIFY)

- No permanent address – have a storage unit and mailbox
- I own a home and rent an apartment
- Neither
- Multiple families in one home, one family owns it
- I own my mobile home but pay rent for the space

Q4. What type of housing do you live in? (Choose one)

Answered: 420 Skipped: 0



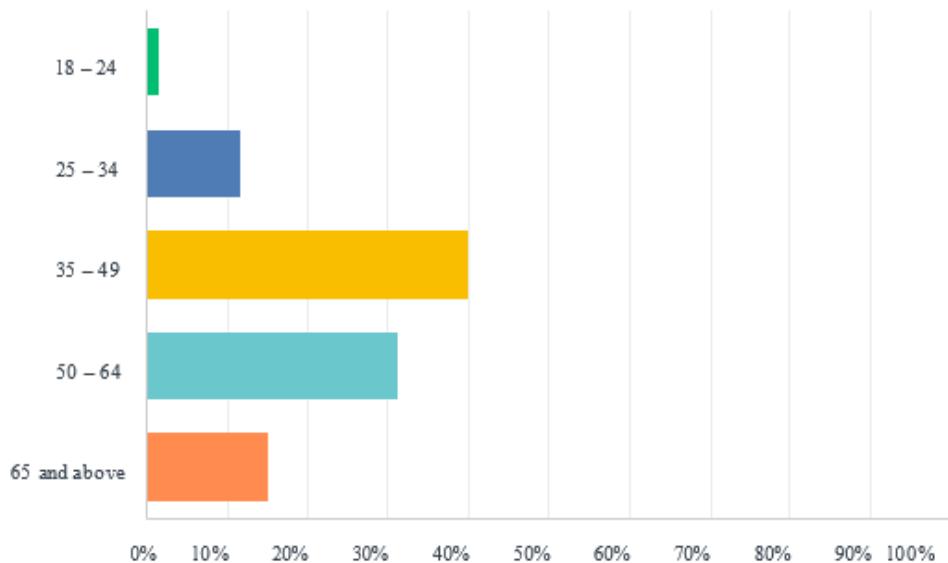
ANSWER CHOICES	RESPONSES
Single Family Home	86.67% 364
Duplex/triplex/fourplex	0.95% 4
Condominium or Townhouse	3.81% 16
Apartment	7.62% 32
Second unit/guesthouse	0.24% 1
Mobilehome	0.48% 2
Other (please specify)	0.24% 1
TOTAL	420

OTHER (PLEASE SPECIFY)

Stay in client's homes and couch surf with friends

Q5. What is your age? (Choose one)

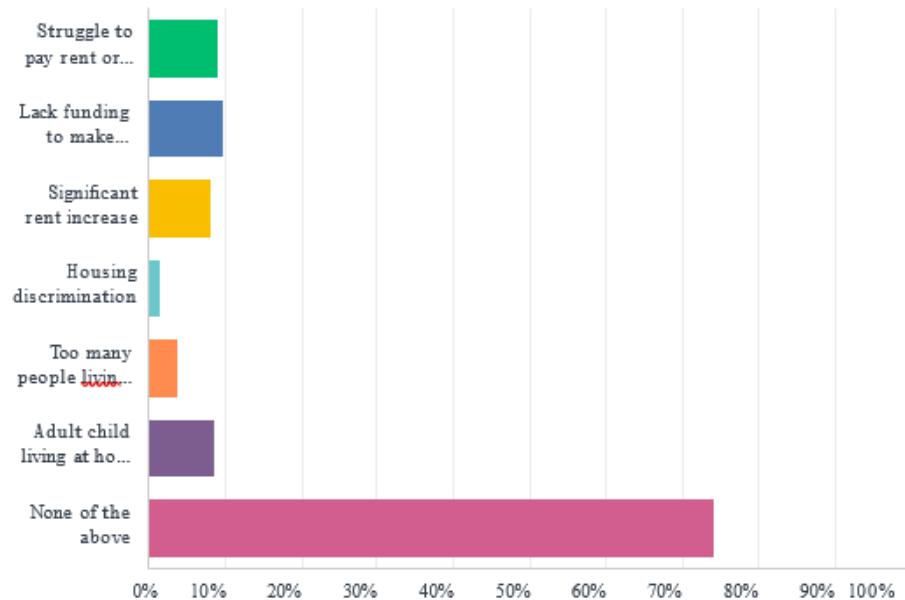
Answered: 420 Skipped: 0



<u>ANSWER CHOICES</u>	<u>RESPONSES</u>	
18 - 24	1.67%	7
25 - 34	11.67%	49
35 - 49	40.00%	168
50 - 64	31.43%	132
65 and above	15.24%	64
TOTAL		420

Q6. Prior to the coronavirus outbreak, had you experienced any of the following housing issues within the last 5 years? (Choose all that apply)

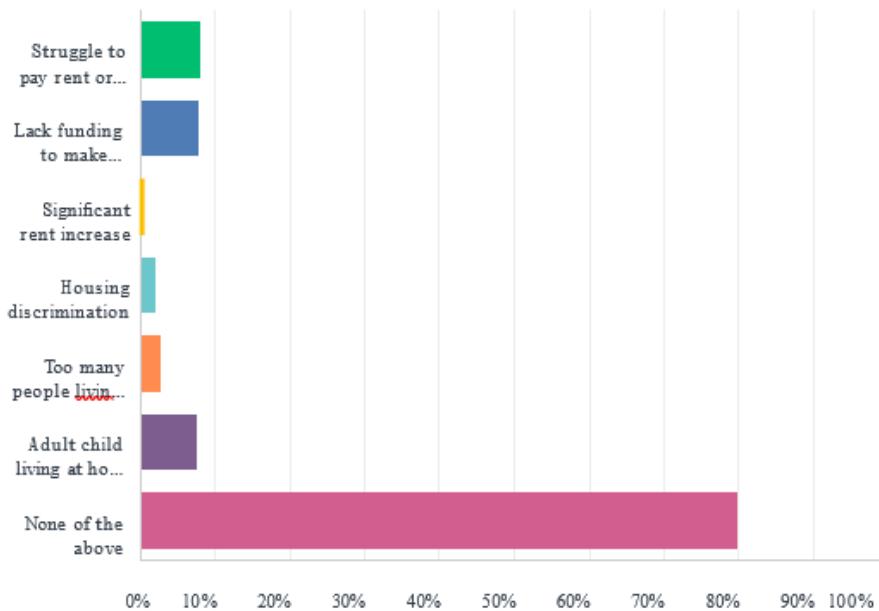
Answered: 420 Skipped: 0



<u>ANSWER CHOICES</u>	<u>RESPONSES</u>	
Struggle to pay rent or mortgage	9.05%	38
Lack funding to make necessary home repairs	9.76%	41
Significant rent increase	8.10%	34
Housing discrimination	1.43%	6
Too many people living in one home (overcrowding)	3.81%	16
Adult child living at home due to inability to afford housing	8.57%	36
None of the above	74.29%	312
Total Respondents: 420		

Q7. Have you experienced any of the following housing issues since the coronavirus outbreak? (Choose all that apply)

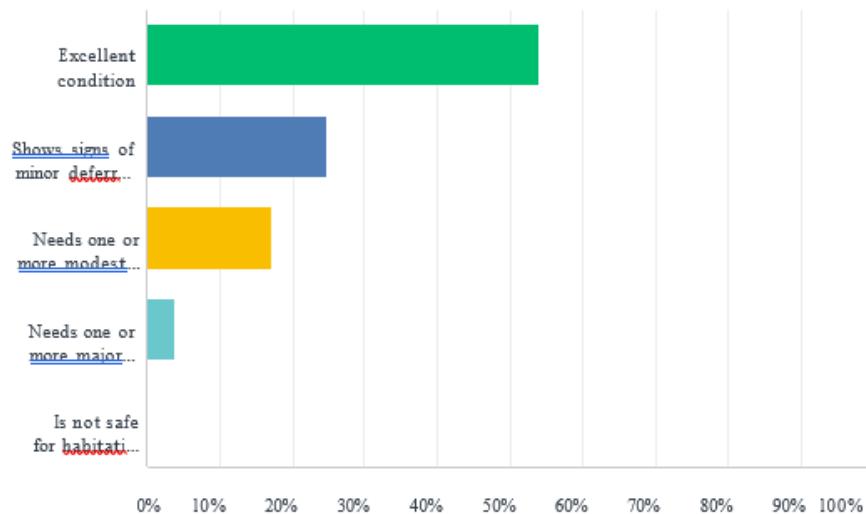
Answered: 420 Skipped: 0



<u>ANSWER CHOICES</u>	<u>RESPONSES</u>	
Struggle to pay rent or mortgage	8.10%	34
Lack funding to make necessary home repairs	7.86%	33
Significant rent increase	0.71%	3
Housing discrimination	2.14%	9
Too many people living in one home (overcrowding)	2.86%	12
Adult child living at home due to inability to afford housing	7.62%	32
None of the above	80.00%	336
Total Respondents: 420		

Q8. How would you rate the physical condition of your home or apartment?
 (Choose one)

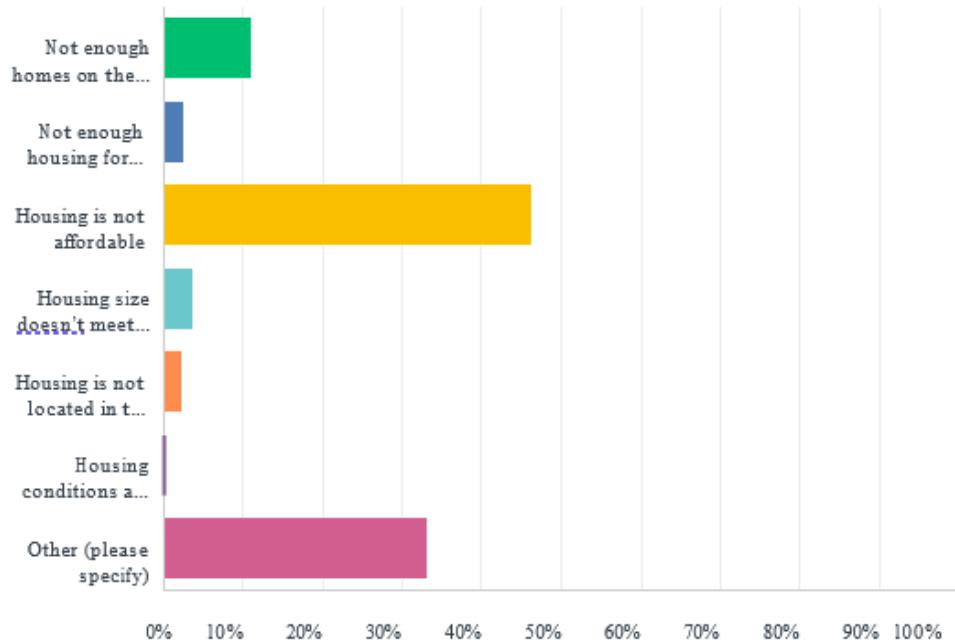
Answered: 420 Skipped: 0



ANSWER CHOICES	RESPONSES
Excellent condition	54.05% 227
Shows signs of minor deferred maintenance (i.e. peeling paint, chipping stucco)	24.76% 104
Needs one or more modest rehabilitation improvements (i.e. new roof, new wood siding, new paint, window repairs)	17.14% 72
Needs one or more major upgrades (i.e. new foundation, new plumbing, new electrical)	3.81% 16
Is not safe for habitation in its current condition (i.e. structurally unsound, severe mold growth)	0.24% 1
TOTAL	420

Q9. What do you feel is the most significant housing problem facing Folsom residents? (Choose one)

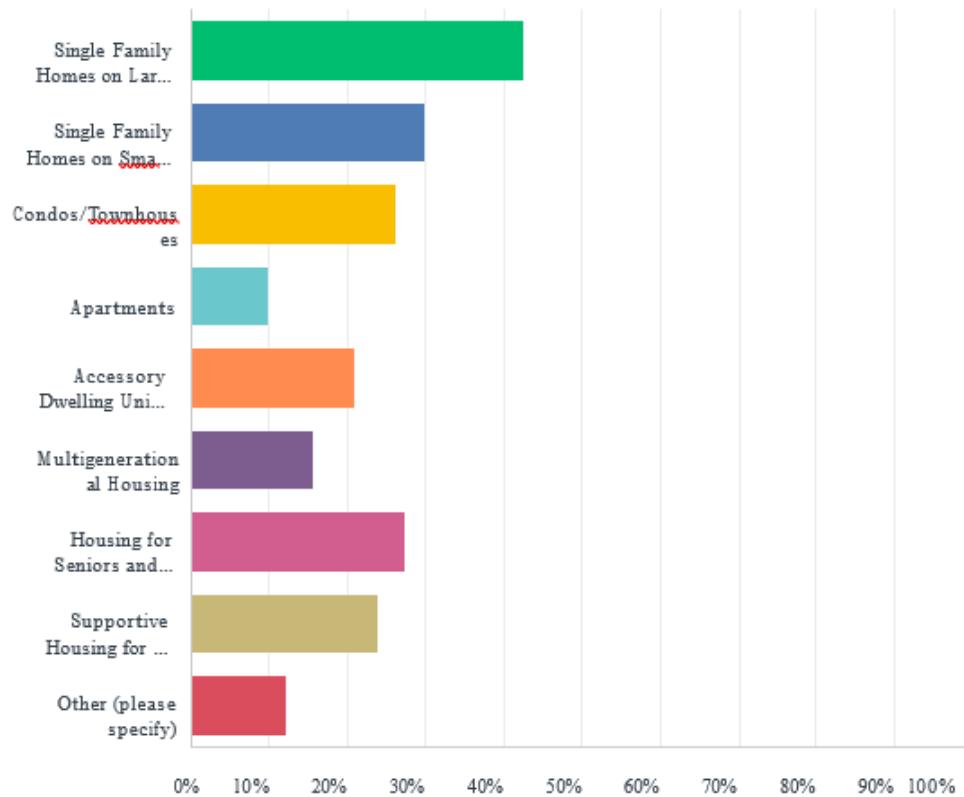
Answered: 420 Skipped: 0



ANSWER CHOICES	RESPONSES	
Not enough homes on the market	11.19%	47
Not enough housing for rent	2.62%	11
Housing is not affordable	46.19%	194
Housing size doesn't meet family needs	3.81%	16
Housing is not located in the right places	2.38%	10
Housing conditions are poor	.48%	2
TOTAL	66.67%	280
OTHER (PLEASE SPECIFY)		
Too Many Homes/Overcrowding/Traffic/Water	13.8%	58
Too Many Apartments and Low-Income Units	6.2%	26
More Special Needs Housing Homeless, Seniors and Disabled	2.4%	10
No Issues	3.6%	15
Too small of lots	3.8%	16
Other	2.4%	10
Too Expensive	1.2%	5
TOTAL	33.4%	140

Q10. What types of housing are most needed in Folsom? (Choose up to three.)

Answered: 420 Skipped: 0



ANSWER CHOICES	RESPONSES	
Single Family Homes on Large Lots	42.62%	179
Single Family Homes on Small Lots	30.00%	126
Condos/Townhomes	26.19%	110
Apartments	9.76%	41
Accessory Dwelling Units (Granny Flats)	20.95%	88
Multigeneration Housing	15.71%	66
Housing for Seniors and Persons with Disabilities	27.38%	115
Supportive Housing for the Homeless	24.05	101
OTHER (PLEASE SPECIFY)		
None/No More Housing	23	5.5%
Affordable	10	2.4%
Active Senior Communities	3	0.7%
Tiny Homes	3	0.7%
Mixed-Use/Missing Middle (Duplex, Condo)	4	1%
Single Story Homes	2	0.5%
Shelters/Transitional Housing	2	0.5%
Other	5	1.2%
TOTAL	52	12%

Q11. Please indicate how important the following housing priorities are for the Folsom community.

Answered: 420 Skipped: 0

	VERY IMPORTANT	SOMEWHAT IMPORTANT	NOT IMPORTANT	DON'T KNOW	TOTAL
Ensuring that children who grew up in Folsom can afford to live in Folsom.	40.48% 170	35.24% 148	22.38% 94	1.90% 8	420
Create mixed-use (commercial /office and residential) or transit-oriented development in the community that encourages walkable neighborhoods and reduce dependency on automobiles.	32.14% 135	39.52% 166	25.95% 109	2.38% 10	420
Ensuring that the housing market in Folsom provides a diverse range of housing types, including single family homes, townhouses, duplexes and apartments, to meet the varied needs and income levels of local residents.	40.24% 169	27.14% 114	30.95% 130	1.67% 7	420
Integrate affordable housing throughout the community to create mixed-income neighborhoods and avoid the concentrations of low-income housing in certain neighborhoods.	31.90% 134	25.00% 105	38.33% 161	4.76% 20	420
Establish special needs housing for seniors, large families and persons with disabilities.	27.64% 116	45.48% 191	17.86% 75	9.05% 38	420
Provide shelters and transitional housing for the homeless, along with services to help move individuals into permanent housing.	30.71% 129	28.10% 118	35.95% 151	5.24% 22	420
Encourage energy conservation through site and building design.	53.57% 225	36.67% 154	8.33% 35	1.43% 6	420
Encourage the rehabilitation of existing housing stock in older neighborhoods.	46.67% 196	39.05% 164	7.38% 31	6.90% 29	420
Help at risk homeowners and renters keep their homes, including mortgage loan and rental assistance programs.	31.90% 134	34.52% 145	28.10% 118	5.48% 23	420

Q12. State law requires that cities and counties identify enough land to accommodate housing needs. Under this housing element cycle, the City is obligated to identify sites to accommodate 6,363 new housing units during the 2021-2029 planning period, of which 3,567 units are to be affordable to very low-income and low-income households. The City is working to identify strategies to meet this obligation. Please indicate your support for the following proposed housing strategies.

Answered: 420 Skipped: 0

	SUPPORT	NEUTRAL	NO SUPPORT	TOTAL
Encourage mixed use developments (i.e. developments with both commercial and residential uses) along the East Bidwell Corridor.	45.2% 190	23.10% 97	31.67% 133	420
Increase multifamily developments near transit stations (light rail)	40.48% 170	30.24% 127	29.29% 123	420
Increase housing densities in the Folsom Plan Area (South of 50)	40.71% 171	24.52% 103	34.76% 146	420
Increase housing near employment centers	52.14% 219	29.05% 122	18.81% 79	420
Increase production of accessory dwelling units (granny flats)	38.81% 163	40.95% 172	20.24% 85	420
Replace a commercial zoning with residential zoning to allow for housing	30.00% 126	38.33% 161	31.67% 133	420
ARE THERE ANY OTHER STRATEGIES YOU SUGGEST THE CITY TO CONSIDER TO CREATE MORE HOUSING OPPORTUNITIES?				
None/No More Housing	40		9.5%	
Mixed Use	10		2.4%	
Build High Density – Urban Village	4		1%	
Keep Growth South of 50	11		2.6%	
Tiny Homes	6		1.45%	
Focus on Nature and Trail Connections	4		0.9%	
Housing and Support Services for Homeless	5		1.2%	
Not Sure	16		3.8%	
Missing Middle	5		1.2%	
TOTAL	101		23.05%	

Q.13 Do you have any additional housing related comments that are not listed above and should be considered in the Housing Element update process?

Answered: 196 Skipped: 224

COMMENTS/CONCERNS	RESPONSES	
Folsom has enough apartments, especially along East Bidwell Street and Creekside Drive. Primary concerns include traffic, increased crime and neighborhood compatibility.	53	12.6%
Responded "no" or response/comment was unrelated to the question.	46	11%
Folsom already has enough housing and the community needs to be concerned about increased traffic (especially on East Bidwell Street), water availability and school overcrowding.	27	6.4%
Concentrate new housing in the Folsom Plan Area. All new low-income apartments should be built South of Highway 50.	20	4.8%
Folsom needs to address the homeless issue. Parks and the Central Business District do not feel safe. Folsom needs a permanent shelter and social services to get individuals off the street.	17	4%
Folsom needs more moderately priced homes that first time home buyers can afford.	13	3.1%
Cookie-cutter homes in the new developments have no character. They all look the same and the lots are too small.	8	1.9%
Focus on connecting new developments to recreation trails and ensuring that neighborhoods are walkable in order to reduce the reliance on cars.	6	1.4%
Accessory dwelling units (ADUs) need to be designed in the architectural style of the neighborhood. The ministerial process needs to be replaced by a discretionary approval. Allow tiny homes to be used for ADUs	6	1.4%
TOTAL	196	46.6

****Unique Responses Below (Appendix A)***

Appendix A

Q.13 Do you have any additional housing related comments that are not listed above and should be considered in the Housing Element update process?

- It might make sense to repurpose some older or unused commercial areas into low income housing with the way the economy and business is changing. There are also tiny house communities in the country that have excellent models for 1-3 person dwellings with centralized facilities and work opportunities.
- Pick a street to allow for RV homeless campers instead of building more low-income housing. The street Out of Bounds brewing is on would be a good place for that.
- I would encourage investigating design standards for communities that have done a great job with housing developments and mixed use (Portland, Boulder, many others). Too much of Folsom's growth is beige and un-interesting architecture. Having pride over attractive mix use and low-income housing creates a more interesting and welcoming community. Architecture and development should reflect the diversity of the region. I would also look at how we can ensure bike lanes all the way to light rail (there are currently gaps along existing paths with minimal protected bike lanes or no bike lanes).
- Creating the right mix of housing to meet the needs of all will help meet the requirements in other areas, such as the need for workers at various skill levels. When everyone's needs are being reasonable met, everyone is healthier and happier. The only caveat is that homeless housing must be accompanied by social workers helping these people deal with their issues and lead them back to self-sufficiency. The only other thing that should be considered is some form of family entertainment such as an amusement park. Finally, we have enough restaurants, the food industry is ballooning in this area and maybe unsustainable.
- Focus on light rail stops to accommodate nodes of housing.
- Small Folsom is already fragmented and the fragmentation is growing. East Bidwell is very different from Folsom Blvd, which is very different from the Central business areas, which total contrasts with Sutter Street. We need residential mixed-use in all of these areas so it's easier to move around without requiring use of cars. We need a second hospital here in Folsom and fewer drive-thru restaurants.
- Veteran preference or special assistance for those who serve the community.
- I believe upgrading the lower-income, older neighborhoods in Folsom would be an important step to take.
- Homes for seniors in gated communities like in Cameron Park and Heritage Park in Natomas. Would have community building and gym and pool. Would need a developer to build. No more apartments.

Appendix A - Continued

- Development and growth is necessary but Folsom needs a second police station or sub-station for the south of 50 growth. As well as another hospital and schools to support the growing community.
- Rent control and transportation to school since only ONE bus to school on the mornings.
- The city seems to have “lower” income housing concentrated in certain areas. This has a negative impact on our schools and perception of neighborhoods. For example, Empire Ranch does not have enough diverse housing options and so lower income families are not living in this area. For future developments, it would be nice to see homes of all sizes scattered in the development. Not all lower income families want to live in attached housing.
- I heard that the state identified the prison land as an option for new housing—that seems like a bad idea.
- Widen your roads. You already have the density. Your volume over capacity ration is high.
- It seems we need a variety of homes. My son has special needs and will always live with us—multigenerational housing would be ideal. Our daughter will go to college and I can’t think of anywhere in Folsom where she would want to come back to as a young professional. On another note, I think Folsom needs to do more to attract large corporations that provide stock options and bonuses. Thanks!
- I believe in addition to the housing increase we need to coordinate all the other important city support structure to meet the needs, education, transportation, public safety, etc. This coordination is, to me, more important because the housing supply is forced on us and we need to build the structure around it so the city stays a great place to live.
- Add smaller houses in new subdivision rather than these 3,000-4,000 sq monolithic homes that only very wealth can afford. Developing smaller senior only communities does not cut it. Healthy neighborhoods have a mix of unit types and a mix of people living in them. Folsom also needs to provide more support to build very affordable apartments through subsidized loans, fee waivers and density bonuses.
- Put multiple use at the corner of Blue Ravine and Oak. Too many low-income in one area as is. No fair to the homeowners in the area.
- Open up some units at the already build complexes and or establish low income contracts with established complexes, for example, the new complex only has 6 units out of 200 why not a lot more? 25-30
- We need more multi-generational houses (i.e Ranch) – fix the toad and water issues BEFORE building new housing units. Reduce the number of houses built on the hillside so that we don’t look any look any more like Contra Costa County. Folsom is starting to look over-crowded.

Appendix A - Continued

- Areas that have put cheaper to rent or buy duplexes on most corners have developed into nice heterogenous neighborhoods. Folsom is insanely nimby. I have lived here for almost 38 years now and have watched this yuppified, we are better than you, attitude prevail. It is sad.
- Have City Attorney meet with City Attorneys from all California Cities. Prepare and present arguments to State of California to resist unreasonable unrealistic affordable housing requirements.
- Do not rely on ADU's in lieu of rezoning to meet RHNA.
- Higher density housing should be distributed evenly throughout the city, ideally, near shopping and employment centers to reduce traffic. Proximity to public transit only benefits seniors who cannot drive and those experiencing homelessness – lower income households in Folsom already own cars and can drive to transit stations as necessary.
- We need another hospital to accommodate our growing population.
- Increase focus on water reclamation and energy efficiency.
- Build apartments closer to Public Transportation and Shopping, use residents to refer problems to the manager, monthly meeting or newsletter monthly.
- Make new housing and apartments accessible for people with disabilities and the elderly. Many apartments in Folsom don't have elevators and hardly any houses have ramps or no stairs to enter. People with disabilities should not be forced to live only in specific segregated housing units for the simple reason that nothing else is accessible. We have the ability to do better in Folsom, so let's do better. Thank you.
- Senior apartments based on income are needed as the population ages. Whole communities of these types of residences would add value to our area.



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The City of Folsom wants to hear your thoughts and ideas on housing needs in Folsom.. The City is conducting a community survey to gather information on the housing needs and priorities of Folsom residents in order to form strategies to meet the City's housing needs. A presentation on the City's Housing Element Update is available online at www.folsomhousingelement.com.

Please help guide the future of housing in Folsom by responding to the survey online at

www.folsomhousingelement.com/get-involved **OR**

You may contact Senior Planner, Stephanie Henry at 916.461.6208 or shenry@folsom.ca.us and request that the survey be mailed to you.

The survey will be available from June 1, 2020, through July 31, 2020.



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