

CITY OF FOLSOM
HOUSING ELEMENT POLICY DOCUMENT
Final Draft

prepared by:



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City of Folsom Housing Element
Policy Document
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INTRODUCTION

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 the city or county. The housing element is one of the seven mandated elements of the local general plan. State law requires that local governments address the existing and projected housing needs of all economic segments of the community through their housing elements. 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, in particular, local housing elements.

The purposes of the housing element are 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. The official definition of these needs is provided by the Sacramento Area Council of Governments (SACOG) for each city and county within its geographic jurisdiction. Beyond these income-based housing needs, the housing element must also address special needs groups such as persons with disabilities and homeless persons.

The Housing Element consists of two documents: Background Report and Policy Document. The Background Report 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 Housing Element Policy Document.

The Policy Document is divided into the following sections:

I. Goals, Policies, and Implementation Programs

This Housing Element Policy Document includes seven goal statements. Under each goal statement, the element sets out policies that amplify the goal statement. Implementation programs are listed at the end of each sub-section 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 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 general market conditions during the remaining five-year timeframe of the Housing Element (July 1, 2008, to June 30, 2013).

In this document, the term “affordable housing” means housing affordable to very low-, low-, and moderate-income households.

II. Quantified Objectives

This section summarizes the quantified objectives for housing construction, conservation, and rehabilitation for the Housing Element planning period.

I. GOALS, POLICIES, AND IMPLEMENTATION PROGRAMS

New Residential Construction

GOAL 18

To provide new housing opportunities for existing and future residents of all income groups.

Policies

- Policy 18.1:** 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.
- Policy 18.2:** Upon expiration of a development agreement, the City shall evaluate whether rezoning the land for higher-density, multi-family residential development is appropriate for the specific neighborhood.
- Policy 18.3:** The City shall identify sites that are suitable for multi-family housing and residential redevelopment.
- Policy 18.4:** The City shall encourage home builders to develop their projects on multi-family-designated land at the high end of the applicable density range.
- Policy 18.5:** The City shall designate future sites for higher-density housing near transit stops, commercial services, and schools, when feasible.
- Policy 18.6:** The City shall promote the provision of three- and four-bedroom units in multi-family rental housing for projects that receive City housing funds (except for senior housing projects).
- Policy 18.7:** The City shall support and facilitate the development of second units on single-family designated and zoned parcels.
- Policy 18.8:** The City shall endeavor through its development and design standards and decision making to provide consistent and predictable policy direction for residential project applicants.
- Policy 18.9:** The City shall strive to shorten permit processing and review times to the greatest extent possible by allowing concurrent processing.
- Policy 18.10:** The City shall ensure that its current development impact fee structure does not unnecessarily constrain production of multi-family housing units.

Programs

Program 18a – Adequate Sites Monitoring: The City shall annually update its vacant land inventory, including an updated inventory of potential infill sites (smaller vacant and underutilized parcels). The City shall also conduct an annual review of the composition of the housing stock, the types of dwellings units under construction or expected to be under construction during the following year, and the anticipated mix, based on development proposals approved or under review by the City, of the housing to be developed during the remainder of the period covered by the Housing Element.

Responsibility: Community Development Department; Redevelopment and Housing Department

Timeframe: Annually

Program 18b – Affordability Monitoring: The City shall establish and implement a comprehensive annual monitoring program to document the sales price or rental rates for all new units within the City constructed in the previous year and to determine housing affordability levels. The City shall explore the possibility of documenting the sales price and rental rates for all residential units within the city for purpose of evaluating potential assistance for affordable housing.

Responsibility: Community Development Department; Redevelopment and Housing Department

Timeframe: Within one year of adoption of the Housing Element; and annually thereafter

Program 18c – Second Units: The City shall adopt a Second Dwelling Unit Ordinance that adheres to the requirements of State law by allowing construction of second units by right in all single-family residential zones. The City shall revise its Zoning Code to include provisions that will encourage the creation of second units in single-family neighborhoods. It will provide an established process with standards by which interested residents can construct such units. The City shall also consider the feasibility of modifying parking requirements for second units to require only one uncovered off-street parking space in addition to the parking required for the primary dwelling.

Responsibility: Community Development Department

Timeframe: Adopted October 8, 2008

Quantified Objective: 50 moderate-income units (assumes an average 10 units per year)

Program 18d – Mixed-Use Overlay Zone: The City shall create a Mixed-Use Overlay Zone within one-quarter mile of transit stops to allow mixed-use development with a residential component within commercial and industrial zones.

Responsibility: Community Development Department
Timeframe: Within one year of adoption of the Housing Element

Program 18e – Parking Requirements: The City shall evaluate parking needs to determine whether or not current parking standards contained in the Municipal Code and Design Guidelines for Multifamily Development are appropriate for different housing types (i.e., multi-family housing, senior housing, and affordable housing). If necessary, the City shall amend current parking standards to ensure that they are appropriate and do not unreasonably hinder the ability for a residential developer to achieve the maximum allowable density for a site. Additionally, the City shall amend the Municipal Code and/or the Design Guidelines for Multifamily Development to ensure that parking requirements are clear and consistent.

Responsibility: Community Development Department
Timeframe: Within one year of adoption of the Housing Element

Program 18f – Residential Mobilehome Zone: The City shall amend the boundaries of the Residential Mobilehome (RMH) zones to be consistent with areas designated as Single-Family High Density/Mobile Home Park (SFHD) in the General Plan Land Use Diagram. Additionally, the City shall amend the language in the Zoning Code to remove references to the “Trailer and Trailer Parks” Zone.

Responsibility: Community Development Department
Timeframe: Within two years of adoption of the Housing Element

Program 18g – Development Standards: The City shall review and revise, as appropriate, its infrastructure and other development standards to ensure that they allow for a full variety of housing types, and do not unfairly burden residential developers while maintaining appropriate fire, health, and safety standards.

Responsibility: Community Development Department; Public Works Department; Fire Department
Timeframe: Within two years of adoption of the Housing Element

Program 18h – Consistent Guidelines for Multifamily Housing: The City shall review the Design Guidelines for Multifamily Development to ensure consistency between development standards in the Municipal Code and those in the Design Guidelines. Additionally, the City shall create a single document that consolidates all of the development and design standards for multi-family housing.

Responsibility: Community Development Department
Timeframe: Within two years of adoption of the Housing Element

Program 18i – Architectural Review: The City shall consider eliminating the Architectural Review Committee and review projects at the staff level (ministerial review), reducing the processing and review time for residential development projects

Responsibility: Community Development Department
Timeframe: Completed September 23, 2008

Program 18j – Multi-Family Housing Density Increase: The City shall amend its General Plan to increase the maximum density of the Multifamily Medium Density (MMD) land use designation from 17.9 to 20 units per acre and the Multifamily High Density (MHD) land use designation from 25 to 30 units per acre.

Responsibility: Community Development Department
Timeframe: December 2010

Program 18k – Monitoring the Planned Development (PD) Permit Process: The City shall monitor the PD process throughout the Housing Element planning period to track the impacts of the PD process on the costs, timing, and certainty of residential development and ensure that the process does not act as a constraint on the production of multi-family housing.

Responsibility: Community Development Department
Timeframe: Ongoing

Program 18l – Amend Requirements in R-M Zone: The City shall amend the Zoning Code to remove the provision that a CUP must be secured in order to reduce minimum lot area in R-M zones.

Responsibility: Community Development Department
Timeframe: Within one year of adoption of the Housing Element

Program 18m – Redesignatate and Rezone: To accommodate the remaining RHNA of 235 low-income units, the City shall redesignate and rezone parcel APN 072-001-011 or another site(s) equal to approximately 9 acres, as RHD/R4. Assuming a development density of 27 units per acre (90 percent of the maximum density of 30 units per acre for MHD/R4 designation/zoning), accommodating 235 units requires 8.7 acres. The City shall ensure that multi-family residential housing is provided in accordance with subdivision (f) of Section 65589.5 of the Government Code.

Responsibility: Community Development Department

Timeframe: within one year of adoption of the Housing Element

Affordable Housing

GOAL 19

To encourage the development of affordable housing.

Policies

- Policy 19.1:** The City shall seek funding from state and federal housing programs and work with for-profit and non-profit developers to make use of those programs for which the developer must be the applicant. The City shall also cooperate with for-profit or non-profit developers of affordable housing and senior housing by offering density bonuses and other local incentives, and lending City support to or local assistance in preparing funding applications and applying for complementary programs that can help reduce land or site development costs for such projects. Such assistance may include, but not be limited to, design review workshops and providing site location assistance.
- Policy 19.2:** The City shall investigate the feasibility of issuing tax-exempt bonds or mortgage credit certificates to provide low-interest financing for affordable housing.
- Policy 19.3:** The City shall provide density bonuses of at least 20 percent to home builders proposing to include at least 5 percent very low-income or 10 percent low-income housing in their residential developments, and the City shall support and facilitate the use of density bonuses.
- Policy 19.4:** The City shall continue to implement its plan for the use of redevelopment tax increment funds set-aside for the construction and rehabilitation of housing for low- and moderate-income households.
- Policy 19.5:** The City shall ensure that its site plan and design review procedures maintain community design values without adversely impacting affordable housing projects, reducing the density of multi-family projects, or substantially increasing the development costs for affordable housing project.
- Policy 19.6:** The City shall work with a social services or advocacy agency that encourages shared housing by providing information and matching potential homeowners with interested parties.
- Policy 19.7:** Where appropriate, the City shall use development agreements to assist housing developers in complying with City affordable housing goals.
- Policy 19.8:** The City shall continue to provide fee deferrals or waivers of City-controlled residential impact fees to developers of affordable housing consistent with the provisions of Chapter 16.60 of the Folsom Municipal Code.

Policy 19.9: The City shall make incentives available for property owners with existing development agreements to make provisions for the development of affordable housing.

Policy 19.10: 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 Sacramento County and the City of Folsom.

Programs

Program 19a – Residential Program Specialist: The City shall continue to designate a staff position Residential Program Specialist to coordinate housing-related programs and policy initiatives in the City. The City shall ensure that adequate resources are available to continue to improve housing program coordination. The housing coordinator shall be responsible for the annual monitoring of housing programs and producing the Housing Element Annual Progress Report to the California Department of Housing and Community Development (HCD).

Responsibility: Redevelopment and Housing Department
Timeframe: Ongoing

Program 19b – Housing Information: The Residential Program Specialist shall continue to act as the centralized information/referral source for residents requiring housing assistance. The Specialist shall provide information about available subsidized and assisted housing in the City and about future projects through informational meetings, promotional materials, and the City website. The Specialist shall also refer residents to available SHRA programs.

Responsibility: Redevelopment and Housing Department
Timeframe: Ongoing

Program 19c – Housing Advisory Committee: The Redevelopment Citizen’s Advisory Committee shall continue to advise the Redevelopment Agency Board and the City Council on affordable housing issues and help set policies for the administration of affordable units and priorities for funding.

Responsibility: Redevelopment and Housing Department
Timeframe: Ongoing

Program 19d – Updated Housing Density Bonus: The City shall revise its General Plan to include housing density bonus provisions consistent with new requirements of State law, including statewide parking standards for affordable housing.

Responsibility: Community Development Department
Timeframe: Within one year of adoption of the Housing Element

Program 19e – Tax-Exempt Bond Financing: Consistent with the City’s debt management policy, the City shall consider pursuing applications for the authority to issue tax-exempt bonds for affordable housing. If the City determines that it would be infeasible to issue bonds, it will consider pursuing the alternative option of mortgage credit certificates that may be issued to qualified borrowers. Mortgage credit certificates provide tax credits to borrowers, and have the equivalent effect of low-interest rate financing.

Responsibility: Redevelopment and Housing Department
Timeframe: Ongoing

Program 19f – Coordination with SHRA: The City shall continue to maintain a close working relationship with the Sacramento Housing and Redevelopment Agency (SHRA). The City shall continue to coordinate directly with SHRA to program CDBG and HOME funds for the development of affordable housing in Folsom. The City shall publicize programs, such as Mortgage Credit Certificates (MCCs), that are available through SHRA for Folsom residents. The City shall consider participating in other programs through SHRA, such as tax-exempt bonds for multifamily housing. The City shall consider contracting with SHRA, or another entity, for technical assistance in carrying out certain functions, such as monitoring the number of affordable units that have been produced and will be produced in the City.

Responsibility: Redevelopment and Housing Department
Timeframe: Ongoing
Quantified Objective: 100 affordable units (assumes 20 units per year); 20 extremely low-, 40 very low-, and 40 low-income units

Program 19g– Development Impact and Permit Fee Schedule Review and Revision: The City shall undertake a review of its current development impact and permit fees related to multi-family development, second units, and other affordable housing to reconfirm the relationship between required services and fees paid. As part of this study, the City shall review the financial needs of affordable housing projects, determine whether or not City fees can be reduced to facilitate affordable housing development, and identify options for the City to offset the foregone revenues from other sources.

Responsibilities: Community Development Department
Timeframe: Within two years of adoption of the Housing Element

Program 19h – Permit Streamlining: The City shall revise development review procedures in its Zoning Code to provide fast-track permitting to encourage affordable housing projects.

Responsibility: Community Development Department
Timeframe: Completed September 3, 2008

Program 19i – Inclusionary Zoning Ordinance. The City adopted an Inclusionary Housing Ordinance (Chapter 17.104 of the Folsom Municipal Code) in 2002 to provide policies, incentives, assistance, and alternative methods for production of rental and owner-occupied housing that are affordable to low- and very low-income households. The City shall consider reviewing said Ordinance within one year of adoption of the Housing Element focusing on areas that could potentially assist or affect housing production in the city including, but not limited to, alternative affordable housing strategies and/or incentives designed to encourage development of affordable housing and all types of housing in the city of Folsom.

Responsibility: Redevelopment and Housing Department
Timeframe: Within one year of adoption of the Housing Element
Quantified Objective: 270 very low-, 130 low-, and 5 moderate-income units

Program 19j – Down Payment Assistance Loan Program: The City shall consider using the Housing Trust Fund to expand the First Time Homebuyer Down Payment Assistance Loan Program to include persons with moderate incomes.

Responsibility: Community Development Department, Redevelopment and Housing Department
Timeframe: Within one year of adoption of the Housing Element

Program 19k – Additional State and Federal Funding: The City shall work to secure additional funding from state and federal sources that can be used to help increase the supply of affordable housing in Folsom. Such programs may include, but are not limited to, the Housing Enabled by Local Partnerships Program (HELP), operated by the California Finance Agency; the Low and No Down Payment Program sponsored by the California Housing Loan Insurance Fund (CAHLIF), the HOME program that has local funds distributed by the Sacramento Housing and Redevelopment Agency (SHRA), and the state Multifamily Housing Program, sponsored by the Department of Housing and Community Development (HCD).

Responsibility: Community Development Department; Redevelopment and Housing Department
Timeframe: Ongoing
Quantified Objective: 70 affordable units (assumes 14 units per year); 20 extremely low-, 25 very low-, and 25 low-income units

Program 19l – Housing Program Workshops: The City shall annually conduct a workshop(s) with for-profit and non-profit housing developers, local and regional funding agencies, and other organizations interested in affordable housing to review currently available programs, including housing rehabilitation programs, Seniors Helping Seniors, and the First Time Homebuyer Program. The City shall advertise the workshops by mailing fliers, sending emails, and phone calls to local housing stakeholders.

Responsibilities: Redevelopment and Housing Department

Timeframe: October 2009, and annually thereafter

Program 19m – Affordable Housing Evaluation Criteria: The City shall develop a set of program criteria for use in reviewing funding assistance requests for affordable housing projects.

Responsibility: Community Development Department

Timeframe: Within one year of adoption of the Housing Element

Program 19n – Redevelopment Housing Set-aside Funds. The City shall continue to utilize available Redevelopment Housing Set-aside funds to assist affordable housing production by private developers. The availability of grants and loans shall be publicized.

Responsibility: Redevelopment and Housing Department

Timeframe: Ongoing

Quantified Objective: 200 new affordable units (100 very low- and 100 low-income units; assumes 40 units per year)

Program 19o – Housing Trust Fund and Extremely Low-Income Households: The City shall amend the language of the Housing Trust Fund (Municipal Code Chapter 3.90) to include extremely low-income households and shall consider revisions to the Housing Trust Fund to allow more flexibility in funding affordable housing.

Responsibility: Redevelopment and Housing Department

Timeframe: Within two years of adoption of the Housing Element

Rehabilitation/Conservation

GOAL 20

To improve the existing supply of housing.

Policies

- Policy 20.1:** The City shall continue to inspect and identify code violations in residential buildings and take enforcement actions wherever necessary to protect the health, safety, and welfare of occupants.
- Policy 20.2:** The City shall seek state and federal assistance for housing rehabilitation for low-income households. Rental housing that is repaired with government assistance shall remain affordable to low-income households for at least 20 years or until such time that governmental assistance is repaid.
- Policy 20.3:** The City shall take actions allowed by law to ensure the abatement or demolition of substandard housing that is not economically feasible to repair and which represents a health and safety threat.
- Policy 20.4:** 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.
- Policy 20.5:** The City shall periodically survey housing conditions to maintain a current database on housing repair needs.
- Policy 20.6:** 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.
- Policy 20.7:** The City shall allocate a portion of its redevelopment tax increment set-aside funds for rehabilitating substandard housing occupied by lower-income households.
- Policy 20.8:** The City shall require at least two years notice prior to the conversion of any deed-restricted affordable units to market rate in any of the following circumstances:
- The units were constructed with the aid of government funding;
 - The units were required by the Inclusionary Housing Ordinance;
 - The project was granted a density bonus; and/or
 - The project received other incentives.

Such notice will be given, at a minimum, to the California Department of Housing and Community Development (HCD), the City of Folsom Redevelopment Agency, and the residents of at-risk units.

Programs

Program 20a – Rehabilitation of Substandard Units: The City shall apply annually, or as frequently as is needed based on housing rehabilitation demand, for funding under the Community Development Block Grant Program the California Housing Rehabilitation Program, and other State and Federal funding programs. In addition, the City shall provide information to, and assist owners of, rental properties in applying for funding under available state and federal housing rehabilitation funding programs.

Responsibility: Redevelopment and Housing Department

Timeframe: Ongoing

Quantified Objective: 90 very low-, low-, moderate-income units (assumes 18 units per year)

Program 20b – Housing Conditions Database: The City shall maintain current information on the condition of dwelling units by preparing and periodically updating a housing conditions database. The City shall develop a standard survey instrument (e.g., windshield survey). Additionally, the City shall consider expanding the survey area outside the current limits of the Redevelopment Area.

Responsibility: Community Development Department; Redevelopment and Housing Department

Timeframe: September 2010; update every 5 years thereafter

Program 20c – Redevelopment Housing Set-Aside Plan: The City shall periodically update a plan that shows how the City plans to meet the requirements of redevelopment law concerning the percentage of newly constructed or rehabilitated units within the redevelopment area that must be affordable to low- and moderate-income households. The City will also update the section of the plan that contains the strategy for the use of the City's tax-increment housing set-aside funds to assist low- and moderate-income households.

Responsibility: Redevelopment and Housing Department

Timeframe: Update every five years

Program 20d – Adaptive Reuse: The City shall inventory sites in the Central Folsom Redevelopment Project Area for adaptive reuse for housing. Some properties in Project Area may be suitable for reuse as residential. One of the goals of the Redevelopment Plan is to invigorate the historic district by bringing additional residents to the area.

Responsibility: Redevelopment and Housing Department
Timeframe: 2009/2010

Program 20e – Monitoring Assisted Housing Developments. The City shall continue to monitor the affordability status of all publicly-assisted housing developments in Folsom to ensure that qualifying moderate- or lower-income households occupy assisted units.

Responsibility: Redevelopment and Housing Department
Timeframe: Ongoing

Special Needs Housing

GOAL 21

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.

Policies

- Policy 21.1:** The City shall ensure that locations are available within the City to accommodate any future need for facilities to serve City residents in need of emergency shelter.
- Policy 21.2:** The City shall encourage developers to include spaces in proposed buildings or sites on which child care facilities could be developed or leased by a child care operator.
- Policy 21.3:** The City shall investigate the needs of and available services for homeless persons and work with other organizations and agencies to coordinate regional efforts to address homelessness.

Programs

Program 21a – Sites for Special Group Housing: The City shall revise its Zoning Code to allow group homes serving special need populations of up to six persons by right in all residential districts. The Zoning Code shall also be revised to allow group homes of more than six persons with a conditional use permit. The City will ensure that its conditional use permit procedures for group homes do not unduly constrain the development of group homes for special needs populations.

Responsibility: Community Development Department
Timeframe: Within one year of adoption of the Housing Element

Program 21b – Emergency Shelter Facility Zoning: The City shall revise the Emergency Shelter provisions in Chapter 17.108 of the Zoning Code to permit the development of emergency shelter facilities in the R-3 and R-4 districts as an allowed use (i.e., allowed by-right without a CUP or other discretionary action). As part of these Zoning Code revisions, the City shall ensure that there are sufficient opportunities to accommodate the identified need for emergency shelter facilities during the Housing Element planning period. In addition, the permit processing, development, and management standards for emergency shelters shall be revised to ensure that they are consistent with State law and that they encourage and facilitate the development of emergency shelters.

Responsibility: Community Development Department
Timeframe: Within one year of adoption of the Housing Element

Program 21c – Emergency Shelter Facility Development: The City shall continue to provide financial and technical assistance to local organizations and community groups to help develop emergency shelter facilities in Folsom.

Responsibility: Community Development Department; Redevelopment and Housing Department
Timeframe: Ongoing

Program 21d – Emergency Shelters: The City shall facilitate the public outreach necessary to help in the removal of any neighborhood barriers for any applications required under the Zoning Code for an emergency shelter.

Responsibility: Community Development Department
Timeframe: Ongoing

Program 21e – Transitional, Supportive Housing, and SROs: The City shall revise its Zoning Code to ensure that transitional and supportive housing, single room occupancy (SRO) units, and other group living situations are accommodated in Folsom with minimal regulatory barriers. The Zoning Code will be amended to state that transitional and supportive housing are residential uses subject only to those restrictions that apply to other residential uses of the same type in the same zone. Additionally, the City shall amend the Zoning Code to define Single Room Occupancy (SRO) units and explicitly allow SROs as a residential use in certain zones.

Responsibility: Community Development Department
Timeframe: Within one year of adoption of the Housing Element

Program 21f – Barrier-Free Housing: The City shall consider adopting a Universal Design Ordinance modeled after the California Department of Housing and Community Development “Model Universal Design Local Ordinance” to encourage developers to use barrier-free and/or universal design in new housing developments.

Responsibility: Community Development Department
Timeframe: 2009/2010

Program 21g – Child Care Services to Assist Single Parents with Children: The City shall review its Zoning Code to ensure that City requirements do not overly restrict the location of child care services.

Responsibility: Community Development Department, Redevelopment and Housing Department
Timeframe: Within two years of adoption of the Housing Element

Program 21h – Reasonable Accommodation. The City shall amend its Municipal Code to provide individuals with disabilities reasonable accommodation in rules, policies, practices and procedures that may be necessary to ensure equal access to housing. The purpose of this is to provide an expedient process for individuals with disabilities to make requests for exemptions from, or modification of, the various land use, zoning, or building laws, rules, policies, practices and/or procedures of the City.

Responsibility: Community Development Department
Timeframe: Within one year of adoption of the Housing Element

Program 21i – Public Information for Reasonable Accommodation. The City shall provide information in written form and on the City's website on reasonable accommodation for persons with disabilities.

Responsibility: Community Development Department
Timeframe: Within one year of adoption of the Housing Element

Program 21j – Zoning and Development Procedures. The City shall review its Zoning Ordinance and other development procedures to ensure compliance with fair housing laws and ensure that these regulations do not create a hardship for persons with disabilities. The City shall amend its Zoning Ordinance and change its permit processing procedures, as needed, to facilitate accessibility for persons with disabilities.

Responsibility: Community Development Department
Timeframe: Within one year of adoption of the Housing Element

Equal Opportunity and Fair Housing

GOAL 22	To provide adequate housing and a quality living environment for all Folsom residents regardless race, color, religion, sex, sexual orientation, marital status, national origin, ancestry, familial status, disability, or source of income.
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Policies

Policy 22.1: The City shall provide information and referrals regarding fair housing complaints.

Programs

Program 22a – Fair Housing Program: The City shall continue to make information regarding state and federal fair housing requirements available at a designated office in City Hall. In addition, the City shall make copies of the information available for the public on the City’s website and at the Folsom Public Library. The City will also assist individuals with complaints in contacting either the Code Enforcement Division or one of the following appropriate agencies to file a complaint.

- 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.

Responsibility: Redevelopment and Housing Department
Timeframe: Ongoing

Program 22b – Group Homes: The City shall add provisions to its Zoning Code regarding group homes of six or fewer persons to ensure consistency with State law requirements to allow group homes in single-family residential neighborhoods. The City shall also amend the definition of “family” in the Zoning Code to include groups of six or fewer persons living together as a single housekeeping unit.

Responsibility: Community Development Department
Timeframe: Within one year of adoption of the Housing Element

Energy Conservation

GOAL 23

To promote energy conservation.

Policies

- Policy 23.1:** The City shall continue to implement state energy-efficient standards.
- Policy 23.2:** The City shall include energy conservation guidelines as part of the development standards for the specific plan area.
- Policy 23.3:** The City shall provide weatherization assistance and incentives to upgrade energy-inefficient appliances to low-income households.
- Policy 23.4:** The City should reduce residential cooling needs associated with the urban heat island effect.
- Policy 23.5:** The City shall promote an increase in the energy efficiency of new and existing housing beyond minimum state requirements.
- Policy 23.6:** The City shall encourage the increased use of renewable energy.

Programs

Program 23a – Energy Conservation Assistance: The City shall continue to include weatherization and energy conservation as eligible activities under CDBG programs that it administers. In addition, the City shall seek new resources to assist homeowners in increasing energy efficiency (e.g., upgrading older ductwork, HVAC systems, windows, and insulation). The City shall provide information and refer eligible property owners to other available programs.

Responsibility: Community Development Department; Redevelopment and Housing Department

Timeframe: Ongoing

Program 23b – Increased Energy Standards: Energy conservation standards for new residential construction, as contained in Title 24 of the California Code of Regulations, shall be periodically reviewed to identify opportunities for adopting standards which more closely respond to local conditions, especially in the area of passive design to reduce cooling. The City shall study the feasibility of providing incentives for new developments that exceed California Energy Standards (Title 24). Incentives could include expediting project permit processing, plan check fast-tracking, and reduced fees.

Responsibility: Community Development Department

Timeframe: 2009/2010

Program 23c – Design Guidelines: The City shall establish design guidelines to increase the opportunity for passive solar energy and future use of renewable energy sources. These guidelines should address solar use, building orientation for solar energy use and winds, orientation or provision of adequate structural support for solar collectors, the use of light-colored roofing materials, appropriate trees for landscaping, and use of cogeneration. The City shall also consider implementing an ordinance to require solar water heating systems and pool covers for new heated residential swimming pools. The City shall also consider implementing a solar access ordinance that states that no building permit shall be issued for any construction, if, when completed, it would interfere with solar access to the rooftop of any structure or to any preexisting active solar collector on nearby property. The ordinance should also encourage the use of solar easements to guarantee access. The City's pursuit of affordable housing opportunities shall have priority over the design guidelines.

Responsibility: Community Development Department

Timeframe: 2009/2010

Program 23d – Landscaping Standards: The City shall review and, if necessary, modify its landscaping standards and requirements to ensure that they adequately support the use of climate-appropriate shade trees and landscaping to provide for summer cooling, require trees in new developments to provide maximum shading, and allow for winter lighting and passive solar heating in new or renovated homes.

Responsibility: Community Development Department

Timeframe: Within two years of adoption of the Housing Element

Historic Preservation

GOAL 24

To promote the preservation of historic residences.

Policies

Policy 24.1: The City shall encourage the preservation of residential buildings with historic or architectural value.

Programs

Program 24a – Preservation of Historic Residences: The City shall preserve historically and architecturally significant building by undertaking the following actions:

- 1) Evaluate the potential impact of development or rehabilitation activities on historic properties;
- 2) Continue to designate certain areas as historic districts and consider adopting guidelines for historic structures; and
- 3) 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.

Responsibility: Community Development Department
Timeframe: Ongoing

Program 24b – Historic Home Restoration Program: The City shall continue to provide low-interest loans to qualified homeowners for the restoration of historic owner-occupied, single-family homes located in the Historic District. The City shall advertise the Historic Home Restoration Program through brochures available at City Hall, the Library, and other public venues, and on the City website.

Responsibility: Redevelopment and Housing Department
Timeframe: Ongoing

II. QUANTIFIED OBJECTIVES

One of the requirements of State law (California Government Code Section 65583[b]) is that the Housing Element contain quantified objectives for the maintenance, preservation, improvement, and development of housing. 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 identical to the total housing needs. The quantified objectives shall, however, establish the maximum number of housing units by income category that can be constructed, rehabilitated, and conserved over a five-year time period.

Table 1 summarizes the quantified objectives for the construction, rehabilitation, or conservation of units during the remaining time frame of the Housing Element (2008-2013).

TABLE 1 SUMMARY OF QUANTIFIED OBJECTIVES FOR AFFORDABLE HOUSING Folsom 2008-2013					
Implementation Program	Extremely Low	Very Low	Low	Moderate	Total Affordable Housing
New Construction					
Program 18d – Second Units ⁽¹⁾	0	0	0	50	50
Program 19f – Coordination with SHRA ⁽²⁾	20	40	40	0	100
Program 19i – Inclusionary Zoning Ordinance ⁽³⁾	0	270	130	5	405
Program 19k – Additional State and Federal Funding ⁽⁴⁾	20	25	25	0	70
Program 19o – Redevelopment Housing Set-aside Funds ⁽⁵⁾	0	100	100	-	200
Rehabilitation					
Program 20a – Rehabilitation of Substandard Units ⁽⁶⁾	0	30	30	30	90
Preservation/Conservation					
No programs	0	0	0	0	0
Total	40	465	325	85	915

Notes:

⁽¹⁾ Based on 10 units/year for 5 years.

⁽²⁾ Estimated units generated by available Community Development Block Grant (CDBG) funds to assist affordable housing production.

⁽³⁾ Estimated units based on proposed changes to the Inclusionary Zoning Ordinance (10 percent very low- and 5 percent low-income units) and RHNA allocation of 3,601 housing units. Moderate-income units were estimated assuming a few condominium conversions would occur. The estimated numbers may be adjusted following review of the Ordinance under 19i

⁽⁴⁾ Estimated units generated by funding from state and federal sources. Such programs may include, but are not limited to, the Housing Enabled by Local Partnerships Program (HELP), operated by the California Finance Agency; the Low and No Down Payment Program sponsored by the California Housing Loan Insurance Fund (CAHLIF), and the HOME program that has local funds distributed by the Sacramento Housing and Redevelopment Agency (SHRA).

⁽⁵⁾ Estimated new units generated by Redevelopment Housing Set-aside funds to assist affordable housing production by private developers.

⁽⁶⁾ Estimated units rehabilitated by funding under the Community Development Block Grant Program, the California Housing Rehabilitation Program, and other available state and federal housing rehabilitation funding programs.

Source: City of Folsom, and Mintier & Associates