



***CITY OF FOLSOM***  
***GENERAL PLAN***

**HOUSING ELEMENT**  
**BACKGROUND REPORT**

**ADOPTED**  
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# City of Folsom Housing Element

## *Background Report*

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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 local governments ~~plan~~ to 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. This 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 Background Report is divided into the following sections:

**I. Housing Needs Assessment** – Reviews population characteristics, existing housing needs, and projected future housing needs.

**II. Resource Inventory** – Inventories land available for residential uses, describes infrastructure capacity to support additional residential development, and summarizes current and potential financial resources available to support affordable housing development.

**III. Housing Constraints and Incentives** – Documents potential governmental constraints such as land use regulations and development standards and non-governmental constraints such as land costs and the availability of financing.

**IV. Status and Evaluation of Existing Programs/Element** – Summarizes the policies and programs contained in the previous Housing Element and reviews the City's progress in implementing these policies and programs.

# **I. HOUSING NEEDS ASSESSMENT**

## **A. Housing Stock and Demographic Profile**

The description of Folsom's housing stock and demographics in this section is drawn largely from the 1992 Housing Element, 1990 U.S. Census, the 2000 U.S. Census, the California Department of Finance (DOF), and the Sacramento Area Council of Governments (SACOG). The heavy reliance on the 1990 Census is due to the fact that only a limited amount of data from the 2000 Census had been released when this background analysis was prepared in mid-2001.

Wherever possible, the data for Folsom are presented for comparison alongside comparable data for Sacramento County and California.

### **1) Demographic and Employment Characteristics and Trends**

#### **a) General Demographic and Employment Characteristics and Trends**

The following describes the baseline population, employment, and housing conditions for the City of Folsom.

#### ***Population Growth and Change: 1990 to 2000***

Table I.1 compares Folsom with Sacramento County and California for both 1990 and 2000 for total population, number of total households, population in households, population in group quarters, and average household size (for the population in households). It also shows the average annual growth rate from 1990 to 2000 for these figures.

Based on Census figures, the average annual population growth rate in Folsom between 1990 and 2000 was 5.7 percent. At this rate, the population of Folsom grew by over 74 percent in the ten-year period. Folsom's annual average population growth rate for this time period was over four times the rates of growth experienced by Sacramento County and California, which were 1.6 percent and 1.3 percent, respectively.

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 I.1). Folsom's household growth rate was higher than its population growth rate from 1990 to 2000.

Average household size is a function of the number of people living in households divided by the number of occupied housing units in a given area. In Folsom, the 2000 average household size was 2.65 persons, somewhat lower than the State-wide average of 2.87 persons, and slightly higher than the County average of 2.62 persons. Average household size in Folsom increased from 2.61 to 2.65 from 1990 to 2000, closely mirroring State-wide average household size trends.

This trend in increasing household size in Folsom could be indicative of a higher percentage of families with children moving to Folsom.

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. Roughly two-thirds (69 percent) of California and Folsom households were family households in 1990. In 2000, the percentage of family households in Folsom has increased to 72.8 percent.

In 1990, Folsom had a home ownership rate of 74 percent, compared to 51.3 percent in Sacramento County and 55.6 percent State-wide. Homeownership has increased slightly at all levels between 1990 and 2000, with the proportion of owners in Folsom increasing to 76.3 percent, and the proportion of owners in Sacramento County increasing to 58.2 percent in 2000.

As indicated in Table 1.1, the total group quarters population increased only slightly from 6,720 in 1990 to 6,944 in 2000. The group quarters population consists mainly of the Folsom Prison population, which was 6,740 as of June 2001 (California Department of Corrections), and residents of other group quarter facilities such as nursing care facilities.



**TABLE I.1**  
**POPULATION AND HOUSEHOLD TRENDS FOR FOLSOM, SACRAMENTO COUNTY, AND CALIFORNIA, 1990-2000**

	City of Folsom			Sacramento County			California		
	1990	2000	Average Annual Growth Rate: 1990-2000	1990	2000	Average Annual Growth Rate: 1990-2000	1990	2000	Average Annual Growth Rate: 1990-2000
<b>Population</b>	29,802	51,884	5.7%	1,041,219	1,223,499	1.6%	29,760,021	33,871,648	1.3%
<b>Total Households</b>	8,757	17,196	7.0%	394,530	453,602	1.4%	10,381,206	11,502,870	1.0%
<b>Household Population</b>	22,880	44,940	7.0%	1,009,383	1,198,004	1.7%	29,008,161	33,051,894	1.3%
<b>Group Quarters Population</b>	6,720	6,944	0.33%	22,114	25,495	1.4 %	751,860	819,754	0.90%
<b>Persons Per Household</b>	2.61	2.65	-	2.56	2.62	-	2.79	2.87	-

Sources: U.S. Census 1990; U.S. Census 2000, Table DP-1 Profile of General Demographic Characteristics: 2000

The distribution of Folsom's population according to the age categories in 1990 and 2000 is shown in Table I.2. The table indicates an increase in the percentage of persons for most age groups, with the exception of persons between 20-34 and 65-74 years of age which showed a slight decline. The greatest change was in the persons in the 25-34 age group, which experienced an 8.9 percent decrease since 1990.

**TABLE I.2**  
**AGE CHARACTERISTICS, 1990-2000**

	1990		2000	
	Number	Percent	Number	Percent
<b>Age distribution</b>				
0-4	1,961	6.58	3,591	6.9
5-14	3,527	11.83	7,104	13.7
15-19	1,346	4.52	2,809	5.4
20-24	2,079	6.98	2,476	4.8
25-34	7,787	26.13	8,935	17.2
35-44	5,991	20.10	11,306	21.8
45-54	2,779	9.32	7,566	14.6
55-64	1,742	5.85	3,528	6.8
65-74	1,555	5.22	2,276	4.4
75+	1,035	3.47	2,293	4.4
Total	29,802	100	51,884	100

Source: U.S. Census, 1990 and 2000

Note: These figures include Folsom Prison population figures.

The increase in families is reflected in the increasing school enrollment figures shown in Table I-3. The enrollment of secondary students more than doubled from 1990 to 1999. The enrollment of elementary students increased approximately 66 percent in that same period. According to SACOG projections, increasing enrollment is expected to continue through 2010. According to the 2001 Folsom-Cordova Unified School District Facilities Master Plan, K-12 enrollment is projected to show an average increase of 526 students per year for the next 10 years.

**TABLE I.3**  
**SCHOOL DISTRICT ENROLLMENT CHARACTERISTICS**

	1990	1999	2005	2010
<b>Schools and Enrollment</b>				
Elementary Schools	10	18	20	25
Elementary Students	3,812	5,856	8,937	10,810
Secondary Schools	1	3	2	2
Secondary Students	972	2,148	2,468	2,781

Source: SACOG Projections, 2001

As indicated in Table I-4, persons of white ethnic background in 1990 accounted for 84 percent of Folsom's population. This number has decreased to 77.9 percent in 2000, indicating increased ethnic diversity. As indicated in the table, there has been a significant increase in the number of Asians and persons classified as "Other" in the City between 1990 and 2000. However, it should be noted that the ethnic characteristics of the Folsom Prison population may skew the Census Bureau report on the City as a whole since the Prison has a more ethnically diverse population.

**TABLE I.4**  
**ETHNICITY, 1990-2000**

	Race (%)					
	White	Black	Am. Indian	Asian (1)	Other (2)	Hispanic (3)
<b>Year</b>						
1990	84.0	9.9	0.7	3.4	2.0	10.9
2000	77.9	6.0	0.6	7.2	4.7	9.5
% Change	-7.3%	-39.4%	-14.3%	111.8%	135%	-12.8%

Source: U.S. Census, 1990 and 2000

Notes:

(1) Includes American Indian, Eskimo, and Aleut

(2) Includes Japanese, Chinese, Filipino, Korean, Asian-Indian, Vietnamese, Hawaiian, Guamanian, Cambodian, Hmong, Laotian, Thai, and Samoan

(3) These figures also included in racial categories.

### ***Annual Population and Household Growth: 1990 to 2000***

Table I.5 shows the DOF-estimated population and occupied housing units (equivalent to the number of households) for Folsom for each year from 1990 to 2000. As shown in the table, annual growth rates more than doubled between 1997 and 2000.

**TABLE I.5**  
**FOLSOM POPULATION AND HOUSEHOLDS, 1990-2000**

Year	Population			Households (Occupied Housing Units)		
	#	Change	% Change	#	Change	% Change
<b>1990</b>	29,802	-	-	8,757	-	-
<b>1991</b>	33,306	3,504	11.8%	9,518	761	8.7%
<b>1992</b>	36,120	2,814	8.4%	10,458	940	9.9%
<b>1993</b>	37,891	1,771	4.9%	10,929	471	4.5%
<b>1994</b>	39,309	1,418	3.7%	11,444	515	4.7%
<b>1995</b>	39,812	503	1.3%	11,975	531	4.6%
<b>1996</b>	41,495	1,683	4.2%	12,506	531	4.4%
<b>1997</b>	43,227	1,732	4.2%	13,101	595	4.8%
<b>1998</b>	45,008	1,781	4.1%	13,796	695	5.3%
<b>1999</b>	48,594	3,586	8.0%	14,725	929	6.7%
<b>2000</b>	52,379	3,785	7.8%	16,212	1,487	10.1%

Source: California Department of Finance (DOF), *City/County Population and Housing Estimates, January 1, 2000 (Table E-5)*

Table I.6 shows the growth rates for Folsom for 1990 to 2000 based on the data in Table I-5. Folsom experienced an average annual growth rate of 7.1 percent for housing (occupied housing units) and an average annual population growth rate of 6.5 percent during this 10-year period.

**TABLE I.6**  
**FOLSOM AVERAGE ANNUAL CHANGE**  
**IN POPULATION AND HOUSING UNITS, 1990-2000**

	1990-2000	
	Population	Occupied Housing Units
Average Annual Change	2,509	828
Average Annual Growth Rate	6.5%	7.1%

Source: California Department of Finance (DOF), *Official State Population and Housing Estimates, January 1, 2000 (Table E-5)*

***Income Growth: 1990-2000***

Table I.7 shows the distribution of 1990 households according to their 1989 incomes for Folsom, Sacramento County, and California. Folsom and Sacramento County had similar income distributions, with a large share of their respective households clustered in the income range of \$35,000 to \$74,999 per year. Folsom and the County differed from the State slightly in that the State had somewhat higher proportions of households in the lower household income categories.

In 1989, Folsom had the highest median household income (\$46,726) when compared to Sacramento County and California. This was over \$14,000 higher than in Sacramento County and almost \$11,000 higher than the California median household income.

**TABLE I.7**  
**INCOME DISTRIBUTION FOR FOLSOM, SACRAMENTO COUNTY, AND CALIFORNIA, 1990**

	Folsom		Sacramento County		California	
	Households	Percent	Households	Percent	Households	Percent
Under \$15,000	1,215	13.7%	65,221	18.9%	1,969,258	18.9%
\$15,000-\$24,999	1,042	11.7%	49,606	14.4%	1,576,520	15.2%
\$25,000-\$34,999	943	10.6%	46,410	13.5%	1,530,233	14.7%
\$35,000-\$49,999	1,517	17.1%	75,901	22.0%	1,888,147	18.2%
\$50,000-\$74,999	2,209	24.9%	69,206	20.1%	1,909,072	18.4%
\$75,000 or more	1,945	21.9%	37,897	11.0%	1,526,470	14.7%
Total Households	8,871	100.0%	344,241	100.0%	10,399,700	100.0%
Median Income	\$46,726	-	\$32,297	-	\$35,798	-

Source: 1990 U.S. Census

Comparable income information from the 2000 Census will not be available until 2002, but 2000 U.S. Department of Labor information helps update the 1990 Census information. Table I.8 indicates the average annual earnings for individuals in different employment sectors in Sacramento County as of June 2000.

**TABLE I.8**  
**AVERAGE ANNUAL INCOME FOR SACRAMENTO COUNTY, 2000**

<b>Employment Sector</b>	<b>Mean Annual Income</b>
Manufacturing and Wholesale	\$30,975
Service	\$33,471
Retail	\$31,227
Professional/Managerial	\$43,670

Source: U.S. Department of Labor, 2000

***Employment Growth: 1990 to 2000***

Table I.9 shows estimated and projected employment by major sector in Folsom and Sacramento County in 1990 and 1999.

The number of jobs in Folsom grew from approximately 11,670 jobs in 1990 to 21,237 jobs in 1999. This represents a growth rate of 82.0 percent from 1990 to 1999, more than four times the 18.1 percent job growth rate in Sacramento County over the same time period.

The industry sectors with the highest annual growth rates from 1990 to 1999 in Folsom were Manufacturing (11.1 percent annual), Education (7.3 percent) and Retail (7.0 percent).

The Intel Corporation continues to play a major role in the employment of Folsom residents, as well as residents from surrounding communities in the Sacramento region. In the early 1990s, Intel employed approximately 2,500 employees. As of early 2001, Intel had expanded its workforce in Folsom to a total of 6,850 employees. However, according to the Sacramento Business Journal (February 20, 2001), the company has experienced company-wide cutbacks in 2001, so the overall future size of its workforce in Folsom remains uncertain.

**TABLE I.9**  
**EMPLOYMENT BY MAJOR SECTOR FOR FOLSOM AND SACRAMENTO COUNTY, 1990-1999**

Industry	Folsom				
	1990		1999		Average Annual Increase 1990-1999
	Jobs	Share	Jobs	Share	
Retail	2,984	25.6%	5,463	25.7%	7.0
Office	1,560	13.4%	2,118	10.0%	3.5
Medical	764	6.5%	1,185	5.6%	5.0
Education	540	4.6%	1,014	4.8%	7.3
Manufacturing	2,344	20.1%	6,037	28.4%	11.1
Other	3,478	29.8%	5,420	25.5%	5.1
<b>Total Jobs</b>	<b>11,670</b>	<b>100.0%</b>	<b>21,237</b>	<b>100.0%</b>	<b>6.9</b>
Industry	Sacramento County				
	1990		1999		Average Annual Increase 1990-1999
	Jobs	Share	Jobs	Share	
Retail	85,545	18.7%	95,475	17.6%	1.2
Office	134,781	29.4%	179,150	33.1%	3.2
Medical	35,321	7.7%	48,982	9.0%	3.7
Education	23,074	5.0%	30,591	5.6%	3.2
Manufacturing	26,864	5.9%	35,575	6.6%	3.2
Other	153,006	33.4%	151,716	28.0%	-0.09
<b>Total Jobs</b>	<b>458,591</b>	<b>100.0%</b>	<b>541,489</b>	<b>100.0%</b>	<b>1.9</b>

Source: Sacramento Area Council of Governments (SACOG), 2001

### *Population, Employment, and Housing Projections*

Projections of population, employment, and housing for the City of Folsom and all other cities and counties in the Sacramento region are published by the Sacramento Area Council of Governments (SACOG), and updated every two to three years. SACOG's recent projections were released in 2001. Table I.10 shows estimated and projected population, households, and employment for Folsom and Sacramento County for 1990, 2000 (1999 for employment), and 2010.

As shown in the table, SACOG projects Folsom's population to increase from 51,884 in 2000 to 74,185 in 2010, an average annual growth rate of 3.6 percent. (Although SACOG has projected an increase in population to 74,185, the City of Folsom adopted a Resolution No. 2784 in 1989 capping its population growth at 69,333, exclusive of the State prison population). The projected household growth rate is slightly higher, indicating a slightly declining household size. In contrast, Sacramento County's population is projected to increase at a 1.8 percent annual growth rate from 2000 to 2010 – half of Folsom's growth rate.

Employment growth in Folsom is also projected at a rate higher than that for Sacramento County as a whole. Employment is projected to increase at a 4.8 percent annual rate in Folsom from

2000 to 2010. This is almost twice the projected annual employment growth rate of 2.5 percent for Sacramento County for the same period.

As shown in Table I.10, the jobs-to-household ratio 2000 in Folsom (the table uses 1999 employment figures, the most recent that are available from SACOG) was slightly higher than that for Sacramento County as a whole. With employment projected to grow faster than households, the Folsom jobs-to-household ratios is projected to increase slightly.

**TABLE I.10**  
**SUMMARY OF POPULATION, HOUSEHOLDS, AND EMPLOYMENT, PROJECTIONS**  
**FOR FOLSOM AND SACRAMENTO COUNTY, 1990-2010**

	Folsom			Sacramento County		
	1990	2000 (1999 for employment)	2010	1990	2000 (1999 for employment)	2010
<b>Population</b>	29,802	51,884	74,185	1,041,219	1,223,499	1,459,952
Average annual growth	-	5.7%	3.6%	-	1.6%	1.8%
<b>Households</b>	8,757	17,196	25,812	394,530	453,602	543,030
Average annual growth	-	7.0%	4.1%	-	1.4%	1.8%
<b>Employment (1999)</b>						
Manufacturing	2,344	6,037	n/a	26,864	35,575	n/a
Office	1,560	2,118	n/a	134,781	179,150	n/a
Retail	2,984	5,463	n/a	84,545	95,475	n/a
Medical	764	1,185	n/a	35,321	48,982	n/a
Education	540	1,014	n/a	23,074	30,591	n/a
Other	3,478	5,420	n/a	153,006	151,716	n/a
<b>Total</b>	<b>11,670</b>	<b>21,237</b>	<b>33,826</b>	<b>457,591</b>	<b>541,489</b>	<b>694,531</b>
Average annual growth	-	6.2%	4.8%	-	1.7%	2.5%
<b>Jobs/Household Ratio</b>	1.33	1.23	1.31	1.17	1.19	1.28

Sources: Sacramento Area Council of Governments (SACOG), 2001

2000 U.S. Census, Table DP-1: Profile of General Demographic Characteristics: 2000

### **b) Potential Population Change and Job Growth Impacts on Housing Need**

The demographic and employment statistics for Folsom presented above show that Folsom has employment and household size characteristics similar to those of Sacramento County as a whole. Folsom accounts for approximately four percent of all employment in Sacramento County. However, the employment base in Folsom is heavily dependent on one major employer and subject to the fluctuations of the high-tech sector.

With employment growth rates higher than population growth rates, Folsom is projected to increase its ratio of total jobs to total employed residents in the next ten years and will continue its high jobs-to-households ratio. However, as indicated in Table I.9, a large amount of Folsom's job growth during this period is projected to be in the relatively low-paying retail sector. These trends point to a need for an increased amount of lower-income housing to meet the needs of present and future employees in Folsom.

## **2) Housing Characteristics and Trends**

### **a) Housing Stock and Conditions**

#### ***Housing Types and Occupancy***

Table I.11 presents comparative data on the housing stock in Folsom, Sacramento County, and California in 1990 and 2000. The table breaks out 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 the Table I.11, single-family detached housing units account for the overwhelming majority of housing in Folsom in 2000. At 75.3 percent of the total housing units, single-family detached units in Folsom make up a much larger proportion of the total than in the State overall, where only 56.0 percent of all units are single-family detached. With 62.4 percent single-family detached units, Sacramento County has a substantially higher proportion of single-family detached units than the State, although less than Folsom.

Multifamily units in the “5 Plus” category make up the next largest segment of Folsom’s housing stock, comprising approximately 14.6 percent of the total. Although this is the second largest segment of housing, there is still a smaller percentage of multifamily housing (including both the “2 to 4” and “5-Plus” categories) in Folsom than there is overall in Sacramento County and the State.

Single-family attached units and units in multifamily buildings are smaller sources of housing in Folsom than in the County or State. In 2000, Folsom’s proportion of housing in multifamily buildings with five or more units is 14.6 percent compared to the State's 24.1 percent and the County's 21 percent.

Table I.11 also shows the number and percentage of occupied units and the percentage of vacant units. It is important to note that these counts include all vacant units, including those units held vacant for seasonal use; not all of the vacant units are actually offered for sale or for rent. Folsom is shown as having a 7.02 percent vacancy rate in 2000, compared to 6.10 percent in Sacramento County and 7.41 in California. According to the California Department of Finance, in 2001 the percent of total vacant units has declined to 4.30 percent in Folsom, 4.47 percent in Sacramento County, and 5.81 percent in California.



**TABLE I.11**  
**HOUSING STOCK BY TYPE AND VACANCY**  
**FOR FOLSOM, SACRAMENTO COUNTY, AND CALIFORNIA, 1990 & 2000**

		Single-Family		Multifamily		Mobile Home	Occupied	Vacancy Rate
	Total	Detached	Attached	2 to 4	5 Plus			
Folsom – 1990	<b>9,418</b>	6,533	373	479	1,147	886	8,757	7.0%
Folsom – 1990 %	<b>100.0%</b>	69.4%	4.0%	5.1%	12.2%	9.4%	93%	-
Folsom – 2000	<b>17,436</b>	13,138	373	497	2,544	884	16,212	7.0%
Folsom – 2000%	<b>100.0%</b>	75.3%	2.1%	2.9%	14.6%	5.1%	93.0%	-
Sacramento County – 1990	<b>417,574</b>	248,488	30,256	32,854	91,059	14,917	394,530	5.5%
Sacramento County – 1990%	<b>100.0%</b>	59.5%	7.2%	7.9%	21.8%	3.6%	94.5%	-
Sacramento County – 2000	<b>468,236</b>	291,949	29,941	33,161	98,346	14,839	439,663	6.1%
Sacramento County – 2000%	<b>100.0%</b>	62.4%	6.4%	7.1%	21.0%	3.2%	93.9%	-
California – 1990	<b>11,182,513</b>	6,119,010	811,671	966,324	2,730,213	555,294	10,380,856	7.2%
California – 1990 %	<b>100.0%</b>	54.7%	7.3%	8.6%	24.4%	5.0%	92.8%	-
California – 2000	<b>12,242,576</b>	6,853,693	840,801	1,012,613	2,950,373	585,096	11,335,419	7.4%
California – 2000 %	<b>100.0%</b>	56.0%	6.9%	8.3%	24.1%	4.8%	92.6%	-

Source: California Department of Finance (DOF), *Official State Population and Housing Estimates, January 1, 2000 (Table E-5)*

### ***Housing Conditions***

The U.S. Census provides only limited data that can be used to infer the condition of Folsom's housing stock. In most cases, the age of a community's housing stock is a good indicator of the likely condition of the housing stock, particularly in the cases of communities like Folsom where such a large proportion of the housing units are relatively new. According to the 1990 Census data shown in Table I.12, over 60.9 percent of Folsom's 1990 housing stock was (in 1990) ten or less years old. Another 18.4 percent of the housing stock was between 10 and 20 years old. Because over three-fourths of the housing units in Folsom were 20 years old or less in 1990, Folsom's housing stock should still be in relatively good condition compared to communities with larger shares of older homes. Between 1992 and 2000, a total of 8,715 units were built in Folsom, all of which, of course, should still be in sound condition.

In addition to the housing age data, information at the bottom of Table I.12 indicates that nearly all Folsom housing units (99.8 percent) had complete plumbing facilities in 1990.

**TABLE I.12**  
**FOLSOM HOUSING STOCK CONDITIONS, 1990**

<b>Age of Structure</b>				
<b>Year Structure Built</b>	<b>Occupied Housing Units</b>	<b>Vacant Housing Units</b>	<b>All Housing Units</b>	<b>Category as Percentage of Total</b>
1989 to March 1990	1,233	285	1,518	16.1%
1985 to 1988	2,723	121	2,844	30.1%
1980 to 1984	1,325	61	1,386	14.7%
1970 to 1979	1,663	75	1,738	18.4%
1960 to 1969	656	37	693	7.3%
1950 to 1959	677	32	709	7.5%
1940 to 1949	186	0	186	2.0%
Before 1940	332	50	382	4.0%
<b>Total</b>	<b>8,795</b>	<b>661</b>	<b>9,456</b>	<b>100.0%</b>
<b>Plumbing Facilities</b>				
	<b>Occupied Housing Units</b>	<b>Vacant Housing Units</b>	<b>All Housing Units</b>	<b>Category as Percentage of Total</b>
Units With Complete Plumbing Facilities	8,779	655	9,434	99.8%
Units Lacking Complete Plumbing Facilities	16	6	22	0.2%
<b>Total</b>	<b>8,795</b>	<b>661</b>	<b>9,456</b>	<b>100.0%</b>

Source: 1990 U.S. Census

The City of Folsom has conducted housing conditions surveys in the past. A 1986 housing conditions survey found approximately 100 dwelling units in need of rehabilitation. All of these units were located in the City's redevelopment area, in the central portion of the community developed prior to 1970. A survey conducted in 1991 found that 88 dwelling units in need of repair. Of the 88 units in need of repair, 58 needed minor repairs and 30 needed moderate repairs. The decrease in the number of units in need of rehabilitation was due in part likely to the City's housing rehabilitation program, in operation since 1988. The City operates three housing rehabilitation programs using CDBG and redevelopment funds. These include the Mobile Home Rehabilitation Program, the Historic Home Restoration Program and the Substantial Rehabilitation Loan Program. The City has made 107 loans under these programs since 1996. According to the City of Folsom, the condition of the city's housing stock has not deteriorated since the previous analysis conducted for the 1992 Housing Element.

## **b) Housing Utilization**

### ***Housing Cost Burdens***

Table I.13 contains data from the 1990 U.S. Census regarding the percentage of household income spent on housing costs for Folsom households. The data are segregated according to tenure and household income levels.

According to Federal and State standards, to maintain affordability a household's gross monthly housing costs should not require more than 30 percent of its gross monthly income. As shown in Table I.13, 32.8 percent of the 1990 Folsom owner households paid 30 percent or more of their monthly income for housing. This represents a total of 1,791 owner households with excess

housing cost burdens. In the renter category, 47.4 percent of the households, or a total of 1,078 households, paid 30 percent or more of their monthly income for housing costs. State-wide, 29.5 percent of owners and 45.7 percent of renters paid more than 30 percent of their gross monthly income for housing.

Housing cost burdens were most severe for the households with incomes less than \$20,000 per year. Approximately 48 percent of the owner households that earned less than \$20,000 per year paid 30 percent or more of their income for housing costs. In the higher income categories, the proportion of households that experienced a housing cost burden declined. Of households that earned more than \$50,000 per year, only 24 percent paid 30 percent or more for monthly housing costs. In the renter category, 88 percent of the households that earned less than \$20,000 per year paid 30 percent or more of their monthly income for housing costs. On the other hand, only three percent of the renter households with incomes of \$50,000 or more per year paid more than 30 percent of their income for housing.

State Housing Element guidelines call for an analysis of the proportion of “lower-income” households overpaying for their housing (Government Code Section 65583(a)(2)). Lower-income households are defined as those that earn 80 percent or less of the area median income. According to the U.S. Department of Housing and Urban Development (HUD), in 1990 the median income for the City of Folsom (as part of the Sacramento Metropolitan Statistical Area) for a three-person household was \$33,750 and the income limit for lower-income three-person households was \$27,000 (this figure is 80 percent of the median income).

The income threshold for Folsom’s lower-income households falls within the \$20,000 to \$34,999 household income range reported by the U.S. Census, which makes it necessary to estimate the number of lower-income Folsom households. This is done in the lower part of Table I.12, based on the assumptions that: 1) household sizes are evenly distributed across income groups and tenancy; and 2) households in the \$20,000 to \$34,999 income group are evenly distributed across that income range. The number of low-income households is estimated by totaling 100 percent of the households in the “less than \$10,000” and “\$10,000 to \$19,999” categories, along with 46.7 percent of the households in the “\$20,000 to \$34,999” category (percentage of households in this category at or below \$27,000 income, assuming households are evenly distributed across the income range).

As shown in Table I.13, it is estimated that Folsom had a total of 698 lower-income owner households in 1990, and that of those households, 300 paid 35 percent or more of their incomes for housing. This represents 28.6 percent of the lower-income owners. It is estimated that 1,182 of Folsom’s renter households were in the lower-income category in 1990, and that of these, 791, or 89.6 percent, were paying 35 percent or more of their income for housing. These data show that substantial proportions of Folsom’s lower-income households had a problem with overpayment for housing in 1990 based on their available income, and of the lower-income households, renters were more likely than owners to overpay.

**TABLE I.13**  
**FOLSOM HOUSING COSTS AS A PERCENTAGE OF INCOME BY TENURE, 1990**

<b>Owners</b>		<b>Housing Costs as a Percentage of Monthly Income</b>					
<b>Household Income in 1990</b>	<b>0 to 19%</b>	<b>20 to 24%</b>	<b>25 to 29%</b>	<b>30 to 34%</b>	<b>35% or more</b>	<b>Not Computed</b>	<b>Total</b>
Less than \$10,000	0	37	6	0	87	27	157
\$10,000 to \$19,999	103	17	26	8	108	0	262
\$20,000 to \$34,999	181	56	41	96	224	0	598
\$35,000 to \$49,999	247	142	203	117	311	0	1,020
\$50,000 or more	1,203	759	630	522	318	0	3,432
<b>Total</b>	<b>1,734</b>	<b>1,011</b>	<b>906</b>	<b>743</b>	<b>1,048</b>	<b>27</b>	<b>5,469</b>
<b>Category as % of Total</b>	31.7%	18.5%	16.6%	13.6%	19.2%	0.5%	<b>100.0%</b>
<b>Lower Income Households</b>	187	80	51	53	300	27	<b>698</b>
<b>Percent of Total</b>	10.8%	7.9%	5.6%	7.1%	28.6%	100.0%	<b>12.8%</b>
<b>Renters</b>		<b>Housing Costs as a Percentage of Monthly Income</b>					
<b>Household Income in 1990</b>	<b>0 to 19%</b>	<b>20 to 24%</b>	<b>25 to 29%</b>	<b>30 to 34%</b>	<b>35% or more</b>	<b>Not Computed</b>	<b>Total</b>
Less than \$10,000	0	0	16	16	354	20	406
\$10,000 to \$19,999	14	21	19	69	372	19	514
\$20,000 to \$34,999	57	157	151	58	139	0	562
\$35,000 to \$49,999	157	54	75	45	10	0	341
\$50,000 or more	346	68	14	7	8	9	452
<b>Total</b>	<b>574</b>	<b>300</b>	<b>275</b>	<b>195</b>	<b>883</b>	<b>48</b>	<b>2,275</b>
<b>Category as % of Total</b>	25.2%	13.2%	12.1%	8.6%	38.8%	2.1%	<b>100.0%</b>
<b>Lower Income Households</b>	41	94	105	112	791	39	<b>1,182</b>
<b>Percent of Total</b>	7.1%	31.4%	38.4%	57.5%	89.6%	81.3%	<b>52.0%</b>
<b>All Households</b>		<b>Housing Costs as a Percentage of Monthly Income</b>					
<b>Household Income in 1990</b>	<b>0 to 19%</b>	<b>20 to 24%</b>	<b>25 to 29%</b>	<b>30 to 34%</b>	<b>35% or more</b>	<b>Not Computed</b>	<b>Total</b>
Less than \$10,000	0	37	22	16	441	47	563
\$10,000 to \$19,999	117	38	45	77	480	19	776
\$20,000 to \$34,999	238	213	192	154	363	0	1,160
\$35,000 to \$49,999	404	196	278	162	321	0	1,361
\$50,000 or more	1,549	827	644	529	326	9	3,884
<b>Total</b>	<b>2,308</b>	<b>1,311</b>	<b>1,181</b>	<b>938</b>	<b>1,931</b>	<b>75</b>	<b>7,744</b>
<b>Category as % of Total</b>	29.8%	16.9%	15.3%	12.1%	24.9%	1.0%	<b>100.0%</b>
<b>Lower Income Households</b>	228	174	157	165	1,090	66	<b>1,880</b>
<b>Percent of Total</b>	9.9%	13.3%	13.3%	17.6%	56.5%	88.0%	<b>24.3%</b>

Source: 1990 U.S. Census

### ***Overcrowding***

Data on housing overcrowding are available from the 1990 U.S. Census in the form of statistics regarding the number of persons per room in occupied housing units. Table I.14 compares data for Folsom with data for California. Typically, a housing unit is considered to be overcrowded if there are more than 1.0 persons per room.

In total, almost 97.8 percent of Folsom's occupied housing units had 1.0 or less persons per room in 1990, meaning only 2.2 percent would be considered overcrowded. Of all units in Folsom, 1.7 percent had between 1.01 and 1.50 persons per room; 0.3 percent had between 1.51 and 2.0 persons per room; and only 0.2 percent had more than 2.0 persons per room. These statistics

show overcrowding was less of a problem in 1990 in Folsom than in California overall, where 12.3 percent of all households had more than 1.0 persons per room.

When broken out according to tenure, approximately 64 percent of the overcrowded households were renters. Only about 1.3 percent (124) of Folsom's owner households had 1.01 or more persons per room while approximately 16.4 percent (188) of the renter households had 1.01 or more persons per room. Statewide, 6.4 percent of owner households and 19.6 percent of renter households had greater than 1.0 persons per room. Based on this information, it does not appear that Folsom had an exceptional need for additional large housing units in 1990.

**TABLE I.14**  
**OVERCROWDING BY TENURE FOR FOLSOM AND CALIFORNIA, 1990**

<b>Owners</b>					
		<b>Folsom</b>		<b>California</b>	
<b>Persons Per Room</b>	<b>Households</b>	<b>% of Total</b>	<b>Households</b>	<b>% of Total</b>	
0.50 or less	5,003	77.3%	3,834,408	66.4%	
0.51 to 1.00	1,401	21.6%	1,567,650	27.2%	
1.01 to 1.50	65	1.0%	204,314	3.5%	
1.51 to 2.00	15	0.2%	106,139	1.8%	
2.01 or more	4	0.1%	61,432	1.1%	
<b>Total</b>	<b>6,473</b>	<b>100.0%</b>	<b>5,773,943</b>	<b>100.0%</b>	
<b>Renters</b>					
		<b>Folsom</b>		<b>California</b>	
<b>Persons Per Room</b>	<b>Households</b>	<b>% of Total</b>	<b>Households</b>	<b>% of Total</b>	
0.50 or less	1,340	59.1%	2,034,335	44.2%	
0.51 to 1.00	805	35.5%	1,669,436	36.2%	
1.01 to 1.50	86	3.8%	333,816	7.2%	
1.51 to 2.00	28	1.2%	276,334	6.0%	
2.01 or more	10	0.4%	293,342	6.4%	
<b>Total</b>	<b>2,269</b>	<b>100.0%</b>	<b>4,607,263</b>	<b>100.0%</b>	
<b>All Households</b>					
		<b>Folsom</b>		<b>California</b>	
<b>Persons Per Room</b>	<b>Households</b>	<b>% of Total</b>	<b>Households</b>	<b>% of Total</b>	
0.50 or less	6,343	72.6%	5,868,743	56.5%	
0.51 to 1.00	2,206	25.2%	3,237,086	31.2%	
1.01 to 1.50	151	1.7%	538,130	5.2%	
1.51 to 2.00	28	0.3%	382,473	3.7%	
2.01 or more	14	0.2%	354,774	3.4%	
<b>Total</b>	<b>8,742</b>	<b>100.0%</b>	<b>10,381,206</b>	<b>100.0%</b>	

Source: 1990 U.S. Census

According to Table I-15, there were 755 large families (five or more members) living in Folsom in 1990. To keep from being overcrowded, these families need housing units with five or more rooms. According to the 1990 Census, there were 7,094 housing units in the city with five or more rooms, but the Census does not identify housing costs associated with these housing units.

**TABLE I.15**  
**NUMBER OF PERSONS BY TENURE, 1990**

<b>Household Size</b>		
	<b>Total</b>	<b>% of Total</b>
<b>Family Households</b>		
2 Persons	2,721	41.3%
3 Persons	1,552	23.7%
4 Persons	1,540	23.4%
5 Persons	545	8.4%
6 Persons	143	2.3%
7 or more	61	0.9%
<b>Total</b>	<b>6,562</b>	<b>100.0%</b>
<b>Non-Family Households</b>		
1 Person	1,740	79.3%
2 Persons	363	16.5%
3 Persons	65	2.9%
4 Persons	21	1.0%
5 Persons	6	0.3%
6 Persons	0	--
7 or more	0	--
<b>Total</b>	<b>2,195</b>	<b>100.0%</b>

Source: 1990 U.S. Census

Table I-16 indicates the number of rooms by housing unit in Folsom as of 1990. Most homes in Folsom contain 5 to 7 rooms.

**TABLE I.16**  
**NUMBER OF ROOMS BY HOUSING UNIT, 1990**

	<b>Total Housing Units</b>	<b>% of Total</b>
<b>Number of Rooms</b>		
1 Room	106	1.1%
2 Rooms	205	2.2%
3 Rooms	622	6.6%
4 Rooms	1,391	14.7%
5 Rooms	1,556	16.5%
6 Rooms	1,750	18.6%
7 Rooms	1,538	16.3%
8 Rooms	1,295	13.7%
9 or more Rooms	955	10.1%
<b>Total</b>	<b>9,418</b>	<b>100.0%</b>

Source: 1990 U.S. Census

### c) Housing Costs Compared to Ability to Pay

The following section discusses salary ranges of existing and projected employees, current income levels, and ability to pay for housing compared with housing costs. Housing is classified as “affordable” if households do not pay more than 30 percent of income for payment of rent (including monthly allowance for water, gas, and electricity) or monthly mortgage (including taxes). Since above moderate-income households do not generally have problems in locating affordable units, affordable units are frequently defined as those reasonably priced for households that are low- to moderate-income. Table I.17 below shows the definition of housing income limits as they are applied to housing units in Folsom.

**TABLE I.17**  
**SACRAMENTO PMSA - DEFINITIONS OF HOUSING INCOME LIMITS**

**Very Low-Income Unit** is one that is affordable to a household whose combined income is at or lower than 50 percent of the median income for the Sacramento Primary Metropolitan Statistical Area - PMSA (El Dorado, Placer and Sacramento Counties) as established by the U.S. Department of Housing and Urban Development (HUD). A household of four is considered to be very low-income in Folsom if its combined income is \$28,150 or less for the year 2001.

**Low-Income Unit** is one that is affordable to a household whose combined income is at or between 50 to 80 percent of the median income for the Sacramento PMSA as established by HUD. A household of four is considered to be low-income in Folsom if its combined income is \$45,050 or less for the year 2001.

**Median-Income Unit** is one that is affordable to a household whose combined income is at or between 81 to 100 percent of the median income for the Sacramento PMSA as established by HUD. A household of four is considered to be median income in Folsom if its combined income is \$56,300 or less for the year 2001.

**Moderate-Income Unit** is one that is affordable to a household whose combined income is at or between 101 to 120 percent of the median income for the Sacramento PMSA as established by HUD. A household of four is considered to be moderate-income in Folsom if its combined income is \$67,550 or less for the year 2001.

**Above Moderate-Income Unit** is one that is affordable to a household whose combined income is above 120 percent of the median income for the Sacramento PMSA as established by HUD. A household of four is considered to be above moderate-income in Folsom if its combined income exceeds \$67,550 for the year 2001.

**Affordable Units** are affordable if households do not pay more than 30 percent of income for payment of rent (including monthly allowance for water, gas, and electricity) or monthly mortgage. Since above moderate-income households do not generally have problems in locating affordable units, affordable units are frequently defined as those reasonably priced for households that are low- to moderate-income.

Source: Vernazza Wolfe Associates, Inc.

## Ability to Pay

Table I.18 shows the 2001 U.S Department of Housing and Urban Development (HUD)-defined family income limits for Very Low-, Low-, and Moderate-Income households in the Sacramento PMSA (including Folsom) by the number of persons in the household. It also shows maximum affordable monthly rents and maximum affordable purchase prices for homes. For example, a three-person household is classified as Low-Income (80 percent of median) with annual income of up to \$40,550. A low-income household at this income could afford to pay \$1,014 monthly gross rent (including utilities) or purchase a \$141,334 house.

**TABLE I.18**  
**CITY OF FOLSOM ABILITY TO PAY FOR HOUSING FOR**  
**VERY LOW-, LOW-, AND MODERATE-INCOME HOUSEHOLDS, 2001**

<b>Very Low-Income Households at 50% of 2001 Median Family Income</b>						
<b>Unit</b>	<b>Studio</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3 Bedroom</b>	<b>4 Bedroom</b>	<b>4 Bedroom</b>
Number of Persons	1	2	3	4	5	6
Income Level	\$19,700	\$22,500	\$25,350	\$28,150	\$30,400	\$32,650
Max. monthly rent (2)	\$493	\$563	\$634	\$704	\$760	\$816
Max. purchase price (3)	\$68,663	\$78,422	\$88,356	\$98,115	\$105,957	\$113,799
<b>Low-Income Households at 60% of 2001 Median Family Income</b>						
<b>Unit</b>	<b>Studio</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3 Bedroom</b>	<b>4 Bedroom</b>	<b>4 Bedroom</b>
Number of Persons	1	2	3	4	5	6
Income Level	\$23,640	\$27,000	\$30,420	\$33,780	\$36,480	\$39,180
Max. monthly rent (2)	\$591	\$675	\$761	\$845	\$912	\$980
Max. purchase price (3)	\$82,395	\$94,106	\$106,027	\$117,738	\$127,148	\$136,559
<b>Low-Income Households at 80% of 2001 Median Family Income</b>						
<b>Unit</b>	<b>Studio</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3 Bedroom</b>	<b>4 Bedroom</b>	<b>4 Bedroom</b>
Number of Persons	1	2	3	4	5	6
Income Level	\$31,550	\$36,050	\$40,550	\$45,050	\$48,650	\$52,250
Max. monthly rent (2)	\$789	\$901	\$1,014	\$1,126	\$1,216	\$1,306
Max. purchase price (3)	\$109,965	\$125,650	\$141,334	\$157,018	\$169,566	\$182,113
<b>Moderate-Income Households at 100% of 2001 Median Family Income</b>						
<b>Unit</b>	<b>Studio</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3 Bedroom</b>	<b>4 Bedroom</b>	<b>4 Bedroom</b>
Number of Persons	1	2	3	4	5	6
Income Level	\$39,400	\$45,050	\$50,650	\$56,300	\$60,800	\$65,300
Max. monthly rent (2)	\$985	\$1,126	\$1,266	\$1,408	\$1,520	\$1,633
Max. purchase price (3)	\$137,326	\$157,018	\$176,537	\$196,229	\$211,914	\$227,598
<b>Moderate-Income Households at 120% of 2001 Median Family Income</b>						
<b>Unit</b>	<b>Studio</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3 Bedroom</b>	<b>4 Bedroom</b>	<b>4 Bedroom</b>
Number of Persons	1	2	3	4	5	6
Income Level	\$47,300	\$54,050	\$60,800	\$67,550	\$72,950	\$78,350
Max. monthly rent (2)	\$1,183	\$1,351	\$1,520	\$1,689	\$1,824	\$1,959
Max. purchase price (3)	\$164,861	\$188,387	\$211,914	\$235,440	\$254,262	\$273,083

Sources: Source: U.S. Department of Housing and Urban Development (HUD); Vernazza Wolfe Associates, Inc.

Notes:

(1) Based on the Sacramento PMSA (El Dorado, Placer and Sacramento Counties); FY 2001 Median Family Income: \$56,300; HUD FY 2001 Section 8 Income Limits

(2) 30% of income devoted to maximum monthly rent, including utilities

(3) 33% of income devoted to mortgage payment and taxes, 95% loan @ 8%, 30 year term



## *Existing Housing Costs*

Table I.19 below shows HUD-defined fair market rent (FMR) for the Sacramento PMSA (including Folsom) for 2001 as well as the proposed rent for 2002. In general, the FMR for an area is the amount that would be needed to pay the gross rent (shelter rent plus utilities) of privately owned, decent, safe, and sanitary rental housing of a modest (non-luxury) nature with suitable amenities. FMRs are estimates of rent plus the cost of utilities, except telephone. FMRs are housing market-wide estimates of rents that provide opportunities to rent standard quality housing throughout the geographic area in which rental housing units are in competition. The rents are drawn from the distribution of rents of all units that are occupied by recent movers. Adjustments are made to exclude public housing units, newly built units and substandard units.

The level at which FMRs are set is expressed as a percentile point within the rent distribution of standard quality rental housing units in the FMR area. The basic standard for the FMR figures is the 40<sup>th</sup> percentile. However, in some areas HUD sets the level at the 50<sup>th</sup> percentile to give lower-income families who participate in the voucher program access to a broader range of housing opportunities. The FMR figures that apply to the Sacramento PMSA are set at the 50<sup>th</sup> percentile of rents in the area. In other words, half of the rents in the Sacramento PMSA are above the figures shown and half below.

The Sacramento Housing and Redevelopment Agency (SHRA), which administers the Section 8 rental assistance program for the County, is considering applying to HUD to raise the level for the FMR figures from the 50<sup>th</sup> to the 60<sup>th</sup> percentile. The agency thinks that this is necessary to increase the ability of program participants to find housing. Many potential Section 8 participants are unable to locate units to rent within the FMR limits and thus have to give up their housing vouchers.

Comparing the current FMR levels to Table I.18, a three-person household classified as Low-Income (80 percent of median) with an annual income of up to \$40,550 could afford to pay \$1,014 monthly gross rent (including utilities). Fair Market Rent for a 2-bedroom unit is \$685, which is affordable to the household, assuming such a unit was available in Folsom. However, Very Low-Income household of three (\$25,350) could afford to pay only \$634, which is below the FMR amount.

Since the FMR levels apply to the three-county Sacramento region, residents of communities with higher rental rates such as Folsom are likely to find that there is a limited supply of rental units at the regional FMR levels (i.e., a 2-bedroom unit for \$685, with utilities included). The affordability would be even higher for the Very Low-Income household mentioned above if the household has to spend more than the FMR amount (\$685) to rent a unit in Folsom.

**TABLE I.19**  
**SACRAMENTO PMSA FAIR MARKET RENT, 2001**

	Bedrooms in Unit				
	0 BR	1 BR	2 BR	3 BR	4 BR
Fair Market Rent (FMR (2001)	\$486	\$547	\$685	\$950	\$1,120
Fair Market Rent (FMR (2002 Proposed)	503	566	709	983	1,159

Source: U.S. Department of Housing and Urban Development (HUD) (24 CFR Part 888)

Notes: 50th percentile of market rents for Fiscal Year 2001 and 2002 (proposed) for Sacramento PMSA (El Dorado, Placer, and Sacramento Counties)

Table I.20 shows the median sales prices for new homes (including single-family detached, condominium, townhome, and manufactured home units) between 1992 and 2001. As indicated, homes prices tended to fluctuate in the early 1990s up until 1994. Since 1995, the median sales price in Folsom has increased steadily. The sharpest increase occurred between 1998 to 2001 with the median new home sales price increasing from \$192,000 in 1998 to \$297,000 by June 2001.

The \$297,000 median existing home price in Folsom would be considered unaffordable even for a 6-person household classified as Moderate-Income (120 percent of median) with an annual income of up to \$78,350. This household could afford to buy a three-bedroom house at \$273,083. As shown below in Table I.21, three-bedroom and four-bedroom models at Beazer Homes at Cobble Ridge were selling for below \$273,000 in early 2001.

**TABLE I.20**  
**MEDIAN SALES PRICES FOR NEW HOMES IN FOLSOM, 1992-2001**

	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001
<b>New</b>	\$205,000	\$181,000	\$175,500	\$160,500	\$168,000	\$173,500	\$192,000	\$225,000	\$254,500	\$297,000
<b>Existing</b>	\$202,000	\$186,000	\$190,000	\$180,000	\$183,500	\$185,500	\$194,750	\$202,500	\$240,000	\$262,500

Source: DataQuik, 2001

Notes: Data for 2001 is from January to June 2001.

Table I.21 indicates sales prices for various residential developments in Folsom as of May 2001. As indicated, sales prices vary widely based on number of rooms.

**TABLE I.21**  
**TYPICAL SALES PRICES FOR NEW HOMES IN FOLSOM, 2001**

Number of Rooms	Builder				
	Beazer Homes at Cobble Ridge	Elliott Homes at Talus Ridge	Winncrest Homes at Belsera	D.R. Horton at Empire Ranch	Winncrest Homes at Prairie Oaks
3 Bedrooms/2-3 Baths	\$233,990-242,990	\$339,950-368,950	-	\$339,848-386,790	-
4 Bedroom/2-3 Baths	\$256,990-272,990	-	\$332,950-397,950	\$339,848-386,790	\$308,950-321,950
5 Bedroom/3-4 Baths	-	\$404,950-428,950	\$405,950-444,950	\$408,355	-

Source: City of Folsom, May 2001

Note: Prices vary depending on number of upgrades.

Table I.22 indicates current rents for various multi-family residential developments in Folsom as of September 2001. As indicated, rents vary widely based on the number of bedrooms. A total of 260 multifamily units at the moderate income level were built in 1999, and a total of 468 multifamily units at the moderate income level were built in 2000. As of September 2001, there are 33 units (Sherwood Apartments) under construction at the very low and low income levels.

**TABLE I.22  
TYPICAL RENTAL RATES FOR APARTMENTS IN FOLSOM, 2001**

Number of Rooms	Builder/Year Built			
	Aston Place (1999)	Fairmount (2000)	The Legends (2000)	The Pinnacles (1999)
1 Bedroom	\$950	\$910	\$910	\$941
2 Bedroom	\$1,295	\$1,175	\$1,195	\$1,136
3 Bedroom	\$1,600	-	-	\$1,404
<b>Total Number of Units</b>	164	260	208	260

Source: Ashton Place, Fairmount, The Legends, Oak Creek, The Pinnacles, September 2001

### ***Existing Income Levels***

Table I.23 is an abbreviated list of occupations and annual incomes for Folsom residents such as employees of the Folsom Cordova Unified School District, retired individuals and minimum wage earners. With the median price of a new home in Folsom at \$297,000 and, for an existing home, \$262,500 all of the households shown on the table are priced out of the market. Only the households with two wage earners (civil engineer and paralegal) would be able to afford the median priced existing house.

**TABLE I.23**  
**AFFORDABLE RENTS AND HOUSING PRICES, FOLSOM WORK FORCE AND OTHER**  
**HOUSEHOLDS, 2001**

Category	Income	Affordable Rent (1)	Affordable House Price (2)
Computer Engineer	\$66,000	\$1,650	\$230,038
Civil Engineer	50,620	1,266	176,432
Telephone Line Installer and Repairer	38,000	950	132,446
Sales Clerk	16,000	400	55,767
Paralegal	30,000	750	104,563
Physical Therapist	48,000	1,200	167,300
Licensed Vocational Nurse (LVN)	29,100	728	101,426
<b>Two Wage Earners</b>			
Civil Engineer and paralegal	\$80,620	\$2,016	\$280,995
Telephone Line Installer and sales clerk	54,000	1,350	188,213
<b>Folsom Cordova Unified School District</b>			
Teacher, Step 1	\$34,000	\$850	\$118,504
Teacher, with MA, Step 8	45,079	1,127	157,119
<b>Retired - Average Social Security</b>			
One person household with only SS	\$11,960	\$299	\$41,686
Two person household - both retired - only SS	23,920	598	83,371
<b>Minimum Wage Earners</b>			
Single Wage Earner	\$12,500	\$313	\$43,568
Two Wage Earners	25,000	625	87,136
<b>SSI (Aged or Disabled)</b>			
One person household with only SSI	\$8,544	\$214	\$29,779
<b>HUD-Defined Income Groups</b>			
(Based on a household of 3 persons)			
Extremely Low Income (below 30%)	15,200	380	52,978
Very Low-Income (below 50%)	25,350	634	88,356
Low-Income (below 80%)	40,550	1,014	141,334
Moderate Income (below 120%)	60,800	1,520	211,914

Source: Vernazza Wolfe Associates, Inc.

Notes:

(1) Assumes 30% of income devoted to monthly rent, including utilities.

(2) Assume 33% of income devoted to mortgage payment and taxes, 95% loan @ 8%, 30 year term.

## B. Housing Needs

### 1) Regional Fair Share Allocation and Projected Housing Needs

In addition to the existing needs identified in the previous section (e.g., demographics, housing conditions, overcrowding, housing costs, overpayment), the housing element must document projected housing needs and special housing needs.

The Sacramento Area Council of Governments (SACOG) issued its Final Regional Housing Needs Plan (RHNP) on September 20, 2001. The RHNP is part of a State-wide mandate to address housing issues that are related to future growth in the SACOG region, and is required by State law. The RHNP allocates to cities and counties their “fair share” of the region’s projected housing needs by household income group over the planning period of each jurisdiction's housing element.

The core of the RHNP is a series of tables which indicate for each jurisdiction the distribution of housing needs for each of four household income groups, and the projected new housing unit targets by income group for the ending date of the plan. These units are considered the basic new construction need to be addressed by individual city and county housing elements. The allocations are intended to be 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.

The total number of units allocated to each jurisdiction for the 2000 to 2007 RHNP planning period are derived from SACOG’s official housing projections up to 2020. The housing unit projections used as the basis for each jurisdiction’s RHNP allocation were officially adopted by SACOG on March 15, 2001.

As shown in Table I.24, SACOG, in its Regional Housing Needs Plan (RHNP) figures, allocated Folsom a total of 6,315 housing units for the period from 2000 to 2007. The timeframe for this RHNP process is January 1, 2000, through June 30, 2007, (a seven and a half year planning period). The allocation is equivalent to a yearly need of 842 housing units for the 7½-year time period.

**TABLE I.24**  
**FOLSOM REGIONAL HOUSING NEEDS PLAN (RHNP) BY INCOME,**  
**2000-2007**

Total	Very Low	Low	Moderate	Above Moderate	Average Yearly Need (7.5 years)
6,315	1,672	1,185	1,412	2,046	842
100%	26%	19%	22%	32%	-

Source: Sacramento Area Council of Governments (SACOG), *Regional Housing Needs 2000-2007 Allocation*, September 20, 2001

Table I.25 shows the total 2000 to 2007 RHNP allocation and the 2000 housing unit count for Folsom, Sacramento County and the entire SACOG region.

Folsom's RHNP allocation represents 9.8 percent of the Sacramento County RHNP of 117,245 units. This share is over two and a half times Folsom's 3.7 percent share of the total Sacramento County housing stock in 2000. Folsom's 2000 housing stock represented 2.4 percent of the total 2000 SACOG Region housing supply. Folsom has been assigned a RHNP equivalent to 5.3 percent of the regional total of new housing units. This allocation is over two times its current share of housing stock for the region.

**TABLE I.25**  
**RHNP FOR CITY OF FOLSOM, SACRAMENTO COUNTY,**  
**AND SACOG REGION, 2000-2007**

<b>Jurisdiction</b>	<b>Regional Housing Needs (Units) Allocation - Current Jurisdictional Boundaries</b>			<b>2000 Housing Units</b>				<b>Allocated Growth</b>	
	<b>Total</b>	<b>% of County Share</b>	<b>% of Regional Share</b>	<b>Average Yearly Need (7.5 years)</b>	<b>2000 Housing Units (DOF)</b>	<b>% of County Share</b>	<b>% of Regional Share</b>	<b>% Total Growth: 2000-2007</b>	<b>Annual Average Growth Rate: 2000-2007</b>
Folsom	6,315	9.85%	5.39%	842	17,606	3.72%	2.45%	35.87%	4.17%
Sacramento County	64,128	100%	54.74%	2,975	473,211	100%	65.80%	13.55%	1.71%
SACOG Regional Total	117,159	-	100%	15,633	719,143	-	100%	16.29%	2.03%

Sources: Sacramento Area Council of Governments (SACOG), Regional Housing Needs 2000-2007 Allocation California Department of Finance

Table I.26 shows the RHNP allocation by income and the units built in Folsom from 2000 through June 30, 2001. A total of 2,037 units built since 2001 fall into the above-moderate category, and 468 units fall into the moderate category. It also shows the net RHNP allocation to be met after accounting for the built units. A net total of 3,810 additional units need to be built by June 2007 to meet Folsom's RHNP allocation.

**TABLE I.26**  
**ADJUSTED FOLSOM REGIONAL HOUSING NEEDS DETERMINATION BY INCOME**

	<b>Very Low</b>	<b>Low</b>	<b>Moderate</b>	<b>Above Moderate</b>	<b>Total (1)</b>
Total Allocation	1,672	1,185	1,412	2,046	6,315
Units Built: January 2000-June 2001	-	-	468	2,037	2,505
Net Allocation to be Met: July 2001-June 2007	1,672	1,185	944	9	3,810

Source: City of Folsom Planning, Inspections, and Permitting Department

(1) Note: Total for net allocation is based on sum of net allocations by income group.

Table I.27 shows the affordable housing units under construction or in the development application process in Folsom. A total of 103 very low income units and 242 low income units are planned for these projects.

**TABLE I.27**  
**AFFORDABLE HOUSING UNDER CONSTRUCTION OR PLANNED IN FOLSOM**

<b>Project</b>	<b>Project Units</b>		
	<b>Very Low</b>	<b>Low</b>	<b>Moderate</b>
Sherwood Apartments	22	11	0
Folsom Mercy Senior Housing*	26	102	0
USA Properties Senior Housing	55	129	0
<b>Totals</b>	<b>103</b>	<b>242</b>	<b>345</b>

Source: City of Folsom Planning, Inspections, and Permitting Department, September 2001

\*Note: Planning Application not yet submitted, February 2002.

## 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)(6)). Specifically, these include senior households, persons with disabilities, large households, single-headed households, farmworkers, and the homeless. Where possible, estimates of the population or number of households in Folsom falling into each group is presented.

### a) Senior Households

Senior households are defined as households with one or more persons over the age of 65 years. Thus far, the 2000 Census has not yet reported on the number of households headed by a senior. However, information is available on the number of persons over the age of 65 years as well as the number of households in which a person over the age of 65 resides. This information is presented in Table I.28 below. Over 18 percent of all households in Folsom included one or more senior individuals, and 8.8 percent of all persons living in Folsom are seniors. Approximately 58 percent of the senior population is female. As of 1990, the majority of senior households in Folsom were homeowners. Of all 1990 households headed by a person 65 years or older, 1,619 (79 percent) owned their homes and 334 (21 percent) rented.

In general, most senior households consist of a single elderly person living alone, or a couple. In comparison, among non-senior households, a smaller percentage of households live alone. This information suggests that housing developments for senior households should contain larger proportions of smaller housing units than projects intended for the general population.

**TABLE I.28**  
**NUMBER OF SENIORS IN FOLSOM (2000)**

Number of Persons 65 years and Over	4,569	Number of Households with Individuals 65 Years and Over	3,186
Seniors as a Percentage of the Total Population	8.8%		
Percentage Male	41.8%	Percentage of All Households	18.5%
Percentage Female	58.2%		

Source: 2000 U.S. Census.

The number of senior households who were paying more than 30 percent of their incomes for housing in 1990 is shown below in Table I.29. Many more senior renters have a high housing cost burden, with 68 percent (231) paying more than 30 percent of income for housing costs compared to 44 percent of renters who are not seniors.

**TABLE I.29**  
**CITY OF FOLSOM, COMPARISON OF COST BURDENS BY AGE AND TENURE (1990)**

Age Category	Total Renters	Cost Burden Greater Than 30%		Total Homeowners	Cost Burden Greater Than 30%	
	Number	Number	Percentage	Number	Number	Percentage
15 - 64 years	1,912	847	44.3%	4,875	1,714	35.2%
65 years and over	340	231	67.9%	594	77	13.0%
Total	2,252	1,078	47.9%	5,469	1,791	32.7%

Sources: 1990 Census and Vernazza Wolfe Associates, Inc.

According to statistics from the Community Services Planning Council, in 1999 there were 175 Supplemental Security Income (SSI) recipients 65 years and over in Folsom. 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. With the maximum monthly benefit currently \$712, SSI recipients are likely to have difficulty in finding housing that fits within their budgets since they could afford to pay only \$214 (or 30 percent of their income) for rent. They need to find publicly assisted units with deep subsidies, such as those at Folsom Gardens, or participate in the Section 8 Voucher Program.



In 1995, a consultant to the Folsom Redevelopment Agency assessed the demand for senior care facilities in Folsom as the Agency was considering participating in the development of an assisted living facility for seniors. The report concluded that there was demand for the following senior facilities (Laurin Associates, Inc., *Preliminary Market Study, Senior Assisted-Living Facility, City of Folsom, Sacramento County, California*, June 1995, p.54).

- 418 independent living units,
- 565 residential care units,
- 361 intermediate care beds, and
- 1,999 skilled nursing beds.

This study, as well as the information presented here, indicate that there is a need in Folsom for programs to assist seniors. Although there are more senior homeowners, it is the renters who experience the greatest housing needs due to fixed incomes. Senior homeowners, however, do face the problem of maintaining their homes, often on fixed incomes as well. Folsom's Seniors Helping Seniors program is one way of addressing the needs of low-income senior homeowners. Under this program skilled seniors assist senior homeowners whose homes need repairs, and who do not have the financial resources to make the repairs. Examples of the types of repairs made include repairing cracked sidewalks, installing weather-stripping and replacing broken windows. There are no affordable exclusively senior housing projects in Folsom for renters, although some seniors live at Mercy Village and Folsom Gardens, two affordable housing developments in Folsom that each have long waiting lists. The mobile home parks have served as the primary source of affordable housing for Folsom seniors thus far.

As of July 2001, there were several rental housing projects for seniors in the planning process that would add over 400 publicly assisted units. These projects are listed in Table I.30.

**TABLE I.30**  
**PLANNED SENIOR HOUSING DEVELOPMENTS IN FOLSOM (2001)**

<b>Development</b>	<b>Sponsor</b>	<b>Status</b>	<b>Total Units</b>	<b>Very Low-Income Units</b>	<b>Low-Income Units</b>
Folsom Mercy Housing Senior Housing Project	Mercy Housing	Proposed	128	26	102
Vintage Willow Creek	USA Properties Fund, Inc.	Planning application approved 1/16/02	184	55	129
St. Anton's Senior Project	St. Anton's Partners	Proposed	80	16	64
		<b>Total</b>	392	97	295

Sources: City of Folsom, Project Developers and Vernazza Wolfe Associates, Inc.

\*Note that the distribution of units designated for very low-income and low-income households shown in Table I.30 is an estimate and may change as development plans for these projects are reviewed and approved.

## b) Persons with Disabilities

It is difficult to obtain complete data on Folsom's disabled population. Table I.31 shows information derived from the 1990 U.S. Census. With regard to disability status, the 1990 U.S. Census provides information on whether persons 16 years of age or older have a mobility problem, self-care limitation or both.

**TABLE I.31**  
**MOBILITY/SELF-CARE LIMITATION – PERSONS 16 YEARS AND OLDER**  
**CITY OF FOLSOM, 1990**

Age	16-64 Years		65-74 Years		75 Years and Older		Total Population 16 Years and Older	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Mobility/Self-Help Limitation	259	1.8%	120	8.2%	335	36.6%	734	4.3%
No Limitation	14,480	98.2%	1,349	91.8%	615	63.4%	16,444	95.7%
<b>Total Persons</b>	<b>14,739</b>	<b>100.0%</b>	<b>1,469</b>	<b>100.0%</b>	<b>970</b>	<b>100.0%</b>	<b>17,178</b>	<b>100.0%</b>

Sources: 1990 U.S. Census and Vernazza Wolfe Associates, Inc.

In 1990, approximately four percent of Folsom's population 16 years of age or older had a self-care or mobility limitation or both. When this same information is separated by age group, it is clear that, as the population ages, the incidence of disability increases. Among the population that is age 75 and older (the frail elderly), approximately 37 percent experienced either a self-care or mobility limitation or both. In summary, a total of 734 persons who were 16 years or older in 1990 had a mobility limitation, a self-care limitation, or a combination of these conditions.

Although these figures can give a sense of the proportion of the population with different types of disabilities, a much smaller proportion of the population may actually require specially adapted housing to accommodate disabilities.

### *California Department of Rehabilitation*

Another perspective on the number of persons with disabilities living in Folsom is offered by the California Disability Survey (CDS), conducted by the California Department of Rehabilitation after each federal decade census. The CDS estimates the disability rate among the working age population (ages 16 to 64) and takes into account mental health, physical and developmental disabilities. The CDS has two rates, the overall disability rate (12.4 percent for Sacramento County) and the more restrictive DR Severe Rate, which includes only people from this larger group that have disabilities severe enough to qualify them for Department of Rehabilitation services (8.2 percent in Sacramento County). If these percentages are applied to 2000 population estimates of the Folsom working age population (34,758), the overall number of persons with disabilities is 4,310 and the number of persons with severe disabilities is 2,850.

### *SSI Program*

The statistics for the SSI program also provide information on the number of persons with disabilities who may have housing needs because of their low incomes. As of 1999, there were 190 SSI recipients who were receiving benefits because they were blind or disabled. This figure does not include recipients who are 65 year and older (175 recipients mentioned above).

### *Alta California Regional Center*

The Alta California Regional Center provides services to developmentally disabled persons. As of July 2001, there are 54 individuals receiving services. No information is available about the housing needs of these clients.

### *In-Home Supportive Services*

In-Home Supportive Services (IHSS) serves low income aged, blind, or disabled persons who are unable to perform the activities of daily living and cannot remain safely in their own homes without help. The services provided, such as transportation, shopping, and household management enable these clients to continue to live in their own homes or apartments. According to the Sacramento Department of Human Assistance, 80 Folsom residents are receiving IHSS assistance as of July 2001.

Households with disabled persons can have a variety of specialized housing needs. Key concerns are to provide the following:

- Adequate access to units and common areas for people with physical disabilities;
- A variety of supportive living arrangements; and
- Access to social services for people with mental or emotional disabilities.

Current building codes incorporate the requirements of the Housing Act of 1988 and the Americans with Disabilities Act. Thus, newer housing will at least meet minimum standards for disabled access. One of the key needs for disabled persons is assistance in retrofitting older homes.

While there are no special affordable housing projects designed exclusively for persons with disabilities in Folsom, the City's building codes incorporate the requirements of the Housing Act of 1988 and the Americans with Disabilities Act.

### **c) Large Households**

Large families require housing units with more bedrooms than compared to housing units needed by smaller households. In general, housing for families should provide safe outdoor play areas for children and should be located to provide convenient access to schools and child-care facilities. The City of Folsom does require passive and active open space and recreational areas (i.e., tot lots, basketball courts) in areas designated for multi-family residential development.

The U.S. Department of Housing and Urban Development (HUD) defines a large household or family as one with five or more members. According to the 1990 Census, which is the most current Census information available, 6,562, or 75 percent, of all households in Folsom were family households. Of these family households, 755, or approximately 12 percent, had five or more members. The Census reported that in 1990 Folsom had 597 large-family owner-occupied units and 158 large-family renter-occupied units.

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, the large families that are unable to rent single-family houses may be overcrowded in smaller units.

#### **d) Single-Headed Households**

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. The 2000 Census information released in July 2001 indicates that there are 1,379 households headed by a female, representing eight percent of all Folsom households. Over 60 percent (874) of these female-headed households have children living with them who are under 18 years of age. (Data on the number of male single-headed households is not yet available.)

Because they generally have only one potential wage earner, single-headed households often have more difficulties 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.

#### **e) Farmworkers**

The City of Folsom is not an agricultural community. The 1990 Census reported that 91 individuals were employed in agricultural pursuits. However, the Census 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.

#### **f) Homeless**

It is very difficult to quantify the homeless population in a given community. Folsom may well have a limited homeless population, but the size of this population is difficult to estimate because there are no 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 two food pantries in the City, (see the discussion below), however, do provide some assistance to homeless persons.

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.

The *Sacramento County Continuum of Care Plan* (2000-2006) provides detailed information on regional services available for homeless persons and individuals. In 1998 the Sacramento County & Cities Board on Homelessness (SC&CBoH) was established to ensure a coordinated and systematic approach to the homeless problem in Sacramento County and to encourage community collaboration to address solutions. The organization's membership includes business and neighborhood representatives, service providers, city and county employees, law enforcement representatives, elected officials, and formerly homeless individuals.

### ***Folsom Service Providers***

Folsom has two volunteer and church-run emergency food distribution centers (St. Vincent de Paul and Twin Lakes Food Bank). Staff at both centers indicated that some of their clientele are homeless people who are camping out in the Folsom area or living in their vehicles. One staff person at St. Vincent de Paul estimated that there are currently 35 homeless clients using the agency's services and that there might be up to 70 to 80 individuals who are homeless in the Folsom area. The total number of homeless persons may be larger than the number registered with the agency because a client registers for the family group. The staff person also noted that there had been an increase in the number of younger homeless clients. The staff person at Twin Lakes said that the agency serves about 15 homeless clients a month. Staff at both agencies pointed out that many of the families and individuals they see at their agencies are at-risk of homelessness because of their low incomes and the lack of affordable housing in the area.

A representative from the Folsom Police Department confirmed that there have been some incidences of homeless individuals camping out by the river or other locations, but indicated that the number is low, less than 10.

### **3) Units At Risk of Conversion**

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 current planning period (January 1, 2000 through June 30, 2007) and the subsequent five years (July 1, 2007 through June 30, 2112).

As of July 2001, there are no projects at risk of conversion. The units at Folsom Gardens/Folsom Gardens Phase 2 (96 units) were at risk during the previous planning period. These units 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 the only rental housing in

Folsom with all units targeted to extremely low-income households. Mercy Housing manages the project.

The owners of Bidwell Gardens Apartments (48 units), a 221(d) (4) market-rate project that included 14 Section 8 units, prepaid the project mortgage and opted out of the program. These units are no longer designated Section 8 units.

In summary, there are no affordable units in Folsom at risk of conversion to market-rate uses during the current and subsequent planning periods. During the past planning period, 96 units at risk (Folsom Gardens) were preserved. However, the owner of the Bidwell Gardens project declined to renew the Section 8 subsidy for the 14 affordable units at the project converting them to market-rate rentals.

## **II. RESOURCE INVENTORY**

### **A. Availability Of Land And Services**

#### **1) Survey of Available Land**

This section provides an analysis of the land available within the City of Folsom for residential development and a comparison to the City's needs for new housing. In addition to assessing the amount of land available to accommodate the City's total housing needs, this section also considers the availability of sites to accommodate a variety of housing types suitable for households with a range of income levels and housing needs.

##### **a) Inventory of Vacant and Under-Utilized Sites**

Housing Element law requires an inventory of land suitable for residential development (Government Code, Section 65583(a)(3)). An important purpose of this inventory is to determine whether a jurisdiction has allocated sufficient land for the development of housing to meet the jurisdiction's share of the regional housing need, including housing to accommodate the needs of all household income levels.

The City of Folsom conducted a vacant land inventory in April 2001 in which every street was surveyed and vacant or undeveloped lots were identified regardless of size or zoning designation (see Appendix A). (The original inventory was reviewed and revised in February 2002.) If a parcel had a structure located on it or might otherwise be considered under-utilized (i.e., a single residence on a two-acre parcel; an improved lot only used for parking), it was not identified as being vacant and available for development. A survey of the under-utilized parcels in the City determined that the majority of the lots that are under-utilized are less than two acres in area. For parcels greater than two acres, the City analysis concluded that the majority of the lots are located in single-family neighborhoods where one single-family residence is located on a larger lot. With the exception of the site where Folsom Bowl is located, the City could not identify any large commercial/industrial parcels that would be considered under-utilized.

Once all of the parcels were identified on a City base map, it was determined (based on input from the affordable housing community) that a minimum parcel size of two acres was necessary to achieve an appropriate density for affordable housing development because of the site improvement and infrastructure costs associated with the development of new parcels. Accordingly, parcels less than two acres in size were not included in the inventory but were recorded on a separate list.

Sites greater than two acres in size were categorized based upon whether they were covered by a development agreement (DA) or not. Land identified in the vacant land inventory with development agreements has capacity for 4,077 single-family units and 1,124 multifamily units. These developments agreements are with the Empire Ranch and The Parkway development projects. The breakdown of total acreage and units for each of these projects is as follows:

- Empire Ranch: 1,700 acres and 3,100 units (2,756 single family and 344 multifamily)
- The Parkway: 600 acres and 2,101 units (1,321 single family and 780 multifamily)
- Total: 2,300 acres and 5,201 units (4,077 single family and 1,124 multifamily)

Table II.1 provides a summary of estimated developable land within Folsom's City limits for all General Plan land use designations as of February 2002, based on sites that are larger than two acres and categorized by whether or not they have existing development agreements. As indicated in the table, there were a total of 2,660.8 acres of vacant land in parcels of two acres or more in the City of Folsom as of February 2002.

**TABLE II.1**  
**CITY OF FOLSOM VACANT LAND SUMMARY FOR PARCELS > 2 ACRES**  
**FEBRUARY 2002**

Land Use	Vacant Acreage		
	No Development Agreement	Development Agreement	Total Vacant
<b>Residential</b>			
Single Family (SF)	321.4	678.0	<b>999.4</b>
Single Family High Density (SFHD)	36.7	207.0	<b>243.7</b>
Multi-Family Low Density (MLD)	0.0	0.0	<b>0.0</b>
Multi-Family Medium Density (MMD)	16.0	21.9	<b>37.9</b>
Multi-Family High Density (MHD)	6.0	9.4	<b>15.4</b>
<b>Subtotal</b>	<b>380.1</b>	<b>916.3</b>	<b>1,296.4</b>
<b>Commercial</b>			
Specialty Commercial District (CA)	64.0	84.3	<b>148.3</b>
Community Commercial (CC)	43.3	21.5	<b>64.8</b>
Regional Commercial (RCC)	28.6	122.8	<b>151.4</b>
General Commercial (GC)	6.0	0.0	<b>6.0</b>
Neighborhood Commercial (NC)	11.1	10.5	<b>21.5</b>
<b>Subtotal</b>	<b>153.0</b>	<b>239.1</b>	<b>392.1</b>
<b>Industrial</b>			
Industrial/Office Park (IND)	284.4	184.6	<b>469.0</b>
<b>Subtotal</b>	<b>284.4</b>	<b>184.6</b>	<b>469.0</b>
<b>Other</b>			
Open Space (OS)	67.9	345.7	<b>413.6</b>
Parks (P)	11.8	32.8	<b>44.6</b>
School (S)	10.6	34.5	<b>45.1</b>
<b>Subtotal</b>	<b>90.3</b>	<b>413.0</b>	<b>503.3</b>
<b>Total</b>	<b>907.8</b>	<b>1,753.0</b>	<b>2,660.8</b>

Source: City of Folsom Planning, Inspections, and Permitting Department, Mintier & Associates, and BRW

Note: Land use acreage is current as of February 2002.

Table II.2 contains a summary of the estimated vacant land designated for residential use in Folsom as of February 2002 within the City limits. (In July 2001, LAFCO approved an expanded Sphere of Influence for Folsom consisting of 3,600 acres just south of U.S. Highway 50. However, before any development can occur, more detailed land use and infrastructure planning needs to occur, and the land must be annexed to the City of Folsom. No development is expected within the Sphere of Influence during the Housing Element planning period (i.e., until after 2007). Table II.2 also shows the General Plan density range for each residential designation and the residential holding capacity for housing units based on maximum densities and midpoint densities for each designation.



In addition to the development potential reflected in Table II.2, the City of Folsom has a number of residentially-designated parcels less than two acres in size that are currently vacant and potentially developable. There are a total of 154 vacant lots designated Single Family which have a potential holding capacity of 154 units. In addition, there are 14 Multi-Family Low Density vacant lots with a potential holding capacity of 40 units, and five Single Family High Density vacant lots with a potential holding capacity of 35 units.

**TABLE II.2**  
**ESTIMATE OF RESIDENTIAL HOLDING CAPACITY**  
**BASED ON VACANT ACREAGE, GENERAL PLAN DESIGNATIONS, DENSITIES,**  
**AND DEVELOPMENT AGREEMENTS, JANUARY 1, 2001**

	<b>General Plan Density</b>		<b>Vacant Acreage: Land Without Development Agreements</b>	<b>Holding Capacity Subtotal: Vacant Residential Land Without Development Agreements</b>	<b>Holding Capacity: Land with Development Agreements</b>	<b>Total Holding Capacity: Vacant Residential Land + Development Agreements</b>
<b>Residential Designation</b>	<b>Density Range (DU/ acre)</b>	<b>Maximum Plan Density (DU/ acre)</b>	<b>Total Vacant Acreage</b>	<b>Total units - maximum density</b>	<b>Total Units</b>	<b>Total units - maximum density</b>
<b>Single-Family Designations</b>						
Single Family (SF)	2 - 3.9	3.9	321.4	1,253	-	-
Single Family High Density (SFHD)	4 - 6.9	6.9	36.7	254	-	-
<b>Single-family subtotal</b>		<b>-</b>	<b>358.1</b>	<b>1,507</b>	<b>4,077</b>	<b>5,584</b>
<b>Multifamily Designations</b>						
Multi-Family Low Density (MLD)	7 - 11.9	11.9	0.0	0	-	-
Multi-Family Medium Density (MMD)	12 - 17.9	17.9	16.0	286	-	-
Multi-Family High Density (MHD)	18 - 25	25.0	6.0	151	-	-
<b>Multifamily subtotal</b>		<b>-</b>	<b>22.0</b>	<b>436</b>	<b>1,124</b>	<b>1,560</b>
<b>TOTAL</b>		<b>-</b>	<b>380.1</b>	<b>1,943</b>	<b>5,201</b>	<b>7,144</b>

Source: City of Folsom Planning, Inspections, and Permitting Department, Mintier & Associates, and BRW

### **b) Description of Criteria for Identifying Housing Sites**

In April 2001 the City evaluated all the sites of two acres or more in the inventory to determine the site's suitability for affordable housing. The criteria include:

1. **Adjacent Roadways:** Is the parcel adjacent to an Arterial Roadway (Very Suitable), a Collector Roadway (Suitable), or a Local Roadway (Not Suitable).
2. **Proximity to Neighborhood Commercial Centers:** Is the parcel located within one-quarter mile (Very Suitable), one-quarter mile to one-half mile (Suitable), or greater than one-half mile (Not Suitable).

3. Proximity to Employment Center: Is the parcel located within one-quarter mile (Very Suitable), one-quarter mile to one-half mile (Suitable), or greater than one-half mile (Not Suitable).
4. Proximity to City/Community Park: Is the parcel located within one-quarter mile (Very Suitable), one-quarter mile to one-half mile (Suitable), or greater than one-half mile (Not Suitable).
5. Proximity to Elementary School: Is the parcel located within one-quarter mile (Very Suitable), one-quarter mile to one-half mile (Suitable), or greater than one-half mile (Not Suitable).
6. Compatibility to Adjacent Uses: Is the parcel adjacent to a mix of residential and non-residential land uses (Very Suitable), adjacent to only residential uses (Suitable) or adjacent to only commercial/industrial uses (Not suitable).

In addition to these factors, environmental constraints (i.e., noise constraints, slope/steepness constraints, flooding potential, oak trees/wetlands, infrastructure) were evaluated for each identified parcel. Based upon these criteria, a value was assigned that identified the appropriateness of each parcel for consideration for an affordable housing development.

The results of this evaluation are presented in the Affordable Housing Site Suitability Analysis, Appendix A, of this Housing Element Background Report.

## **2) Adequacy of Public Facilities and Infrastructure**

The following information regarding the adequacy of public facilities and infrastructure is based largely on information from the 1997 Folsom Sphere of Influence Study and Master Services Element prepared by the City of Folsom.

### **a) Water**

The City of Folsom Department of Public Works is responsible for providing water for the portion of the city south of Lake Natoma. The San Juan Water District provides water to the residents north of Lake Natoma. The City of Folsom's primary water source is Folsom Lake. The City has a water right entitlement to 22,000 acre feet per year from the American River, or an average of 19.6 million gallons per day. The City also has a contract with Southern California Water Company to purchase up to 5,000 acre feet per year. The City purchases additional water from the San Juan Water District under a contract guaranteeing a minimum delivery of 700 acre feet per year to serve the city's service area north of Lake Natoma. In 1997, the City began negotiations for 7,000 acre feet per year of water allocated from the Bureau of Reclamation through the Sacramento County Water Agency. Assuming this water will be available, the City can have a total of 34,700 acre feet per year.

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

The current combined residential and commercial treated water demand for the City's service area is 11,335 acre feet per year. The estimated treated water estimated demand for General Plan build-out is 33,363 acre feet per year (Folsom Sphere of Influence Study and Master Services Element). Therefore, the City is satisfied that the water demands for the build out of the City can be met with a small surplus of 937 acre feet per year. The City of Folsom is currently preparing a Water Master Plan to determine which options provide the best sources of water supply to address periods of dry years and a potential increased demand of water from Aerojet.

At the policy level, final entitlements for developments are not approved by the City until public services can be provided. Urban Development Policy 11.4 of the Folsom General Plan states that "It is the policy of the City of Folsom that prior to the approval of a tentative map, building permit or other development permit, properties located within the annexation area shall comply with the provisions of Sections VI (Policy on Municipal Services and Facilities) and VII (Policy for Area Facilities Plans) of this Urban Development Policy to the extent deemed applicable to the City Engineer."

## **b) Sewer**

The City of Folsom Department of Public Works is responsible for the sanitary sewer system for the City of Folsom. The City of Folsom collects sewage within the City limits, including Folsom Prison, for eventual treatment at the Sacramento Regional County Sanitation District's (SRCSD) plant located 25 miles southwest of the City, on the Sacramento River.

Sewage within the City is collected by two gravity trunk sewers: one serving the downtown and older developed parts of the City, and Folsom Prison; the other serving the Folsom South Assessment District. The two gravity sewer systems converge at a pump station on Folsom Boulevard. There, wastewater enters a combination 20- and 24-inch force main connected to a 30-inch gravity sewer near Alabama Street and Folsom Boulevard, south of U.S. Highway 50. A 30-inch, 10 mgd gravity sewer then ties into SRCSD's Folsom Interceptor near Hazel Avenue and Folsom Boulevard. SRCSD's regional interceptor was constructed to serve the City of Folsom and Folsom Prison.

In July 2001, the City reached an agreement with the Sacramento County Regional Sanitation District to have the District build a section of a regional pipeline to relieve demand in the eastern portion of Folsom where demand could outstrip capacity by Fall 2001. If the City works closely with Sacramento County as well as the Regional Water Quality Control Board to plan for sewerage flow increases, any acute capacity shortage and delays of development approval can be avoided. Developers will be required to provide adequate sewer lines to serve their developments and contribute to the improvement of interceptor lines.

The City of Folsom is currently in the process of correcting some identified sewer capacity constraints in the existing city sewer collection system. These improvements are intended to provide the City with a higher degree of protection at site-specific locations where there is the potential for an overflow in a larger-than-normal storm event. These improvements are expected to be completed by Spring 2002. The completion of these minor sewer improvements, together with the completion of each phase of the Folsom East Interceptor 3 project, will ensure adequate sewer capacity for all future development in the City. The City will continue to monitor and inspect the sewer system and complete necessary improvements as part of the on-going renewal replacement program.

The City has determined that it can provide sewer and water service to all properties within the city limits. In conjunction with this Housing Element Update, the City will be redesignating and rezoning some sites that are already designated and zoned for other uses, primarily commercial and industrial, to provide more opportunities for affordable housing. As the peak flows for commercial and industrial uses are greater than the peak flows for residential uses, the City has concluded that no impacts will result and that the existing City facilities are adequate to meet the demand generated by any land use changes.

#### **c) Roads**

Street and road construction and maintenance in Folsom is the responsibility of the Engineering and Streets Division of the Department of Public Works. Between the City of Folsom and Caltrans, improvements to the Prairie City Road and East Bidwell Street interchanges with U.S. Highway 50 have been made. As of July 2001, the Folsom Boulevard interchange is also undergoing improvements. Oak Avenue Parkway and Russell Ranch Road Interchanges are planned for construction by 2007. Combined with improvements to U.S. Highway 50 itself, capacity and traffic flow through Folsom on U.S. Highway 50 will be significantly improved. These improvements are being planned, in part, to accommodate development of the East Area of Folsom.

### **3) Analysis of Available Land Versus Projected Needs by Housing Type and Income Group**

#### **a) Comparison of Land Availability to RHNP Allocation**

As shown in Table I.26, Folsom has a net RHNP allocation (after subtracting units already built units) of 3,810 housing units for the 2000 to 2007 planning period. The breakdown by income group is shown in Table II.3 below.

**TABLE II.3  
ADJUSTED FOLSOM REGIONAL HOUSING NEEDS PLAN BY INCOME**

	<b>Very Low</b>	<b>Low</b>	<b>Moderate</b>	<b>Above Moderate</b>	<b>Total</b>
Net Allocation to be Met (2001-2007) (see Table I.26)	1,672	1,185	944	9	3,810

As shown previously in Table II.2, Folsom has a total holding capacity of 7,144 housing units (maximum density) inside city limits based on current land use designations for residentially-designated land (this includes vacant residential land with development agreements). Thus, Folsom has a total holding capacity for housing units that is greater than its net RHNP allocation of 3,810 (after taking into account already-built units).

However, the remaining need is for adequate sites to accommodate the housing needs of very low-, low-, and moderate-income households. The California Department of Housing and Community Development (HCD) assumes, in general, that the higher the density, the more feasible it is to develop affordable the housing. It is HCD's position that local jurisdictions should facilitate and encourage affordable housing development by allowing development at higher densities, which helps to reduce per unit land costs.

Three multifamily land use designations, Multi-Family Low Density Residential (MLD), Multi-Family Medium Density Residential (MMD), and Multi-Family High Density Residential (MHD), accommodate demand for multifamily residential development within Folsom. The maximum density in the Multi-Family High Density Residential category is 25 dwelling units per acre. The maximum density in the Multi-Family Medium Density category is 17.9 dwelling units per acre. The maximum density in the Multi-Family Low Density category is 11.9 dwelling units per acre.

In compliance with the requirements of Government Code Section 65583(c)(1), the General Plan land use element should provide a sufficient portion of land in its multifamily land use categories to meet its obligation to provide sites suitable for the production of needed housing affordable to very low-, low-, and moderate-income households. The first step in determining the need for land in the multifamily land use categories is to determine the number of housing units that must be accommodated. This is calculated by totaling the projected housing need for low-, very low-, and moderate-income households, which totals 3,801 units (944 units for moderate-income, 1,185 units for low-income and 1,672 units for very low-income), as indicated in Table I.24.

As shown in Table II.2, within city limits there is a total capacity of 1,560 housing units (at maximum density) in the three multifamily land use designations. This capacity is 2,241 units less than the net need for affordable housing for very low-, low-, and moderate-income households (3,801 units) during the Housing Element planning period. The result is a need for sites to accommodate an additional 2,241 multifamily units for moderate-income and below-income households. At a density of 20 units per acre, this is equivalent to 112 acres of land. At a density of 25 units per acre, this is equivalent to 90 acres of land.

The two single-family land use designations, Single Family (SF) and Single Family High Density (SFHD), have a capacity for 5,584 units (at maximum densities). If the net need for 944 moderate-income units (see Table II.3) were assigned completely to the single-family land use designations, there would be sufficient capacity for these. It should be noted that the majority of remaining single-family designated land has already been entitled. Accordingly, the opportunity to modify these entitlements may be limited.

If projects are approved at densities below that assumed, or if market rate projects are developed in the multifamily designations, the yield of affordable units will be even lower. Because of the financing restrictions, the City cannot assume that all sites available for development for affordable housing will develop with affordable housing for these income groups or that the City would desire that these sites develop exclusively with lower-income housing. The City may wish to disperse lower-income housing across the community and avoid concentration of this housing in particular areas.

## **b) Land Available for Other Types of Housing and Shelter**

State law (Government Code Section 65583(c)(a)) requires that local land use regulations accommodate a range of housing types, as well as facilities for people in need of emergency shelter and transitional housing. The following is a brief analysis of the availability of land for other types of housing.

### ***Manufactured Housing***

The City has a Single-Family High Density/Mobile Home Park General Plan designation. The City does not have a mobile home conversion ordinance. Table II.4 identifies the mobile home parks located in Folsom and their total number of spaces.

**TABLE II.4  
MOBILE HOME PARKS IN FOLSOM**

	Year Built	Number of Spaces
<b>Property</b>		
Cobble Ridge	Unknown	39
Folsom Manor Mobile Estates	1969	61
Folsom Trailer Village	1974	62
Lake Park Estates	Unknown	196
Lakeside Village Mobile Park	1976	181
Pinebrook Village	Unknown	336
<b>Total</b>		<b>875</b>

Source: City of Folsom, BRW

### ***Transitional Housing and Emergency Shelters***

The City does not have existing transitional housing or emergency shelters. The Title 17 Zoning Ordinance does not specifically identify emergency shelters or transitional housing as allowable uses in any zoning districts. However, according to State law, these are considered residential uses if there are no more than 6 residents.

### ***Second Units***

The City permits second units in single-family neighborhoods according to the requirements of State law. Except in the Historic District, where they are a permitted use, second dwelling units

are allowed in all residential zoning districts with the approval of a Conditional Use Permit. According to the City of Folsom, there have been approximately 70 second units (an average of seven units per year) that have been constructed since 1991. The majority of these units are located in the Historic District.

**c) Sites Suitable for Redevelopment for Residential Use**

Since Folsom has a fairly young housing stock and a relatively large remaining supply of vacant, developable land, it is not likely that many currently developed sites will be redeveloped for residential uses during the remainder of this Housing Element planning period; therefore, this assessment does not consider the availability of sites suitable for redevelopment for residential uses.

## **B. Use of Local, State, And Federal Housing And Financing Programs in Folsom**

### **1. Current Programs**

The City of Folsom utilizes 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 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.

The Folsom Redevelopment Agency is the primary source of housing funds for the City's housing programs. These redevelopment set-aside funds may be used to supplement CDBG funding for residential rehabilitation loans; to provide repair loans for owners of mobile homes; and to assist in the development of affordable units. For example, in 2001 the Agency provided \$50,000 to Mercy Housing for predevelopment expenses for a proposed senior housing project. In addition, the Implementation Plan states the Agency may implement a Homebuyer's Mortgage Assistance Program. Once established, the program would be self-sustaining as a revolving loan fund utilizing repayments of prior Agency-assisted second mortgage loans. During the past planning period, Redevelopment Agency funds were used to assist acquisition and rehabilitation of Mercy Village.

The Redevelopment Agency projects the following revenues to its affordable Low and Moderate Income Housing Fund through the end of the Housing Element planning period:

<b>Year</b>	<b>Annual</b>	<b>Cumulative</b>
01/02	\$ 831,870	\$ 831,879
02/03	\$ 887,590	\$1,719,469
03/04	\$ 956,769	\$2,676,238
04/05	\$1,028,579	\$3,704,817
05/06	\$1,096,255	\$4,801,072
06/07	\$1,166,771	\$5,967,843

The Redevelopment Agency currently (March 2002) estimates the following annual commitments for use of the set-aside funds:

- \$45,000 to the Seniors Helping Seniors program through at least FY 03-04
- \$325,000 to affordable housing development projects and the two home improvement loan programs (Substantial Rehabilitation program and Historic Home Rehabilitation program)
- \$183,563 to operations and administrative costs

The Redevelopment Agency is currently (March 2002) in the process of developing a set of evaluation criteria for use by staff in reviewing financial assistance requests. This criteria can be



used by developers as guidance in developing the scope of project proposals for submittal to the City for funding assistance.

It is anticipated that as the dollar amount of the L&M funds increases, more funding will be directed to the affordable housing programs.

During 2001, the City of Folsom entered into use restriction agreements with developers and builders to provide new affordable housing units. Parker Development set aside approximately four acres of land within The Parkway and has committed the land for development as an 80 unit senior residential project. Empire Ranch designated 10 acres to be used specifically for the development of an affordable housing project. And Elliot Homes designated five acres within its American River Canyon North project for affordable housing. In addition, the City of Folsom has set aside 10 acres of its own land on Sibley Street for development of affordable housing or to designate proceeds of selling the property to an affordable housing fund.

The City of Folsom currently operates several housing programs. These are summarized in Table II.5 and include repair/rehabilitation loans for owner-occupied, single-family and mobile homes, and rehabilitation loans for rental and owner-occupied housing. These programs are funded through CDBG and redevelopment set-aside funds and are targeted to households earning 80 percent or below of area median income (AMI).

**TABLE II.5**  
**HOUSING PROGRAMS AVAILABLE TO RESIDENTS IN THE CITY OF FOLSOM**

<b>Housing Programs</b>	<b>Funding Source</b>	<b>Target Group</b>	<b>Benefits</b>	<b>No. of Households Assisted</b>
Mobile Home Rehabilitation Program	CDBG	Low-income mobile home owners (80% AMI and below)	Loans (3-4%) and/or grants for health, safety and emergency repairs. \$15,000 maximum.	91 mobile home owners (1992-2000)
Historic Home Restoration Loan Program,	Redevelopment	Owner occupants within the Historic District Specific Plan (No income limit)	Loan to fund repairs to historic homes. Interest rate on sliding scale based on income (3% to 7%). \$50,000 maximum loan.	Since 1996, 8 households have been assisted.
Substantial Rehabilitation Loan Program	Redevelopment	80% AMI	Loans to assist low-income homeowners or owners of low-income rental housing. \$50,000 maximum (\$100,000 in special cases)	8 loans. None since 1996.
Seniors Helping Seniors Program	Redevelopment	Low-income senior homeowners	Provides assistance with minor home repairs.	Since 1996, 1,879 seniors have been assisted.
Code Enforcement Program	City	City residents may request inspection of residential properties for building code violations.	Program identifies unsafe conditions and appropriate actions to remedy the conditions	Most of the cases are for minor code violations rather than for substandard housing or health and safety violations.
Mortgage Credit Certificate Program (MCC)	SHRA and CDLAC	115% of AMI	Tax Credit Max – 15% of annual interest.	Since program inception in 1988, 66 households in Folsom have participated.
Section 8 Vouchers	Dept. Of Housing and Urban Development and SHRA	50% AMI and below	Rental Assistance	As of July 2001, 16 households have vouchers. There are 216 on the waiting list.

Sources: City of Folsom; Sacramento Housing and Redevelopment; and Vernazza Wolfe Associates, Inc., September 2001

There are other programs that Folsom residents can benefit from that are administered by the Sacramento Housing and Redevelopment Agency (SHRA). For example, the Mortgage Credit Certificate Program (authorized via Section 25 of the IRS code), is targeted to households whose incomes do not exceed 115 percent of the area median income. This program permits public jurisdictions to issue tax credit certificates for a portion of the mortgage interest paid by first-time homebuyers. SHRA administers the program, which is available to Sacramento County residents. In this program, the buyer and the lender cover most of the direct expenses.

Finally, rental assistance is available from the SHRA Housing Department, which serves as the Housing Authority for the City and County of Sacramento and administers the Section 8 Voucher Program. As of July 2001, 16 Folsom households receive rental assistance from this program, which is funded by the Federal Department of Housing and Urban Development. In addition, there are 216 Folsom households on SHRA's waiting list for the program.

## **2. Affordable Housing Projects in Folsom**

In addition to these ongoing housing programs, there are 177 existing affordable housing units in Folsom. Folsom Gardens/Folsom Gardens Phase 2 provides 96 units for extremely low-income families and seniors. This project had been at risk losing its Section 8 rental subsidy because the initial 20-year subsidy agreement expired, but it was preserved in 1997. In addition, in 1999, Mercy Housing used redevelopment funds, HOME, CDBG and low-income tax credits to acquire and rehabilitate 81 rental units on Duchow Way for very low-income families and seniors (Mercy Village).

As of September 2001, there are 22 units for very low-income and 11 low-income families and seniors under construction (Sherwood Apartments). Based upon preliminary proposals, an additional 408 rental units for seniors are being planned (This number may vary depending on the final design of the projects). Table II.6 presents detailed information on these housing units, including waiting list information for rental units. Assuming that all of these projects are constructed as planned, there will be a total of 618 units in Folsom restricted for households at 60 percent of median income or below.

In addition, the City has entered into Agreements Restricting Use of Property to Affordable Housing with several property owners as summarized in Table II.7, with the intent that more than 400 additional affordable units will be developed on these properties. If such development does occur, the total number of affordable housing units in Folsom would exceed 1,000 units.

**TABLE II.6**  
**ASSISTED HOUSING PROJECTS IN FOLSOM (FEBRUARY 2002)**

Name of Development	Address	Year Built	Sponsor	Number of Units	Target Group(s)	Waiting List	Expiration Date	Type of Subsidy	Notes
<b>Existing Development</b>									
Folsom Gardens	613 Stafford St.	1970	Mercy Housing	48	Extremely low-income families and seniors	One to two year wait.	Preserved in 1997	Section 8	All units are 1BR and 2BR units.
Folsom Gardens Phase 2	713 Stafford St.	1973	Mercy Housing	48	Extremely low-income families and seniors	One to two year wait.	Preserved in 1997	Section 8	All units are 1BR and 2BR units.
Mercy Village	Duchow Way	1999 Acquisition and Rehabilitation	Mercy Housing	81	Very low-income families and seniors	75 (6 to 12 month wait) except for studio units	2039	4% Tax Credit with Tax-Exempt Bond (CHFA), City of Folsom CDBG and Redevelopment Funds, County HOME Funds	Most units (59) are 2BR units, with some studios (8) and 1BR units (14).
<b>Subtotal</b>				<b>177</b>					
<b>Under Construction and Planned Developments</b>									
Sherwood Apartments (Elliott Homes)	NA	Under construction	Elliott Homes	33	22 very low- and 11 low-income families	Not built yet. Units not available			Elliott has agreed to restrict 10% of the 336 units in project (2 BR average).
Folsom Mercy Senior Housing	North side of Creekside Drive	Pre-Development Phase	Mercy Housing	128	Very low- and low-income (60% Median Income) Seniors	Not built yet. Units not available.		9%Tax Credit Mercy Hospital to donate site.	All 1BR units. Already have list of interested seniors.
USA Properties Senior Housing	Creekside Drive between Oak Ave. Parkway and East Bidwell St.	PD and use permit approved	USA Properties Fund, Inc.	184	Very low- and low-income (60% median income) seniors	Not built yet. Units not available.		Tax Credit	Project will have 56 1BR units and 144 2BR units. Will include spa, pool and clubhouse for activities.
St. Anton's Parkway*	Blue Ravine Rd. at Oak Parkway	Pre-Development Phase	St. Anton's Partners	80	16 very low- and 64 low-income (60% median income) seniors	Not built yet. Units not available.		4% Tax Credit with Tax-Exempt Bond (CSCDA)	Project will include 40 1BR units and 40 2BR units.
<b>Subtotal</b>				<b>425</b>					
<b>Total</b>				<b>602</b>					

Sources: City of Folsom staff, project managers/developers and Vernazza Wolfe Associates, Inc.

Notes: Extremely-Low Income = 30% Median Income or below; Very Low-Income=50% Median Income or below; Low-Income=51% to 80% Median Income; Median-Income=100% Median Income, and Moderate-Income=80% to 120% Median-Income.

\*Note: These are preliminary proposals that have not yet been submitted to the City as part of an official development application. As such, these stated numbers, as well as the anticipated type of subsidy, are subject to change.

**TABLE II.7**  
**AFFORDABLE HOUSING AGREEMENTS IN FOLSOM**

<b>Project/Developer</b>	<b>Site</b>	<b>GP Designation</b>	<b>Development Agreement</b>	<b>Acreage</b>	<b>Units</b>
Elliott Homes (ARC North)	A-3	SF	No	5 acres/ of a 15.9 acre site	100*
St. Antons Parkway (St. Anton's Partners Senior Housing)	B-1	MHD	Yes	4.2 acres/ of a 9.5 acre site	80 (16 Very Low & 64 Low)
Empire Ranch (Elliott Homes)	B-6	MMD	Yes	10 acres/ of a 50.2 acre site	200*
City of Folsom – Sibley St.**	C-11	IND	No	10 acres/ of a 19.1 acre site	120*
<b>Total</b>	-	-	-	<b>29.2</b>	<b>500</b>

Source: City of Folsom Planning, Inspections, and Permitting Department, September 2001

\*Estimated based on 20 dwelling units per acre

\*\*Approved for affordable housing development by City Council Resolution 6599

### 3. Other Funding Programs

There are several local, state, and federal funding programs that can be used to assist first-time homebuyers, build affordable housing, and help special needs groups, such as seniors, persons with disabilities and the homeless. Because of the high cost of new construction, more than one source of funds is usually required to construct an affordable housing development. Funds provided may be low-interest loans that need to be repaid, or in some instances, grants are provided that do not require repayment.

These funding programs are described in Table II.8 below. 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 HUD for Section 202 and Section 811 loans or to the California Tax Credit Allocation Committee (TCAC) for low-income tax credits. 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. The City can help sponsor grant and loan applications, provide matching funds, or furnish land at below market cost. However, there are also programs, such as the Community Development Block Grant Fund (CDBG) and the HOME Investment Partnership Act Program (HOME), to which the City applies directly. Finally, there are a few programs, such as the Mortgage Credit Certificate Program or the Lease Purchase Program, to which individual households apply to directly. In addition, as mentioned above the Folsom Redevelopment Agency provides funds for housing and is expected to have approximately \$6.0 million in housing set-aside funds during the six-year period ending in 2007 as well as CDBG funding.

City financial support of private sector applications for funding to outside agencies is very important. Funding provided by the City of Folsom can be used as matching funds required of some programs. Local funding is also used for leverage. City support of private sector applications enhances the competitive advantage of each application for funds. The Redevelopment Agency is the primary source of local housing funds in Folsom. However, the City is considering the adoption of a Housing Trust Fund program tied to commercial development as well as an inclusionary housing program, which may include an in-lieu fee

provision. These two programs would augment the Agency's housing set-aside funds and increase the City's ability to encourage and assist affordable housing development in Folsom.

**TABLE II.8**  
**ADDITIONAL AFFORDABLE HOUSING FINANCING PROGRAMS**

<b>FIRST-TIME HOMEBUYERS</b>	
<b>Program</b>	<b>Description</b>
Mortgage Credit Certificate Program (MCC)	Homebuyers can apply a portion of mortgage interest paid as a credit against their income tax obligations.
Housing Enabled by Local Partnerships (HELP) Program	California Housing Finance Agency (CHFA) sponsored program that provides low cost loans to cities for an array of housing activities, including down payment assistance.
School Facility Fee Down Payment Assistance Program	CHFA program that provides full or partial rebate of the school facility fee paid by the builder. The buyer can use this rebate to cover part of the down payment.
Low and No Down Payment Program	California Housing Loan Insurance Fund (CAHLIF) sponsored program that provides several loan options, including 100% loans, requiring no down payment.
Lease-Purchase Program (Operated by an existing agency or the creation of a new one with other cities in area)	The program assists potential homebuyers who lack down payment savings or an acceptable credit history to become homeowners. Lease-purchasers lease homes for a three-year period, while they gradually save for the down payment and closing costs.
Community Assisted Shared Appreciation (CASA) Program	This special program provides silent seconds (owed to participating lenders) and silent thirds (owed to the City). Funds are matched one for one by participating lenders.
<b>FUNDING SOURCES FOR NEW CONSTRUCTION</b>	
HOME and Community Development Block Grant Programs	Federally funded and regulated programs designed to help households up to 80% of area median income.
Low-Income Housing Tax Credits	Federal and state income tax credits provide a source of equity for low-income rental projects.
HELP Program	CHFA sponsored program that provides low cost loans to cities for an array of housing activities, as long as they support affordable housing.
State of California's Multifamily Housing Program (MHP)	A new state program that provides deferred payment loans for up to 55 years, with only a nominal fee charged annually. Eligible activities include new construction and rehabilitation of permanent and transitional rental housing for lower-income households.
Folsom Redevelopment Agency Funds	The Redevelopment Agency projects that it will have approximately \$3.8 million through 2004 for housing-related activities.
Mortgage Revenue Bonds	The sale of tax-exempt bonds provides permanent financing at slightly below market interest rates.
<b>SPECIAL NEEDS GROUPS</b>	
<b>Program</b>	<b>Description</b>
New Construction – Section 202 and Section 811	The HUD 202 Program provides funding to senior housing developments. The HUD Section 811 Program provides funding for person with disabilities.
CDBG	Seniors with mobility problems can remain in their own homes longer, if it is possible to improve accessibility. CDBG funds can be used for this purpose.
<b>HOMELESS INDIVIDUALS AND FAMILIES</b>	
Emergency Shelter	Sacramento County's Department of Human Assistance coordinates programs and disperses funds for emergency shelters. Funds are available from the federal government (FESG and CDBG) and from the state (EHAP). The County's Continuum of Care Plan provides detailed information on funding resources.
Transitional Shelter	Financing sources include federal programs, such as HOPWA, HOME, CDBG, Section 8, and the state of California's EHAP Program.
<b>MOBILEHOME PARK RESIDENTS/MANUFACTURED HOUSING</b>	
Mobilehome Park Resident Ownership Program	This program, administered by the Department of Housing and Community Development (HCD), provides loans to resident organizations, local public agencies and nonprofit organizations to convert mobile home parks from private ownership
CalHome Program, Manufactured Housing Rehab/Replacement	This program, administered by HCD, provides funding for rehabilitation or replacement of substandard owner-occupied manufactured housing units. A city can use the funds to make loans to low and very low-income households.
Mobilehome Park Tenant Acquisition Program	CHFA administers this program that provides tax-exempt bond financing for tenant acquisition of mobile home parks, in conjunction with the State Mobilehome Park Resident Ownership Program and/or local government funding

Source: Vernazza Wolfe Associates, Inc.

# **III. HOUSING CONSTRAINTS AND INCENTIVES**

## **A. Potential Constraints to Development of Housing**

### **1) Potential Governmental Constraints**

It is in the public interest for the government to regulate development to protect the general welfare of the community. At the same time, government regulations can potentially constrain the supply of housing available in a community if the regulations limit the opportunities to develop housing, impose requirements that unnecessarily increase the cost to develop housing, or make the development process so arduous as to discourage housing developers. State law requires that housing elements contain an analysis of the governmental constraints on housing maintenance, improvement, and development (Government Code, Section 65583(a)(4)).

#### **a) Land Use Controls – General Plan Land Use Designations and Zoning**

By definition, local land use controls constrain housing development by restricting housing to certain sections of the city and by restricting the number of housing units that can be built on a given parcel of land. The City of Folsom General Plan establishes land use designations for all land within the City's boundaries. These land use designations specify the type of development that the City will permit. The General Plan land use designations include five designations that permit a range of residential development types (see Table III.1), from Single Family Residential development (density of 2 to 3.9 units per acre) up to Multi Family High Density Residential (density of 18 to 25 units per acre).

Land Use Element Policy 8.7 currently provides as follows:

Residential densities for each land use category will be based upon the range of densities which is established for each category of residential use as hereafter set forth. The lower number in each range is allowed as a matter of right. Units in excess of the lower number of each range, up to the top of each range, are permitted at the discretion of the Planning Commission/City Council in exchange for the provision of special benefits which satisfy a City need over and above the minimum requirements of the General Plan and other City policies and regulations. Examples of special benefits which may qualify the project for densities in excess of the lower number include:

1. Additional park or open space set asides.
2. On-site recreation facilities.
3. The planting of additional trees or other landscaping in excess of the minimum required.
4. The provision of transit facilities or services.

This policy operates to discourage residential densities at the top end of the density range and may diminish the potential economics of scale needed for the development of lower income

housing projects. The City has already (February 2002) adopted a General Plan Amendment that eliminates the policy language cited above.

Folsom's Zoning Code has eight residential districts. The Zoning Ordinance does not explicitly state "maximum density" for any zoning district, but instead specifies minimum lot area. In the case of R-1-L, R-1-ML, and R-1-M, only one primary single family dwelling is allowed per lot (second units are permitted). R-2 allows two primary units per lot. The maximum density in the all districts is determined by the applicable and corresponding General Plan land use designation density standards. Folsom's residential zoning standards and General Plan residential density standards are consistent with one another.

The City currently (December 2001) offers a 25 percent density bonus for any project in which at least 20 percent of the units are affordable to low-income households and/or at least 10 percent of the units are affordable to very low-income households. The City is currently (January 2002) in the process of updating its Zoning Ordinance which will bring the City's density bonus ordinance in line with the current requirements of State law. The Second Reading of the Ordinance occurred on February 12, 2002, and the Ordinance will become effective on March 12, 2002.

**TABLE III.1**  
**CITY GENERAL PLAN LAND USE DESIGNATIONS**

<b>General Plan Designation</b>	<b>Description and Consistent Zoning Districts</b>
SF	Single family detached homes at low to medium densities permitted. Maximum density is up to 3.9 units per acre. Consistent zones: R-1-L, R-1-ML
SFHD	Single family homes at high densities permitted. Halfplexes, mobile home parks, and attached homes may be included. Maximum density for this designation is up to 6.9 units per acre. Consistent zones: R-1-M, R-2, RMH
MLD	Low density multi-family developments are permitted. Maximum density is up to 11.9 units per acre. Consistent zones: R-M, R-2
MMD	Multifamily medium density permits 12 to 17.9 units per acre. Consistent zones: R-M, R-3
MHD	High density multifamily permits 18 to 25 units per acre. Consistent zones: R-M, R-4
CA	Specialty Commercial areas (i.e., the historic business district on Sutter Street) mainly serve a purpose not fulfilled by the other commercial designations. Consistent zones: C-3, HD, BP
CC	Community Commercial areas provide goods and services for large neighborhood areas. Consistent zones: C-1, C-2
RCC	Regional Commercial areas are primarily highway-oriented retail commercial areas and are designed mainly for customers from outside the city of Folsom but also including Folsom residents. Consistent zones: C-3, CH
NC	Neighborhood Commercial areas provide goods and services that meets the daily needs of nearby customers. Consistent zones: C-1
IND	Industrial/Office Park includes areas for warehousing/storage facilities and industrial parks. Consistent zones: M-1, M-2, ML, MF, BP
OS	Areas designated for open space. Consistent zones: OSC, A-1-A
P	Areas designated for parks. Consistent zones: OSC, A-1-A
S	Areas designated for elementary schools.

Source: City of Folsom General Plan

Table III.2 lists and describes the eight residential zoning districts.

**TABLE III.2**  
**CITY RESIDENTIAL ZONING DESIGNATIONS**

<b>Zoning Designation</b>	<b>Description</b>
R-1-L	Residential Single-Family, Large Lot District zone. Minimum lot size is 14,500 sq. ft. (Maximum density for this zone is set by the corresponding General Plan designation.)
R-1-ML	Residential Single-Family, Medium Lot District zone. Minimum lot size is 10,000 sq. ft. (Maximum density for this zone is set by the corresponding General Plan designation.)
R-1-M	Residential Single-Family, Medium Lot District zone. Minimum lot size is 6,000 sq. ft. (Maximum density for this zone is set by the corresponding General Plan designation.)
R-2	Two Family Residential District. Minimum lot size is 6,000 sq. ft. (Maximum density for this zone is set by the corresponding General Plan designation.)
R-3	Neighborhood Apartment District. This zone is intended for homes and small apartments. The minimum lot area is 6,000 sq. ft. (Maximum density for this zone is set by the corresponding General Plan designation.)
R-M	Residential, Multifamily Dwelling District. This zone is intended for group dwellings and apartments. The minimum lot area is 6,000 sq. ft. (Maximum density for this zone is set by the corresponding General Plan designation.)
R-4	General Apartment District. This zone is intended for group dwellings and apartments. The minimum lot area is 6,000 sq. ft. (Maximum density for this zone is set by the corresponding General Plan designation.)
RMH	Mobilehome Park zone. This zone allows for a maximum average of seven mobilehomes per gross acre.

Source: City of Folsom Title 17 Zoning Ordinance; Mintier & Associates; BRW

The City recognizes that zoning is an important factor that determines the cost of housing. Higher residential densities by themselves will not guarantee the financial feasibility of affordable housing. The present zoning structure should not hinder the construction of such housing if other cost factors that affect the financial feasibility of providing housing for the low and very low-income households can be addressed.

### **b) Site Development Standards and Performance Standards**

Since the completion of the 1992 Folsom Housing Element, there have been no significant changes to development standards in Folsom. Construction activity in Folsom is still subject to essentially the same development standards adopted by the City in 1985, although the City is currently conducting a comprehensive update of its Zoning Code. Appendix C of the Housing Element Background Report lists the current (2002) zoning standards and shows how the standards are proposed to be revised in the new Zoning Code.

In addition, 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.

The City's development standards do not 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 with the greatest potential to affect housing costs.

- **Fences and Walls** – Materials should be textured solid surface compatible with architecture of 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.
- **Parking** – The City of Folsom requires a minimum of two parking spaces per unit for single-family dwellings and two-family dwellings. Parking requirements for multifamily housing are lower at 1.5 spaces per unit. 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 demand for parking would be reduced.
- **Residential Streets** – Greenbelts or landscaped setbacks maintained by homeowners associations are encouraged. Street width reductions may be considered on private streets where adequate access for emergency vehicles and off-street parking can be shown.
- **Development Standards for Second Units** – The City of Folsom allows second units in accordance with State standards. Second units occur mostly in the Historic District of Folsom. The parking requirement for second units is a minimum of two spaces per unit.

#### **c) Growth Controls/Growth Management**

In September 1989, the City of Folsom adopted Resolution No. 2784 limiting population within the existing City limits to 69,333 (excluding its prison population), consistent with the 1988 General Plan. According to SACOG Projections 2000, the City of Folsom is expected to have a compound annual population growth rate of 3.3 percent, or an average annual population increase of 2,038 from 2000 to 2010. Based on the 3.3 percent annual growth rate, the City's population is projected to grow to 67,414 in 2007. Therefore, Folsom's population is not expected to exceed the population cap of 69,333 during the Housing Element planning period (2001 to 2007).

#### **d) Open Space and Park Requirements**

Folsom follows Quimby Act requirements (Government Code Section 66447.7 et. Seq.) for park land dedications in new subdivisions. Neither the amount of open space set aside in the General Plan nor the City's park dedication requirements represent excessive constraints on residential development. These requirements would not impede the City's ability to meet its overall share of the region's housing needs.

### e) Building Codes and Enforcement

The City of Folsom follows the requirements of the 1998 California Uniform Building Code (UBC) which also references the 1997 Uniform Building Code. Folsom has not amended UBC requirements nor added its own requirements. The minimum requirements of the UBC and other model codes may have added to the cost of housing over the years. However, governmental agencies at all levels as well as organizations representing building officials have decided that these requirements are necessary to achieve a minimum level of health and safety.

### f) On/Off Site Improvement Requirements

There are no known on- or off-site improvements that would inhibit or restrict new development. There may be some areas in the eastern portion of the City (Broadstone Unit No. 3, Empire Ranch, The Parkway) where utilities may not yet have been extended to the site (as development has not yet occurred in these areas). However, there is nothing preventing the extension of utilities and infrastructure to these areas.

### g) Development Fees and Other Exactions Required of Developers

Table III.3 indicates the development impact fees for a typical 1,200 square foot home would be \$20,567. According to Parker Development Company, development fees for the City of Folsom are somewhat higher than development fees for the City of Sacramento, but lower than similar suburban communities in Placer County, such as the City of Rocklin and the City of Roseville.

**TABLE III.3**  
**DEVELOPMENT IMPACT FEES FOR CITY OF FOLSOM, 2001**

<b>Development Impact Fees</b>	
Drainage	\$540
Park and Recreation Facilities	\$2,240
Traffic (including light rail)	\$4,163
Water District Fees	\$2,806
Water Impact	\$853
School Impact Fees (1)	\$4,185
Sewer Connection Fees	\$3,888
General Capital	\$876
Fire Capital	\$444
Police Capital	\$333
Solid Waste Capital	\$159
Transportation Management	\$35
Humboldt/Willow Creek Mitigation	\$45.00
<b>Total</b>	<b>\$20,567</b>

Sources: City of Folsom, Parker Development Company  
Folsom Cordova Unified School District Facilities Master Plan, 2001

Notes: Based on a 1,200 square foot (living area) single-family, single-story detached entry level home with three bedrooms, two full baths, and an attached two-car garage (400 square feet). Permit Inspection Fee and Plan Check Fee not included.

(1) \$3.45 per square foot.

Certain residential projects that require General Plan amendments, zoning code changes, or other planning-related functions require fees in addition to those listed above. Some of these costs are summarized in Table III.4 below.

**TABLE III.4  
CITY OF FOLSOM OTHER PLANNING FEES, 2001**

General Plan Amendment	\$2,250
Rezoning	\$1,100 to \$2,930 (Varies with acreage)
Tentative Subdivision Map Review	\$3,325
Design Review - Level A*	\$250.00
Design Review - Level B	\$1,750
Conditional Use Permit - Level A*	\$1,160
Conditional Use Permit - Level B	\$2,250 plus \$250 per acre
Environmental Review	\$600 for negative declaration; additional fees if analysis required

Source: City of Folsom Planning, Inspections, and Permitting Department, 2001

\*Permit for a single family home

#### **h) Processing and Permit Procedures**

Policy 8.9 of the City's General Plan requires a Planned Development Permit for the development of multifamily housing. The Planned Development Permit process is a design review process that is not related to land use. Public hearings are beneficial in that they allow for the greatest level of public participation in the review of a project.

For most discretionary approvals, such as tentative subdivision maps, an average timeline from submission of application to consideration by the Planning Commission is eight to ten 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 a maximum of 18 working days for the first plan check and ten working days for all subsequent plan checks. This same timeline applies to the building permit/construction drawing process.

#### **i) Local Efforts to Remove Barriers**

Consistent with State Law, the City of Folsom developed several programs in the previous Housing Element to help remove barriers to creating affordable housing. Table III.5 identifies these ongoing programs.

**TABLE III.5**  
**CITY PROGRAMS TO REMOVE BARRIERS TO AFFORDABLE HOUSING**

<b>Implementation Program</b>		<b>Notes</b>
2	Site for Multifamily Rental Housing	The City continues to maintain adequate sites for multiple-family housing. Since 1992, a total of 1,814 multifamily building permits have been issued.
11	Community Reinvestment Act	The City continues to work with local, state- and nationwide lending agencies to providing financing for low- and moderate-income housing.
12	Permit and Development Fee Reductions	The City does, on a case-by-case basis, consider permit and development fee reductions.
22	Preservation of Subsidized Housing Units	Through the City's Redevelopment Agency and Neighborhood Services Department, the city continues to implement this program.

Source: City of Folsom Planning, Inspections and Permitting Department

In addition to these programs, the City of Folsom has made available the option for developers to apply for a density bonus. The City also regularly approves second units; over the past ten years, approximately 70 second units have been constructed.

#### **j) Persons with Disabilities**

The following describes the City's current (June 2002) regulations and practices for accommodating persons with disabilities:

- The City's Uniform Building Code, which was adopted in 1999, has not been amended to accommodate persons with disabilities.
- The City has not officially adopted any universal design elements to its building code; however, the City has worked with developers to encourage such elements.
- The City does not have any processes for individuals with disabilities to make requests for reasonable accommodations with respect to zoning, permit processing, or building laws.
- The City has not reviewed its zoning laws, policies, and practices for compliance with fair housing law.

#### ***Group Homes***

##### ***Existing Zoning Ordinance***

The 1966 Zoning Ordinance does not make any provisions for the development of group homes in the community. Since there are no provisions within the Zoning Ordinance, the City has deferred to State law regarding this matter. In the past, the City has not received any permit applications for the development of group homes.

## ***Draft Zoning Ordinance***

### ***Residential Care Homes and Facilities***

The 2002 Draft Zoning Ordinance identifies two types of group homes: residential care homes and residential care facilities. A residential care home provides 24-hour non-medical care for six or fewer persons 18 years of age or older, or emancipated minors, with chronic, life-threatening illness in need of personal services, protection, supervision, assistance, guidance, or training essential for sustaining the activities of daily living, or for the protection of the individual. This classification includes group homes, residential care facilities for the elderly, adult residential facilities, wards of the juvenile court, and other facilities licensed by the State of California. Residential care facilities, which provide care for six or more persons 18 years of age or older, offer the same 24-hour non-medical services as residential care homes.

The permit requirements for group homes are detailed below in Table III-6. Residential care homes are allowed in the residential, commercial, and A-1-A zoning districts, while residential care facilities require a conditional use permit.

**TABLE III.6**  
**PERMIT REQUIREMENTS FOR GROUP HOMES**  
**CITY OF FOLSOM**

<b>Group Home Type</b>	<b>Residential Zoning District</b>	<b>Commercial Zoning District</b>	<b>Industrial Zoning District</b>	<b>A-1-A</b>
Residential Care Home	ZC	ZC	N	ZC
Residential Care Facility	CUP	CUP	N	CUP

Notes: Permitted use subject to Zoning Clearance, designated as "ZC"  
Conditionally permitted use, designated as "CUP"  
Uses not permitted, designated as "N"

Source: City of Folsom Draft Zoning Ordinance, September 12, 2000.

In addition to the development standards of the underlying zoning district, residential care facilities must comply with the following standards:

1. **Licensed.** Residential care facilities shall be licensed by the appropriate state or county agency and shall comply with all licensing requirements thereof.
2. **Separation.** To prevent an over-concentration of facilities in any one area, no residential care facility shall be allowed to be located within 1,000 feet of the boundaries of a parcel with another such facility.
3. **Parking.** Residential care homes have the same parking requirements as single-family use (2 spaces/dwelling unit). Residential care facility parking requirements are 1 space/4 beds plus 1 space/employee.
4. **Signs.** In residential neighborhoods, all identification signs for uses listed herein are restricted to the size and location provisions for home occupation signs. Signs for

residential care homes and facilities located on non-residential property shall comply with provisions of Article VI Section 17.57 (Signs).

## **2) Potential Non-Governmental Constraints**

All resources needed to develop housing in Folsom are subject to the laws of supply and demand, meaning that these resources may not always be available at prices which make housing development attractive. Thus, cost factors are the primary non-governmental constraints upon development of housing in Folsom. This is particularly true in the case of housing for low- and moderate-income households, where basic development cost factors such as the cost of land, required site improvements, and basic construction are critical in determining the income a household must have in order to afford housing.

### **a) Availability of financing**

In the early 1990s there was much discussion in the regional and national press of a “credit-crunch” that made it difficult for developers to obtain financing for new real estate projects. In fact, financial institutions did reduce lending activity in response to more stringent regulations. However, these reforms addressed lending abuses associated primarily with very risky projects which were conceived with little relation to project economics and underlying market conditions. Bankers and regulators assert that financing is currently available for well-planned projects that are financially sound and target a demonstrated market demand. One current aspect of financing that does differ from the early 1990s is that lending institutions generally require greater contributions of equity from developers to ensure that developers share in the risk of the project by committing their own money. In this respect, financing is less likely to be available to developers who are not financially sound and lack the appropriate contribution of their own capital.

For credit-worthy projects, residential construction loan rates are presently at relatively low levels due to the low inflation levels that have prevailed over the last several years. Expectations of continued low inflation should help to keep financing rates at reasonable levels for the remainder of the Housing Element planning period. This is a benefit to home builders, who can take advantage of the interest savings on construction financing to reduce their overall cost to develop new housing.

### **b) Land costs**

Land costs are a major factor in the cost to build housing in Folsom. Land costs for residential lots in Folsom are estimated at approximately \$15.00 per square foot, or roughly \$92,000 per lot (approximately 6,100 square feet). This cost includes the recording of the final map with the City of Folsom, and all infrastructure in place including sewer and water connections, and street improvements. (Note: This is based on an average from lot cost data provided by Parker Development Company for finished lots in Folsom. Other local homebuilders were asked to

provide information, but only Parker Development responded. This figure does not include development impact fees or building permit fees).

### **c) Development costs**

#### ***Required Site Improvement Costs***

Upon securing the raw land, a residential developer would have to make certain site improvements to “finish” the lot before a home could actually be built on the property. Such improvements would include connections to existing utility systems, rough grading, construction of streets, installation of water, and sewer lines, and construction of curbs, gutters, and sidewalks. According to Parker Development Company, typical site improvement costs for single-family lots in Folsom are estimated at \$30,000 per lot.

Overall, land and site improvements costs in Folsom tend to generally be higher than in the City of Sacramento, and more similar to communities in South Placer County, such as Roseville and Rocklin. Land and site improvement costs in Folsom tend to be lower than those found in communities in El Dorado County, such as El Dorado Hills.

#### ***Construction Costs***

Many factors can affect the cost to build a house, including type of construction, materials, site conditions, finishing details, amenities, and structure configuration. The City’s building permit fee schedule was used to calculate the estimated cost to build a new home in Folsom. The construction cost estimate assumes the following: a 1,200 square foot (living area) single-family, single-story detached entry-level home with three bedrooms, two full baths, and an attached two-car garage (400 square feet). According to Parker Development Company, a local homebuilder, construction costs are estimated at approximately \$50 per square foot for a typical single family unit in Folsom (without upgrades or additional amenities). Therefore, total construction costs are estimated at \$80,000 for the housing unit.

#### ***Total Housing Development Costs***

As shown in Table III.7, the total of all housing development costs discussed above for a typical entry-level single-family home (1,200 square feet) is \$194,402, including land, site improvements, construction costs, fees and permits (as shown in Table III.3). This figure does not include developer profit, marketing or financing costs.

**TABLE III.7**  
**CITY OF FOLSOM ESTIMATED**  
**SINGLE-FAMILY HOUSING DEVELOPMENT COSTS, 2001**

Finished Lot Price	\$92,000
Total Construction Cost	\$80,000
Total Development Impact Fees	\$20,567
Permit Fees	\$1,835
<b>Total Housing Development Cost</b>	<b>\$194,402</b>

Source: Parker Development Company and City of Folsom Planning, Inspections and Permitting Department

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 Tables I.20 and I.21, there is very little new housing being sold in Folsom for less than \$250,000.



## **B. 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 may times must choose between basic needs such as shelter, food, and energy.

Energy price fluctuations in the late 1990s, and energy price increases in early 2001, combined with rolling electricity blackouts, have led to a renewed interest in energy conservation. Pacific Gas and Electric (PG&E) provides gas services and the Sacramento Municipal Utility District (SMUD) provides electricity services for the City of Folsom. Electricity and natural gas rates are projected to increase dramatically throughout 2001.

All new buildings in California must meet the standards contained in Title 24, Part 6 of the California Code of Regulations (Energy Efficiency Standards for Residential and Nonresidential Buildings). These regulations were established in 1978 and most recently updated in 1998 (effective date of July 1, 1999). Energy efficiency requirements are enforced by local governments through the building permit process. All new construction must comply with the standards in effect on the date a building permit application is made.

The California Subdivision Map Act (Government Code Sections 66473-66498) allows local governments to provide for solar access as follows:

66475.3. For divisions of land for which a tentative map is required pursuant to Section 66426, the legislative body of a city or county may by ordinance require, as a condition of the approval of a tentative map, the dedication of easements for the purpose of assuring that each parcel or unit in the subdivision for which approval is sought shall have the right to receive sunlight across adjacent parcels or units in the subdivision for which approval is sought for any solar energy system, provided that such ordinance contains all of the following:

- (1) Specifies the standards for determining the exact dimensions and locations of such easements.
- (2) Specifies any restrictions on vegetation, buildings and other objects which would obstruct the passage of sunlight through the easement.
- (3) Specifies the terms or conditions, if any, under which an easement may be revised or terminated.
- (4) Specifies that in establishing such easements consideration shall be given to feasibility, contour, configuration of the parcel to be divided, and cost, and that such easements shall not result in reducing allowable densities or the percentage of a lot which may be occupied by a building or a structure under applicable planning and zoning in force at the time such tentative map is filed.

(5) Specifies that the ordinance is not applicable to condominium projects which consist of the subdivision of airspace in an existing building where no new structures are added.

The existing City of Folsom Housing Element contains three policies (22.1, 22.2, and 22.3) and three implementation programs (27, 28, and 29) under Section 23.9.2 and 23.9.3 that address energy use and conservation:

Policy 22.1: Continue to implement state energy-efficient standards.

Policy 22.2: Include energy conservation guidelines as part of the development standards for the specific plan area.

Policy 22.3: Provide weatherization assistance to low-income households.

Program 27: Applicants for building permits must show compliance with the state's energy conservation requirements at the time building plans are submitted.

Program 28: The city will implement the requirements of the California Subdivision Map Act regarding design solar access, landscaping to reduce energy use, appropriate orientation and configuration of buildings on a site, and other site design factors affecting energy use.

Program 29: The city will provide information to homeowners seeking financial assistance in retrofitting their homes for energy conservation.

## IV. STATUS AND EVALUATION OF EXISTING PROGRAMS/ELEMENT

### A. Review Existing Housing Element

The following section reviews and evaluates the City's progress in implementing the 1992 Housing Element. It reviews the results and effectiveness of programs, policies and objectives for the previous Housing Element planning period. It also analyzes the difference between projected housing need and actual housing production.

The 1992 Housing Element was intended to serve a planning period from 1991 to 1996. However, this planning period was extended by State law to 2002.

Table IV.1 below shows the total number of all housing units (single-family and multifamily units) permitted in the City of Folsom by year from 1992 to 2000 (these are the number of permits issued and do not take into account the number of units occupied).

**TABLE IV.1**  
**ANNUAL HOUSING PRODUCTION (SINGLE-FAMILY AND MULTIFAMILY UNITS)**  
**PREVIOUS HOUSING ELEMENT PLANNING PERIOD: 1991-2000**

Year	1992	1993	1994	1995	1996	1997	1998	1999	2000
Building Permits/Units	577	657	610	578	629	858	1,442	2,121	1,243

Source: City of Folsom Planning, Inspections, and Permitting Department

Table IV.2 below shows a comparison of the SACOG-assigned regional fair share allocation of housing units for the 1991 to 1996 period for Folsom to the housing produced between 1991 and 2000, by income group.

**TABLE IV.2**  
**COMPARISON OF HOUSING NEED TO HOUSING PRODUCTION,**  
**PREVIOUS HOUSING ELEMENT PLANNING PERIOD: 1991-2000**

	Very Low	Low	Moderate	Above Moderate	Total*
Total Allocation	1,905	922	1,135	710	<b>4,672</b>
Total Built: 1991-2000	0	0	404	8,735	<b>9,139</b>
Net Surplus (Deficit)	1,905	922	731	surplus	-

Sources: City of Folsom Planning Inspections, and Permitting Department

\* Note: Total for net allocation is based on sum of net allocations by income group.

Tables IV.3 and IV.4 below provide an evaluation of existing City of Folsom Housing Element (1992) policies and implementation programs.

**TABLE IV.3**  
**EVALUATION OF EXISTING CITY OF FOLSOM HOUSING ELEMENT POLICIES**

<b>Policy</b>		<b>Status</b>	<b>Evaluation</b>	<b>Recommendations for Updated Housing Element</b>
18.1	Maintain sufficient land zoned to accommodate City's regional share of housing.	On-going	The Background Report for the Housing Element Update concluded that, currently, there are only 22 acres of land (for properties without Development Agreements) that have zoning to allow for multi-family developments. Accordingly, the City has not maintained sufficient land zoned to accommodate the City's regional share of affordable housing.	To assure that sufficient land is available to accommodate the City's regional share of housing, Program 18g of the Housing Element Update requires the City to redesignate sufficient vacant single-family residentially-designated land and non-residentially-designated land for multi-family residential use to accommodate at least 2,000 new multi-family units within the time frame of the Housing Element (by June 2007).
18.2	Identify sites that are suitable for multifamily housing and residential development.	On-going	In April 2001, the City completed a Vacant Land Analysis that identified all vacant parcels in the City that were two acres in size or greater. A matrix was prepared that rated each of these sites for the potential to develop the sites with residential development. This analysis was updated again by the City in February 2002.	To assure that adequate sites are maintained to allow the City to meet it's regional share of housing, Program 18a of the Housing Element Update proposes that the City annually update its vacant land inventory, including an updated inventory of potential infill sites. The City is also to conduct an annual review of the composition of the housing stock, the types of dwelling units under construction or expected to be under construction during the following year.
18.3	Encourage home builders to use multifamily-designated land for the highest allowed density consistent with the City's low- and moderate-income housing needs.	On-going	A review of existing General Plan policies found that residential developments are not encouraged to achieve the highest allowed density. Rather, the lowest-allowed density is permitted by right, and any density above that level must provide additional amenities.	To encourage home builders to use multi-family designated land for the highest allowed density, Program 19i of the Housing Element Update directs the City to amend its Zoning Code to include housing density provisions consistent with the requirements of State law. The City conducted the Second Reading of this Ordinance Amendment on February 12, 2002, and the Ordinance will become effective on March 12, 2002. Additionally, Program 18c directs the City to amend its Zoning Code to preclude the development of single-family detached units in multifamily zoning districts.

<b>Policy</b>		<b>Status</b>	<b>Evaluation</b>	<b>Recommendations for Updated Housing Element</b>
19.1	The City would serve as the applicant for state and federal programs to work with non-profit and for-profit developers to make use of those programs.	On-going	The City remains committed to implementing this policy – with the exception of recent applications that are still in the discretionary review process, no home builders have requested the City’s assistance in pursuing local, State or Federal funding to assist with the development of residential projects. In 2001, the City hired a new Neighborhood Services Manager to assist applicants with identifying appropriate state and federal programs.	The Housing Element Update has several new programs to address this policy: Program 19j directs the City to pursue applications for the authority to issue tax-exempt bonds for affordable housing; Program 19k calls for the City to establish a close working relationship with SHRA; Program 19s calls for the City to apply annually for available CDBG funds to assist with affordable housing production; and Program 19t calls for the City to work to secure additional funding from state and federal sources that can be used to help increase the supply of affordable housing in Folsom. Program 19v calls for the City to conduct annual workshops for housing developers to review funding and partnership opportunities.
19.2	The City will also investigate the feasibility of issuing tax-exempt bonds or mortgage credit certificates to provide low-interest financing for affordable housing.	On-going	The City continues to be committed to and open to pursuing this if so requested by a home builder.	The Housing Element Update includes Program 19j which directs the City to pursue applications for the authority to issue tax-exempt bonds for affordable housing.
19.3	The City will provide density bonuses to homebuilders to include at least 10 percent very low-income housing and 20 percent low-income housing in their developments.	On-going	The City took no actions to actively promote density bonuses to home builders.	To encourage home builders to use multi-family designated land for the highest allowed density, Program 19i of the Housing Element Update directs the City to amend its Zoning Code to include housing density provisions consistent with the requirements of State law. The Second Reading of this Ordinance has already taken place and will become effective on March 12, 2002.

<b>Policy</b>		<b>Status</b>	<b>Evaluation</b>	<b>Recommendations for Updated Housing Element</b>
19.4	The City will work with non-profit organizations to identify potential projects and funding sources to develop low- and moderate-income housing.	On-going	In 2001, the City hired a new Neighborhood Services Manager to assist applicants with identifying appropriate state and federal programs.	<p>The Housing Element Update has several new programs to address this policy: Program 19j directs the City to pursue applications for the authority to issue tax-exempt bonds for affordable housing; Program 19k calls for the City to establish a close working relationship with SHRA; Program 19s calls for the City to apply annually for available CDBG funds to assist with affordable housing production; and Program 19t calls for the City to work to secure additional funding from state and federal sources that can be used to help increase the supply of affordable housing in Folsom.</p> <p>In addition, Program 19c calls for the City to designate a staff position as housing coordinator to coordinate housing-related programs and policy initiatives in the City. This action was completed in January 2002. Program 19d calls for the City to establish a centralized information/referral source for residents regarding housing assistance; and Program 19e calls for the City to designate the Planning Commission and/or the Redevelopment Citizens Advisory Committee to act as a housing advisory committee to advise the City Council on affordable housing issues and help set policies for the administration of affordable units and priorities for funding. Program 19v calls for the City to conduct annual workshops with housing developers to review funding and partnership opportunities.</p>
19.5	The City will identify surplus government property that could be used for construction of affordable housing and encourage interested developers to make use of such land.	Completed	Accomplished – This study was completed in April 2001.	To assure that adequate sites are maintained to allow the City to meet it's regional share of housing, Program 18a of the Housing Element Update proposes that the City annually update its vacant land inventory, including an updated inventory of potential infill sites. The City is also to conduct an annual review of the composition of the housing stock, the types of dwelling units under construction or expected to be under construction during the following year.

<b>Policy</b>		<b>Status</b>	<b>Evaluation</b>	<b>Recommendations for Updated Housing Element</b>
19.6	The City will develop a plan for the use of redevelopment tax increment funds set-aside for the construction and rehabilitation of housing for low- and moderate-income housing.	Completed	The City has in place a mechanism to allow for the use of redevelopment tax increment funds for the construction and rehabilitation of low- and moderate income households. Most recently, the City implemented this policy with the rehabilitation of the Duchow Way apartments in partnership with Mercy Housing California.	The Housing Element Update includes Program 20c which requires the City to 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. This program also requires the City to update the section of the Redevelopment 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.
20.1	Provide property owners with assistance to inspect and identify code violations in residential buildings.	On-going	The City's Code Enforcement and Building Divisions provides this service.	The Housing Element Update includes Program 20b which directs the City to maintain current information on the condition of dwelling units by preparing and periodically updating a housing conditions database.
20.2	Continue to apply for state and federal assistance for housing rehabilitation for low-income households.	On-going	As opportunities present themselves, the City pursues state and Federal assistance for housing rehabilitation. In 2001, the City hired a new Neighborhood Services Manager to assist applicants with identifying appropriate state and federal programs.	The Housing Element Update includes Program 20a which directs the City to apply annually, or as frequently as needed based on housing rehabilitation demand, for funding under the Community Development Block Grant program and the California Housing Rehabilitation program. In addition, the program directs the City to provide information to, and assist owners of, rental properties in applying for funding under available state and federal housing and rehabilitation programs.
20.3	Require the abatement or demolition of substandard housing that is not economically feasible to repair.	On-going	The City implements this policy on an as-needed basis.	The Housing Element Update includes Policy 20.3 which directs the City to 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.
20.4	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.	On-going	The City's Code Enforcement Division implements this policy. Additionally, the City's Redevelopment Agency provides low-interest loans and, if needed, financial grants, to homeowners to encourage the rehabilitation of substandard residences.	The Housing Element Update includes Policy 20.2 which directs the City to seek state and federal assistance for housing rehabilitation for low-income households. Rental housing that is repaired with government assistance is to remain affordable to low income households for at least 20 years or until the government assistance is repaid.
20.5	Periodically survey housing conditions to maintain a current database on housing repair needs.	On-going	The City's Redevelopment Agency and Neighborhood Services Department continues to implement this policy.	The Housing Element Update includes Program 20b which directs the City to maintain current information on the condition of dwelling units by periodically updating its housing conditions data base.

<b>Policy</b>		<b>Status</b>	<b>Evaluation</b>	<b>Recommendations for Updated Housing Element</b>
20.6	Allocate a portion of the City's redevelopment tax increment set-aside funds for preserving substandard housing occupied by lower-income households.	On-going	The City's Redevelopment Agency and Neighborhood Services Department continues to implement this policy.	The Housing Element Update includes Policy 19.8 which directs the City to 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.
21.1	The City will provide information and referral to individuals with fair housing complaints.	On-going	The City's Planning, Inspections, and Permitting Department and the City's Neighborhood Services Department implements this policy.	The Housing Element includes Program 21a which directs the City to make information regarding state and federal fair housing requirements available at a designated office in City Hall. The City is also to assist individuals with complaints in contacting the appropriate agency and filing a complaint.
22.2	Include energy conservation guidelines as part of the development standards for the specific plan area.	On-going	The City's Planning, Inspections, and Permitting Department and the City's Neighborhood Services Department implements this policy.	The Housing Element Update includes Program 22a which requires the City to include weatherization and energy conservation as eligible activities under CDBG and CHRP programs that its administers; Program 22b requires the City to periodically review energy conservation standards for new residential construction to identify opportunities for adopting standards which more closely respond to local conditions; Program 22c requires the City to establish guidelines to increase the opportunity for passive solar energy and future use of renewable energy sources; Program 22d requires the City to review and, if necessary, modify its landscaping standards and requirements to ensure that they adequately support the use of climate-appropriate materials.
22.3	Provide weatherization assistance to low-income households.	On-going	The City's Planning, Inspections, and Permitting and Neighborhood Services Department implements this policy.	The Housing Element Update includes Program 22a which requires the City to include weatherization and energy conservation as eligible activities under CDBG and CHRP programs that its administers.
22-A.1	The City will encourage the preservation of residential buildings with historic or architectural value.	On-going	With the establishment of the Historic District and the Historic District Commission, the City remains committed to preserving historical residences within the city.	The Housing Element Update includes Program 22A-a which directs the City to preserve historically and architecturally significant buildings through evaluation, designation of protected buildings, and exempting property owners from specific requirements, to the extent that it has the authority to do so.
22-B.1	The City will prepare a plan to guide the use of redevelopment tax-increment funds set-aside to support low- and moderate-income housing programs.	On-going	The City's Redevelopment Agency and Neighborhood Services Department continues to implement and refine this policy.	The Housing Element Update includes Policy 19.8 which directs the City to 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.



**TABLE IV.4**  
**SUMMARY OF ACCOMPLISHMENTS UNDER**  
**EXISTING CITY OF FOLSOM HOUSING ELEMENT IMPLEMENTATION PROGRAMS**

<b>Implementation Program</b>		<b>Status</b>	<b>Evaluation</b>	<b>Recommendations for Updated Housing Element</b>
1	Provide Sites for Housing	Ongoing	While the City has sufficient land designated for residential land uses to meet its fair share of the regional housing need, much of this land is encumbered with Development Agreements which may limit the City's ability to require the provision of affordable housing. The Background Report of the Housing Element Update concluded the City has only 22 acres of multi-family zoned land that is not encumbered by Development Agreements.	To assure that sufficient land is available to accommodate the City's regional share of housing, Program 18g of the Housing Element Update requires the City to redesignate sufficient vacant single-family residentially-designated land and non-residentially-designated land for multi-family residential use to accommodate at least 2,000 new multi-family units within the time frame of the Housing Element (by June 2007).
2	Site for Multifamily Rental Housing	Ongoing	The City continues to maintain adequate sites for multiple-family housing. Since 1992, a total of 1,814 multifamily building permits have been issued. The Background Report of the Housing Element Update concluded the City has only 22 acres of multi-family zoned land that is not encumbered by Development Agreements.	To assure that sufficient land is available to accommodate the City's regional share of housing, Program 18g of the Housing Element Update requires the City to redesignate sufficient vacant single-family residentially-designated land and non-residentially-designated land for multi-family residential use to accommodate at least 2,000 new multi-family units within the time frame of the Housing Element (by June 2007).
3	Provision of Public Services	Accomplished	The City has prepared a nexus study and has adopted an impact fee program to assure that adequate public services are available for all new development.	The Housing Element Update includes Program 19p which directs the City to review and revise, as appropriate, its infrastructure standards to ensure that they allow for a full variety of housing types. The Housing Element Update also includes Program 19m which calls for the City to review its fee structure and determine whether or not fees could be reduced to facilitate affordable housing development.
4	Sites for Special Group Housing	Ongoing	The City remains committed to working with for-profit and non-profit groups to provide assistance in applying for governmental funding. The Background Report for the Housing Element Update concluded the City's current Zoning Code does not have provisions to allow for the development of Special Group Housing.	The Housing Element Update includes Program 18h which requires the City to 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 is to also be revised to allow group homes of more than six persons with a Conditional Use Permit.

<b>Implementation Program</b>		<b>Status</b>	<b>Evaluation</b>	<b>Recommendations for Updated Housing Element</b>
5	Housing for Older Adults	Ongoing	The City remains committed to working with for-profit and non-profit groups to provide assistance in applying for governmental funding.	In addition to Program 18h described above, the Housing Element Update includes Policy 19.2 which directs the City to work with developers of affordable housing and housing for special needs groups to plan and develop housing projects that will be an asset to the community. The Housing Element Update also includes Program 19g which requires the City to provide additional financial assistance as it is available so that a portion of the new senior housing units to be built will be affordable to extremely low income seniors (30 percent of median income), such as seniors on SSI.
6	Housing for Single Parents with Children	Ongoing	Through the City's Redevelopment Agency and Neighborhood Services Department, the City has rehabilitated apartment units and provides funding to implement this program. The Background Report for the Housing Element Update concluded the City does not currently have any policies or programs to encourage the development of housing for single parents with children.	The Housing Element Update includes Policy 19.2 which directs the City to work with developers of affordable housing and housing for special needs groups to plan and develop housing projects that will be an asset to the community. The Housing Element Update also includes Program 19h which directs the City to review its Zoning Code to ensure that City requirements do not overly restrict the location of child care services.
7	Density Bonuses and Other Incentives	Ongoing	A review of existing General Plan policies found that residential developments are not encouraged to achieve the highest allowed density. Rather, the lowest-allowed density is permitted by right, and any density above that level must provide additional amenities.	To encourage home builders to use multi-family designated land for the highest allowed density, Program 19i of the Housing Element Update directs the City to amend its Zoning Code to include housing density provisions consistent with the requirements of State law. The Second Reading of this Ordinance has already taken place, and the Ordinance will become effective March 12, 2002. Additionally, Program 18j directs the City to amend its General Plan to change the text to encourage development at the upper end of the residential density ranges rather than the lower end. This General Plan Amendment was approved by the City Council on February 12, 2002.
8	Density Bonuses for Moderate-Income Housing		State law was amended in 1990 to eliminate the option of a density bonus for moderate income housing.	New Program 19i reflects this change in Density Bonus Law.

9	Pursue Funding Under State and Federal Programs	Ongoing	The City remains committed to implementing this policy – with the exception of recent applications that are still in the discretionary review process, no home builders prior to 2001 have requested the City’s assistance in pursuing local, state or Federal funding to assist with the development of residential projects.	The Housing Element Update has several new programs to address this policy: Program 19j directs the City to pursue applications for the authority to issue tax-exempt bonds for affordable housing; Program 19k calls for the City to establish a close working relationship with SHRA; Program 19s calls for the City to apply annually for available CDBG funds to assist with affordable housing production; and Program 19t calls for the City to work to secure additional funding from state and federal sources that can be used to help increase the supply of affordable housing in Folsom. Program 19v calls for the City to conduct annual workshops with housing developers to review funding and partnership opportunities.
10	Tax-Exempt Bond Financing	Ongoing	The City continues to be committed to and open to pursuing this if so requested by a home builder.	The Housing Element Update includes Program 19j with directs the City to pursue applications for the authority to issue tax-exempt bonds for affordable housing.
11	Community Reinvestment Act	Ongoing	The City continues to work with local, state- and nationwide lending agencies to providing financing for low- and moderate-income housing.	This was program was not carried forward in the new element.
12	Permit and Development Fee Reductions	Pending	The City does not currently have a permit and development fee reduction for affordable housing.	The Housing Element Update includes Program 19m. which calls for the City to review its current development impact and permit fees and to identify whether fees can be reduced to facilitate affordable housing development.
13	Second Units in Single-Family Neighborhoods	Ongoing	The City, in accordance with Section 65852.150 et al of the State Government Code, permits second units in residential zoning districts. The City has not yet adopted an ordinance regulating second units.	The Housing Element Update includes Program 18d which directs the City to revise its Zoning Code to include provisions that will encourage the creation of second units in single-family neighborhoods.
14	Voter Authorization for Specified Rental Housing Programs	Not yet implemented	Program to be eliminated.	Initially, the Housing Element Update included Program 19q which addressed voter authorization for specified rental housing programs. However, based upon further review, this program has been eliminated.
15	Inspection Program	Ongoing	The City of Folsom Planning, Inspections and Permitting Department implements this program.	The Housing Element Update includes Program 20b which directs the City to maintain current information on the condition of dwelling units by preparing and periodically updating its housing conditions data base.

16	Code Enforcement and Abatement	Ongoing	The City of Folsom implements this program through the Code Enforcement Division of the Planning, Inspections and Permitting Department.	The Housing Element Update includes Policy 20.3 which directs the City to 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.
17	Rehabilitation of Substandard Dwelling Units	Ongoing	The City's Redevelopment Agency and Neighborhood Services Department continues to provide funding to implement this program.	The Housing Element Update includes Policy 20.2 which directs the City to seek state and federal assistance for housing rehabilitation for low-income households. Rental housing that is repaired with government assistance is to remain affordable to low income households for at least 20 years or until the government assistance is repaid.
18	Relocation Assistance	On-going	The City's Redevelopment Agency and Neighborhood Services Department continues to provide funding to implement this program.	In addition the requirements for relocation assistance as provided for through the City's Redevelopment Agency, the Housing Element Update includes Policy 19.11 which directs the City to work with a social services or advocacy agency that encourages shared housing by providing information and matching potential homeowners with interested parties.
19	Housing Demolition Mitigation	Ongoing	The City of Folsom Planning, Inspections and Permitting Department, in conjunction with the Neighborhood Services and Redevelopment Departments, implement this program.	In addition the requirements for relocation assistance as provided for through the City's Redevelopment Agency, the Housing Element Update includes Policy 19.11 which directs the City to work with a social services or advocacy agency that encourages shared housing by providing information and matching potential homeowners with interested parties.
20	Maintenance of Housing Condition Database	Not yet accomplished	The City has not updated its housing conditions database since 1992.	The Housing Element Update includes Program 20b which directs the City to maintain current information on the condition of dwelling units by preparing and periodically updating a housing conditions database.
21	Zoning Flexibility For Housing Rehabilitation	Ongoing	The City of Folsom implements this program. To date, no home builders have requested any flexibility in zoning requirements to implement the policy.	The Housing Element Update includes Policy 18.10 which directs the City to endeavor through its development and design standards and decision-making to provide consistent and predictable policy direction for residential project applicants.
22	Preservation of Subsidized Housing Units	Ongoing	Through the City's Redevelopment Agency and Neighborhood Services Department, the City continues to implement this program.	The Housing Element Update includes Policy 20.2 which directs the City to seek state and federal assistance for housing rehabilitation for low-income households. Rental housing that is repaired with government assistance is to remain affordable to low income households for at least 20 years or until the government assistance is repaid.

23	Manufactured Housing on Single-Family Lots	Ongoing	The City of Folsom implements this program.	The current Folsom Municipal Code allows the construction of manufactured homes within any residential district, subject to design review by the Architectural Review Commission.
24	Preservation of Mobilehome Parks	Ongoing	Through the City's Redevelopment Agency and Neighborhood Services Department, the City continues to implement this program.	The City has several existing mobile home parks that are an important means of providing affordable housing within the City. The City of Folsom remains committed, through continued financial assistance from the City's Redevelopment Agency, to maintaining these parks as a viable affordable housing option.
25	Homeless Services	On-going	The existing Housing Element did not identify a need for an emergency shelter and, therefore, the City took no specific action to implement this policy.	The Housing Element Update includes Program 18i which requires the City to revise its Zoning Ordinance to allow for the development of emergency shelters as an accessory use to any church, synagogue, temple or similar place of worship with a Conditional Use Permit and in the M-1, M-2, and M-L districts with a Conditional Use Permit, subject to standards regarding location, size, hours of operation, and occupancy. The Conditional Use Permit process is not be used to unduly restrict the ability of emergency shelters to be located on suitable sites in Folsom.
26	Fair Housing Program	On-going	Through the City's Redevelopment Agency and Neighborhood Services Department, the City continues to implement this program.	The Housing Element Update includes Program 21a which directs the City to make information regarding state and federal fair housing requirements available at a designated office in City Hall. The City is also to assist individuals with complaints in contacting the appropriate agency and filing a complaint.
27	Implement State Energy Conservation Standards	Ongoing	The City of Folsom Planning, Inspections and Permitting Department, through its Building Services division, implements this program.	The Housing Element Update includes Program 22a which requires the City to include weatherization and energy conservation as eligible activities under CDBG and CHRP programs that its administers; Program 22b requires the City to periodically review energy conservation standards for new residential construction to identify opportunities for adopting standards which more closely respond to local conditions; Program 22c requires the City to establish guidelines to increase the opportunity for passive solar energy and future use of renewable energy sources; Program 22d requires the City to review and, if necessary, modify its landscaping standards and requirements to ensure that they adequately support the use of climate-appropriate materials.
28	Site Development Standards	Ongoing	The City of Folsom Planning, Inspections and Permitting Department implements this program.	The Housing Element Update includes Policy 19.10 which directs the City to ensure that its site plan and design review procedures do not adversely impact affordable housing projects, while maintaining community design values.

29	Energy Conservation Assistance for Low-Income Households	Ongoing	Through the City's Redevelopment Agency and Neighborhood Services Department, the City continues to implement this program.	The Housing Element Update includes Program 22a which requires the City to include weatherization and energy conservation as eligible activities under CDBG and CHRP programs that it administers; Program 22b requires the City to periodically review energy conservation standards for new residential construction to identify opportunities for adopting standards which more closely respond to local conditions; Program 22c requires the City to establish guidelines to increase the opportunity for passive solar energy and future use of renewable energy sources; Program 22d requires the City to review and, if necessary, modify its landscaping standards and requirements to ensure that they adequately support the use of climate-appropriate materials.
30	Preservation of Historic Residences	Ongoing	With the establishment of the Historic District and the Historic District Commission, the City remains committed to preserving historical residences within the City.	The Housing Element Update includes Program 22A-a which directs the City to preserve historically and architecturally significant buildings through evaluation, designation of protected buildings, and exempting property owners from specific requirements, to the extent that it has the authority to do so.
31	Redevelopment Housing Set-Aside Plan	Ongoing	The City's Redevelopment Agency and Neighborhood Services Department continues to implement and refine this policy.	The Housing Element Update includes Policy 19.8 which directs the City to 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.

Source: City of Folsom Planning, Inspections and Permitting Department

## **B. What Was Learned from Previous Element**

The City of Folsom's 1992 Housing Element laid out a market-based strategy for addressing housing needs in the community. The Element was explicit in rejecting mandatory housing programs such as inclusionary zoning, land dedications for affordable housing, or contributions to a housing trust fund. The City instead saw itself as a "facilitator of the private sector and non-profit housing corporations" and promoted "voluntary approaches" to construction of low-and moderate-income housing. The 1990s, particularly the late 1990s, was a period of major growth in employment, retail services, and housing in Folsom. Clearly, the City was an effective facilitator of development during this period. However, neither the private sector nor non-profits developed affordable housing to contribute to meeting the City's regional housing needs.

While this updated Housing Element builds on past policies and programs and the accomplishments of recent years, it also defines a new role for the City. The Element ensures that through requirements on new development, negotiations with property owners, and expenditure of local, State, and Federal funds, the housing needs of low- and moderate-income households will be addressed to a much greater extent than they were during the previous Housing Element period.

# RESOURCES

## List of Agencies and Organizations Contacted

Sacramento Area Council of Governments (SACOG)  
Sacramento Association of Realtors  
City of Folsom  
DataQuik  
Folsom State Prison  
Parker Development Company  
Twin Lakes Food Bank  
St. Vincent de Paul  
Healthy Start  
Loaves & Fishes  
Area 4 Agency on Aging  
Resources For Independent Living  
Alta California Regional Center  
In-Home Support Services  
Sacramento County & Cities Board on Homelessness (SC&CBoH)  
Sacramento Housing and Redevelopment Agency (SHRA)  
Community Services Planning Council, Inc.  
Senior Hot Line  
Mercy Housing  
Ashton Place Apartments  
Fairmount at Willow Creek  
The Legends at Willow Creek  
The Pinnacles at Blue Ravine  
Overlook II Apartments  
Folsom Manor Mobile Estates  
Folsom Trailer Village  
Lakeside Village Park



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## **APPENDICES**

### **APPENDIX A: AFFORDABLE HOUSING SITE SUITABILITY ANALYSIS**















**UPDATED REPORT OF THE  
VACANT LAND INVENTORY ANALYSIS  
February 20, 2002**

**BACKGROUND**

To provide the most accurate accounting of all vacant/undeveloped parcels within the City, a City-wide survey was conducted of every street in the City to identify where vacant lots, regardless of size or zoning designation, were located. This inventory was conducted between February 19, 2001 and March 19, 2001. The vacant land analysis only identified those parcels that were vacant or undeveloped. If a parcel had a structure located on it or might otherwise be considered underutilized (i.e., a single residence on a three-acre parcel; an improved lot only used for parking), it was not identified as being vacant and available for development. It should be noted, and as described below, some of the identified parcels have received discretionary approvals (Conditional Use Permits, Tentative Subdivision Maps) from the City. However, since no development activity (issuance of a grading permit, building permit, commencement of construction) had occurred on these sites, such parcels were identified and included in this analysis.

Once all vacant parcels within the City were identified, the parcels were plotted on a base map. After all parcels greater than two acres in size were identified, the analysis focused on dividing the parcels into the following categories:

- A. Residentially-zoned parcels, greater than two acres, with no Development Agreement
- B. Residentially-zoned parcels, greater than two acres, with a Development Agreement
- C. Commercial/Industrial zoned parcels, greater than two acres, with no Development Agreement
- D. Commercial/Industrial zoned parcels, greater than two acres, with a Development Agreement

While residentially-zoned parcels would be the best suited for the development of an affordable housing project, the analysis did not want to preclude commercial/industrial sites that could also be suitable. Also, while a Development Agreement may limit the City's ability to consider certain sites for an affordable housing development, the analysis did not want to preclude such sites at this time.

To evaluate each parcel, a matrix was prepared based upon criteria that identifies the appropriateness of each parcel for consideration for an affordable housing development. The criteria included:

1. Adjacent Roadways: Is the parcel adjacent to an Arterial Roadway (Very Suitable), a Collector Roadway (Suitable), or a Local Roadway (Not Suitable).

2. Proximity to Neighborhood Commercial Centers: Is the parcel located within one-quarter mile (Very Suitable), one-quarter mile to one-half mile (Suitable), or greater than one-half mile (Not Suitable).

3. Proximity to Employment Center: Is the parcel located within one-quarter mile (Very Suitable), one-quarter mile to one-half mile (Suitable), or greater than one-half mile (Not Suitable).

4. Proximity to City/Community Park: Is the parcel located within one-quarter mile (Very Suitable), one-quarter mile to one-half mile (Suitable), or greater than one-half mile (Not Suitable).

5. Proximity to Elementary School: Is the parcel located within one-quarter mile (Very Suitable), one-quarter mile to one-half mile (Suitable), or greater than one-half mile (Not Suitable).

6. Compatibility to Adjacent Uses: Is the parcel adjacent to a mix of residential and non-residential land uses (Very Suitable), adjacent to only residential uses (Suitable) or adjacent to only commercial/industrial uses (Not suitable).

In addition to these factors, environmental constraints (i.e., noise constraints, slope/steepness constraints, flooding potential, oak trees/wetlands, infrastructure) were evaluated for each identified parcel. Using these evaluations, each site was assessed for suitability as an affordable housing site.

Based upon the established criteria and the identified environmental constraints, a density range has been assigned to each site. It should be noted that, even though a site may be deemed “Not Suitable” for development as an affordable housing project, it does not mean that a residential development, or even an affordable housing project, could not be developed on the site. While this vacant land analysis used specific criteria to reach certain conclusions, a for-profit or non-profit builder may have their own criteria to evaluate the appropriateness of each site for a residential/affordable housing project. Accordingly, even though this analysis concluded a site may not be suitable for an affordable housing project, a density range was still assigned to the site as an indication of the residential development potential of the site.

With regard to the density ranges used in this analysis, it should be noted that the identified density ranges do not correlate with any specific General Plan land use classifications or density ranges. Rather, the analysis took into consideration existing developments throughout the City where similar site issues and constraints exist. The analysis looked at the actual density that was constructed for these existing projects. Based upon this information, the identified density ranges correlate with a density that could reasonably be achieved on that particular site, given the identified site topography and environmental constraints. It should also be noted that this analysis does not assume any density bonus which might be awarded to a project based on the requirements of State law and City ordinance.

## ANALYSIS

Presented below is the current status (as of February 1, 2002) of each of the sites identified in the 2001 vacant land analysis. As the original analysis (April 2001) only captured a “snap-shot in time” as to the status of each site, it was necessary to update the analysis to reflect the changes (i.e., discretionary approval of projects, issuance of grading permits, building permits) that have occurred on each site since April 2001. It is important to note that this analysis will again only capture a “snap-shot in time”, and that the City will continue to receive land development requests for various sites.

Since the April 2001 analysis, several parcels have been identified that were mislabeled (i.e., parcels that were identified as not having a Development Agreement when, in fact, there was a Development Agreement governing the property). In these instances, the parcels have been redesignated and placed in the correct categories. Additionally, to assure that the acreage of each parcel is precise, the acreage of each site has been recalculated based upon a Geographic Information Systems (GIS) analysis of each site. This computer program allows for a more accurate determination of the actual acreage of each site. Where different, the precise acreage from the GIS analysis is used, and the difference is noted.

### Description/Analysis of Parcels

#### A. RESIDENTIALLY ZONED PARCELS, GREATER THAN TWO ACRES IN AREA, NO DEVELOPMENT AGREEMENT

##### Parcel A-1

This parcel is located in American River Canyon North, on the site where the waterfall feature is currently located. This site, known as American River Canyon North Unit 8A, is 16.3 acres in area. A Tentative Subdivision Map, for the development of 20 single-family custom lots, was approved by the City Council in May 1999. While Improvement Plans have been submitted to the City for review, no Final Map has been approved for this site. The status of this has not changed since April 2001.

Based upon the suitability, this site was deemed to be Suitable or Very Suitable as an affordable housing site, with the exceptions that there are no employment centers in proximity to the site and the nearest elementary school is greater than one-half mile away. Because of the steep slopes (greater than 15 percent) that cross the site, it would be difficult to achieve a density greater than 12 to 15 units per acre (195 to 244 units).

##### Parcel A-2

This parcel is located in American River Canyon North, at the northeast corner of American River Canyon Drive and Oak Avenue Parkway. This site, known as American River Canyon North Unit 8B, is 17.7 acres in area (the previous analysis identified the site as being 15.7 acres). An amended Tentative Subdivision Map, for the development of 25 single-family custom lots, was approved by the City Council on March 27, 2001. Since April 2001, the property owner has submitted Improvement Plans and a Final Map for the site. To date, the Improvement Plans and the Final Map have not been approved.

Based upon the suitability analysis, this site was deemed to be Suitable or Very Suitable as an affordable housing site, with the exception that there are no employment centers in proximity to the site. Because of the steep slopes (greater than 15 percent) that cross the site, it would be difficult to achieve a density greater than 12 to 15 units per acre (188 to 235 units).

#### Parcel A-3

This parcel is located in American River Canyon North, at the northeast corner of Cascade Falls Drive and Oak Avenue Parkway. This site, known as American River Canyon North Unit 4A, is 15.9 acres in area. A Tentative Subdivision Map, for the development of 35 single-family lots, was approved by the City Council in 1996. In 1999, in an effort to reduce impacts to Hinkle Creek and the existing oak trees on the site, the property owner requested and received approval of an amended Tentative Subdivision Map to reduce the number of lots from 35 to 19. The applicant has submitted Improvement Plans for this project that are currently being reviewed by the City. A Final Map has also been submitted, and it is anticipated that it will be presented to the City Council within the next four months. In July 2001, the property owner entered into an agreement with the City to reserve the easterly five acres of this project site for the development of affordable multi-family residences. In October 2001, in accordance with its affordable housing agreement with the City, the property owner submitted an application for approval of a General Plan Amendment and rezone for the purpose of allowing for affordable housing development. At the applicant's request, this application is currently on hold.

Based upon the suitability analysis, this site was deemed to be Suitable or Very Suitable as an affordable housing site, with the exception that there are no employment centers in proximity to the site. Because of the creek corridor that traverses this site and the existing oak trees, approximately 30 percent of the land area cannot be built upon. The balance of the site would be suitable for the development of a residential project. Assuming a density of 15 to 18 units per acre, a range of 223 to 268 units could be constructed on the site.

#### Parcel A-4

This parcel is located on the south side of Montrose Drive, east of Fargo Way. The parcel is 2.0 acres in area. On November 26, 2001, Kindred Healthcare submitted a Planned Development Permit application for the development of a 60-bed long-term care facility. This application is currently being reviewed by staff, and it is anticipated that the project will be considered by the Planning Commission in March 2002.

Based upon the suitability analysis, this site was generally found to be Very Suitable as an affordable housing site. It was concluded that any environmental constraints on the site could be incorporated into the design of a project. As this site is level, it was concluded that a density of 18 to 24 units per acre could be achieved on the site (37 to 49 units).

#### Parcel A-5

This parcel is located at the northeast corner of Folsom Dam Road and East Natoma Street. The parcel is 25.3 acres in area. Formerly known as "The Hill Subdivision," a Tentative Subdivision Map was originally approved for a 67-lot subdivision in November 1990. After receiving extensions as provided for by State law, this project received its final extension from the City

Council in January 2000. The applicant was unable to prepare the necessary plans and documents for filing of a Final Map, and the Tentative Subdivision Map has since expired. A new Tentative Subdivision Map, for the development of 38 single-family lots, was filed with the City in January 2001. The proposed Tentative Subdivision Map is still pending. Staff continues to work with the applicant to address site grading, impacts to trees, and roadway access. At this time, no Planning Commission or City Council hearing dates have been set.

Based upon the suitability analysis, this site did not score well because it is not in proximity to a neighborhood commercial center, it is not in proximity to an employment center, and it is not in proximity to a City/community park. Because of the many oak trees that would need to be removed to allow for multiple-family dwelling structures, and because of the steep slopes that traverse this site, it was concluded that only limited density (8 to 12 units per acre) could be achieved on this site (245 to 368 units).

#### Parcel A-6

This parcel is located on the north side of East Natoma Street, west of Folsom Point Road. The parcel is 6.7 acres in area (the previous analysis identified the site as being 6.6 acres). In July 2000, the City Council approved a rezone (from A-1-A to R-1-ML in accordance with the General Plan land use designation for the site) and a Conditional Use Permit to allow for the development of a church on a portion of this site. In November 2001, the City issued a grading permit for the project site in accordance with the approved church project. In December 2001, the City issued a building permit for the approved church project and construction has commenced.

#### Parcel A-7

This parcel is also located on the north side of East Natoma Street, east of Folsom Point Road. The parcel is 9.4 acres in area (the previous analysis identified the site as being 9.3 acres). In September 2000, the City Council continued action on a Tentative Subdivision Map to subdivide this site into 23 single-family lots. It was the City Council's desire to have the property owner work with State Park officials to see if the land could be purchased by the State and incorporated into the adjacent State park land at Folsom Lake. In March 2001, the City was informed that the property owner was not interested in selling the site, but instead proposed to amend the design of the subdivision. In May 2001, the City Council approved a Tentative Subdivision Map for the development of 20 single-family residences on the site. The project was conditioned to contribute \$100,000 towards the City's affordable housing fund. To date, no Improvement Plans or Final Map have been submitted for the site.

Based upon the suitability analysis, this site was deemed to be Suitable or Very Suitable as an affordable housing site, with the exception that there are no employment centers in proximity to the site. As the slopes crossing this site are generally less than 15 percent, it was concluded that a density of 15 to 18 units per acre could be achieved on the site (139 to 167 units).

#### Parcel A-8

This parcel is located at the southeast corner of Glenn Drive and Vierra Circle within the California Hills development. This parcel is 19.5 acres in area. In July 1991, the City Council approved a Planned Development Permit for the development of 292 condominiums and

townhouses on this parcel as well as the adjacent parcel (identified as Parcel 9 below). This approval has since expired. In August 2000, a development proposal for 126 single-family residences was submitted to the City for review. Staff continues to work with the applicant on this proposal to assure that all aspects conform to City regulations. The proposed Planned Development Permit is scheduled to be considered by the Planning Commission in March 2002.

Based upon the suitability analysis, this site was deemed to be Suitable or Very Suitable as an affordable housing site, with the exception that the site is not in proximity to an elementary school. As the slopes crossing this site are generally less than 15 percent, it was concluded that a density of 15 to 18 units per acre could be achieved on the site (409 to 491 units).

#### Parcel A-9

This parcel is located at the northeast corner of Glenn Drive and Vierra Circle within the California Hills development. This parcel is approximately 6.0 acres in area (the previous analysis identified the site as being 3.7 acres). In July 1991, the City Council approved a Planned Development Permit for the development of 292 condominiums and townhouses on this parcel as well as the adjacent parcel (identified as Parcel 8 above). This approval has since expired. In August 2000, a development proposal for 126 single-family residences was submitted to the City for review. Staff continues to work with the applicant on this proposal to assure that all aspects conform to City regulations. The proposed Planned Development Permit is scheduled to be considered by the Planning Commission in March 2002.

In June 2001, the Planning Commission approved a Planned Development Permit for the construction of a new fire station (Station No. 35) on the northerly tip of this site (approximately 1.5 acres). Since April 2001, the Fire Department has received approval of the site improvement and building plans, and construction has commenced. The remaining 4.5-acre portion of the site proposed for housing remains undeveloped.

Based upon the suitability analysis, this site was deemed to be Suitable or Very Suitable as an affordable housing site, with the exception that the site is not in proximity to an elementary school. As the slopes crossing this site are less than 15 percent, it was concluded that a density of 15 to 18 units per acre could be achieved on the site (67 to 81 units).

#### Parcel A-10

This parcel is located on the south side of Riley Street, immediately west of Livermore Community Park. This parcel is approximately 7.8 acres in area (the previous analysis identified the site as being 7.7 acres). At its March 27, 2001 meeting, the City Council approved a Tentative Subdivision Map for this site for the development of 25 single-family lots. No improvement plans or Final Map have been submitted to the City. No changes have occurred on this site since April 2001.

Based upon the suitability analysis, this site was deemed to be Suitable or Very Suitable as an affordable housing site, with the exception that the site is not in proximity to a neighborhood commercial center and is not in proximity to an employment center. As this site is relatively level, densities of 18 to 24 units per acre could be achieved on this site (138 to 184 units).

#### Parcel A-11

This parcel is located on the south side of East Bidwell Street, east of the Los Cerros subdivision. The parcel is 23.1 acres in area (the previous analysis identified the site as being 23.2 acres). No development proposals have been submitted for this site. While the City has received interest in the development of this site, no changes have occurred on this site since April 2001.

Based upon the suitability analysis, this site was deemed to be Suitable or Very Suitable as an affordable housing site, with the exception that the site is not in proximity to a neighborhood commercial center and is not in proximity to an elementary school. As this site has an average slope of less than 15 percent, densities of 15 to 18 units per acre could be achieved on this site (346 to 415 units).

#### Parcel A-12

This series of parcels is located on the north side of Broadstone Parkway, east of Clarksville Road, in the Broadstone Unit No. 3 development. This series of parcels is 68.2 acres in area (the previous analysis identified the site as being 68.1 acres). In November 2000, the City Council approved an amended Tentative Subdivision Map for the development of 126 single-family lots on the westerly portion of this parcel and an amended Tentative Subdivision Map for the easterly portion of the parcel. Since April 2001, the property owner has received approval of Improvement Plans and the Final Map, and grading has commenced.

#### Parcel A-13

This series of parcels is located on the south side of Broadstone Parkway, east of East Bidwell Street, in the Broadstone Unit No. 3 development. This series of parcels is 182 acres in area (the previous analysis identified the site as being 423 acres in area). In 1999, the Planning Commission approved plans for a 148-unit apartment complex in the northwest section of this parcel. To date, no development plans have been submitted. Since April 2001, the property owner has received a mass-grading permit in conformance with the previously approved Tentative Subdivision Maps, and the installation of utilities has commenced.

#### Parcel A-14

This parcel is located on the east side of Oak Avenue Parkway, adjacent to the Humbug-Willow Creek corridor. The site is approximately 2.6 acres in area. This land, which has a General Plan land use designation of Single-Family High Density Residential, was deeded to the City with the approval of the Parkway Specific Plan for use as an “active park.” The site remains vacant, and no improvements have been constructed. No changes have occurred on this site since April 2001.

Based upon the suitability analysis, this site was deemed to be Suitable and Very Suitable as an affordable housing site, with the exception that the site is not in proximity to a neighborhood commercial center nor an elementary school. It was concluded that any environmental constraints on the site could be incorporated into the design of a project. Although the site is level, because of the adjacent single-family residences, it was concluded that a density of 12 to 15 units per acre could be achieved on the site (31 to 39 units).

Parcel A-15 (now identified as Parcel B-8)

This site was previously identified as not having a Development Agreement when in fact an agreement is recorded against the property. This parcel has been re-numbered as Parcel B-8.

Parcel A-16

An 11.3-acre portion of this site was previously identified as not having a Development Agreement when in fact an agreement is recorded against that portion of the site. The 11.3-acre City park parcel has been re-numbered as Parcel B-9. The balance of Parcel A-16 remains the same as described below.

This parcel, commonly known as the Broder Ranch, is located on the east side of East Natoma Street, adjacent to the Empire Ranch development. The site is 46.9 acres in area (the previous analysis identified the site as being 58.2 acres in area, when combined with the new Parcel B-9). The Broder Ranch site remains vacant, and there are no development proposals pending on that portion of the parcel.

Based upon the suitability analysis, this site was deemed to be Suitable and Very Suitable as an affordable housing site, with the exception that it is not in proximity to a neighborhood commercial center or an employment center. It was concluded that any environmental constraints on the site could be incorporated into the design of a project. As the site has slopes of approximately 15 percent, it was concluded that a density of 15 to 18 units per acre could be achieved on the site (703 to 844 units).

B. RESIDENTIALLY ZONED PARCELS, GREATER THAN TWO ACRES IN AREA, WITH A DEVELOPMENT AGREEMENT

Parcel B-1

This parcel is located at the southwest corner of Oak Avenue Parkway and Blue Ravine Road. While separated by Oak Avenue Parkway, this parcel is a part of the larger Parkway development primarily located to the east of Oak Avenue Parkway. The parcel is 9.5 acres in area (the previous analysis identified the site as being 9.4 acres). The eastern portion of the project site is encumbered with wetlands and high-power transmission lines; the net developable area of the site is 4.2 acres. A Planned Development Permit for the development of a residential project was previously approved (The Terraces), but that application has since expired. In September 2001, the City Council, acting as the Redevelopment Agency, approved a resolution to commit redevelopment funds to assist with the development of an 80-unit senior development, with all of the units being dedicated towards very-low and low income residents. To date, no formal development application has been filed.

Based upon the suitability analysis, this site was deemed to be Suitable or Very Suitable as an affordable housing site, with the exception that the site is not in proximity to a neighborhood commercial center or an elementary school. Although the site is level, the high-power transmission lines that cross the site eliminate development on the easterly portion of the site. While the balance of the site is level, there is, at best, 4.2 developable acres on the site. It was concluded that a density of 18 to 24 units per acre could be achieved on the site (75 to 100 units).



#### Parcel B-2

This series of parcels is located at the northeast corner of Blue Ravine Road and East Natoma Street, and is part of the larger Parkway development. This series of parcels is 62.4 acres in area. An amended large-lot subdivision map was approved for these parcels in 1998. No Planned Development Permits have been submitted for these parcels. No changes have occurred on the site since April 2001.

Based upon the suitability analysis, this site was deemed to be Suitable and Very Suitable as an affordable housing site, with the exception that it is not in proximity to an employment center. As the central portion of this parcel is encumbered by wetlands, there is approximately 37 acres available for development. Because the site is level, it was concluded that a density of 18 to 24 units per acre could be achieved on the site (666 to 888 units).

#### Parcel B-3

This series of parcels is located at the southeast corner of Blue Ravine Road and East Natoma Street, and is part of the larger Parkway development. This series of parcels is 359.9 acres in area (the previous analysis identified the site as being 239.3 acres). An amended large-lot subdivision map was approved for these parcels in 1998. Since April 2001, the property owner has received approval of the Improvement Plans to implement the previously approved Tentative Subdivision Maps. Some individual builders (John Laing Homes, Centex Homes) have submitted applications and received approval for the construction of residences, but no building permits have been issued.

Based upon the suitability analysis, this site was deemed to be Very Suitable as an affordable housing site, with the exception that it is not in proximity to an employment center. As the central portion of this parcel is encumbered by wetlands, there is approximately 157 acres available for development. Because the site is level, it was concluded that a density of 18 to 24 units per acre could be achieved on the site (7,596 to 10,128 units).

#### Parcel B-4

This series of parcels is located along the east side of Golf Links Drive, within the Empire Ranch development. This series of parcels is 413.1 acres in area. An amended Preliminary Grading Plan was approved for these parcels in August 2000, and grading and infrastructure improvements have commenced. Since April 2001, some Final Maps have been approved for the most northerly parcels.

Based upon the suitability analysis, this site was deemed to be Suitable and Very Suitable as an affordable housing site, with the exception that it is not in proximity to a neighborhood commercial center. Because of the slopes and trees across this site, it was concluded that a density of 12 to 15 units per acre could be achieved on the site (4,956 to 6,195 units).

#### Parcel B-5

This series of parcels is located along the east side of Russell Ranch Road, north of the extension of Iron Point Road, within the Empire Ranch development. This series of parcels is 192.6 acres in area (the previous analysis identified the site as being 192.9 acres). An amended Preliminary

Grading Plan was approved for these parcels in August 2000. While rough site grading has commenced, no Final Maps or Improvement Plans have been submitted for these parcels. No changes have occurred on the site since April 2001.

Based upon the suitability analysis, this site was deemed to be Suitable and Very Suitable as an affordable housing site, with the exception that it is not in proximity to a neighborhood commercial center and not in proximity to an elementary school. Because of the slopes and trees across this site, it was concluded that a density of 12 to 15 units per acre could be achieved on the site (2,314 to 2,880 units).

#### Parcel B-6

This series of parcels is located along the south side of Iron Point Road (extended), west of Russell Ranch Road, within the Empire Ranch development. This series of parcels is 50.2 acres in area (the previous analysis identified the site as being 51.5 acres in area). An amended Preliminary Grading Plan was approved for these parcels in August 2000. No Final Maps or Improvement Plans have been submitted for these parcels. No changes have occurred on this site since April 2002.

Based upon the suitability analysis, this site was deemed to be Suitable and Very Suitable as an affordable housing site, with the exception that it is not in proximity to a neighborhood commercial center and not in proximity to an elementary school. Because of the proximity to U.S. Highway 50, there could be noise impacts effecting any development on this site. However, as noted by the recent development of residential units along the U.S. Highway 50 corridor in Sacramento County and El Dorado County, these noise impacts can be attenuated to less than significant levels. With the slopes across this site, it was concluded that a density of 12 to 15 units per acre could be achieved on the site (680 to 850 units).

#### Parcel B-7

This series of parcels is located along the north side of Iron Point Road (extended), west of Russell Ranch Road, within the Empire Ranch development. This series of parcels is 242.0 acres in area (the previous analysis identified the parcel as being 273 acres in area). An amended Preliminary Grading Plan was approved for these parcels in August 2000. No Final Maps or Improvement Plans have been submitted for these parcels. No changes have occurred on this site since April 2001.

Based upon the suitability analysis, this site was deemed to be Suitable and Very Suitable as an affordable housing site, with the exception that it is not in proximity to a neighborhood commercial center. With the slopes across this site, it was concluded that a density of 12 to 15 units per acre could be achieved on the site (3,036 to 3,795 units).

#### Parcel B-8 (formerly identified as Parcel C-15)

This parcel is located at the northerly terminus of Charlemont Place, immediately west of the Oak Chan Elementary School. The site is 3.0 acres in area. There are no development proposals pending on this site. No changes have occurred on this site since April 2001.

Based upon the suitability analysis, this site was deemed to be Not Suitable as an affordable housing site. However, if a residential project was to be constructed on the site, it was concluded that any environmental constraints on the site could be incorporated into the design of the project. As the site is level, it was concluded that a density of 18 to 24 units per acre could be achieved on the site (54 to 73 units).

#### B-9 (formerly a part of A-16)

The 11.3 acre site was dedicated to the City for parkland as part of the Empire Ranch Specific Plan. In 2000, the City approved plans for the development of the park site in conjunction with the Empire Ranch project. In June 2001, the City commenced construction with grading of the park site.

### C. COMMERCIAL/INDUSTRIAL ZONED PARCELS, GREATER THAN TWO ACRES IN AREA, WITH NO DEVELOPMENT AGREEMENT

#### Parcel C-1

This parcel is located at the southeast corner of American River Canyon Drive and Oak Avenue Parkway, across from the existing neighborhood commercial center. This parcel is 4.1 acres in area. No development proposals have been submitted for this site. No changes have occurred on the site since April 2001.

Based upon the suitability analysis, this site was deemed to be Suitable and Very Suitable as an affordable housing site, with the exception that it is not in proximity to an employment center and an elementary school. It was concluded that any environmental constraints on the site could be incorporated into the design of a project. With the slopes across this site, it was concluded that a density of 12 to 15 units per acre could be achieved on the site (48 to 60 units).

#### Parcel C-2

This triangular-shaped parcel is located on the west side of Folsom-Auburn Road, adjacent to the Pinebrook Village development. The parcel is 13.6 acres in area. No development proposals have been submitted for this parcel. No changes have occurred on the site since April 2001.

Based upon the suitability analysis, this site was generally found to be Not Suitable as an affordable housing site. As there are oak trees on the site, some trees would need to be removed to allow for development on this site. Also, there are high-power transmission lines that traverse the site that might impact the ability to maximize development. However, there are areas on the project site where a residential project could be constructed. With the slopes and trees that are on this site, it was concluded that a density of 12 to 15 units per acre could be achieved on the site (169 to 223 units).

#### Parcel C-3

This parcel is located at the southwest corner of Folsom-Auburn Road and Folsom Dam Road. This parcel is 7.1 acres in area. Currently, the parcel is used for agricultural purposes (a strawberry patch). On September 27, 2001, the property owner filed a Planned Development Permit for the development of a car wash and automotive services center on the project site. The

application was not deemed complete until December 15, 2001. Staff is reviewing the project, and a tentative Planning Commission date has been set for March 20, 2002.

Based upon the suitability analysis, this site was deemed Not Suitable as an affordable housing site as it did not comply with enough of the identified criteria. However, this does not preclude a residential project from being constructed on the site. It was concluded that any environmental constraints on the site could be incorporated into the design of a project. As this site is level, it was concluded that a density of 18 to 24 units per acre could be achieved on the site (127 to 170 units).

#### Parcel C-4

This parcel is located on the west side of Auto Mall Circle within the Folsom Auto Mall. The parcel is 5.3 acres in area (the previous analysis identified the site as being 6.0 acres in area). In October 2000, the Planning Commission granted a one-year extension to the previously approved Planned Development Permit for an automobile dealership on this site. In October 2001, the Planned Development Permit extension expired. No activity has occurred on the site since April 2001.

Based upon the suitability analysis, this site was generally found to be Not Suitable as an affordable housing site. However, this does not preclude a residential project from being constructed on the site. Immediately to the west of this site (across Aerojet Road in Sacramento County) is a recently constructed multi-family apartment complex. It was concluded that any environmental constraints on the site could be incorporated into the design of a project. As this site is level, it was concluded that a density of 18 to 24 units per acre could be achieved on the site (108 to 144 units).

#### Parcel C-5 (now identified as Parcel D-9)

This site was previously identified as not having a Development Agreement when in fact an agreement is recorded against the property. This parcel has been re-numbered as Parcel D-9.

#### Parcel C-6

This parcel is located on the north side of Woodmere Road, opposite Lake Forest Drive, within the Lake Forest Technology Center. The parcel is 6.0 acres in area. No development proposals have been submitted for this site. No changes have occurred on the site since April 2001.

Based upon the suitability analysis, this site was generally found to be Not Suitable as an affordable housing site. However, this does not mean that a residential development could not be constructed on the site, given the proper zoning. It was concluded that any environmental constraints on the site could be incorporated into the design of a project. As this site is level, it was concluded that a density of 18 to 24 units per acre could be achieved on the site (90 to 120 units).

#### Parcel C-7

This parcel is located on the west side of Blue Ravine Road within the Lake Forest Technology Center. The parcel is 2.5 acres in area. No development proposals have been submitted for this site. No changes have occurred on the site since April 2001.

Based upon the suitability analysis, this site was deemed to be Suitable and Very Suitable as an affordable housing site, with the exception that it is not in proximity to a neighborhood commercial center and it is not compatible with adjacent uses. It was concluded that any environmental constraints on the site could be incorporated into the design of a project. As this site is level, it was concluded that a density of 18 to 24 units per acre could be achieved on the site (44 to 59 units).

#### Parcel C-8

This parcel is located on the northeast corner of Ingersoll Way and Iron Point Road adjacent to the Iron Point Business Center. The parcel is 3.4 acres in area. In January 2002, the property owner submitted an application for approval of a Planned Development Permit for the construction of two single-story office buildings on the project site. No Planning Commission hearing date has been set.

Based upon the suitability analysis, this site was deemed to be Suitable and Very Suitable as an affordable housing site, with the exception that it is not in proximity to a neighborhood commercial center. It was concluded that any environmental constraints on the site could be incorporated into the design of a project. As this site is level, it was concluded that a density of 18 to 24 units per acre could be achieved on the site (61 to 82 units).

#### Parcel C-9 (now identified as Parcel D-12)

This site was previously identified as not having a Development Agreement when in fact an agreement is recorded against the property. This parcel has been re-numbered as Parcel D-12.

#### Parcel C-10 (now listed as Parcel D-8)

This site was previously identified as not having a Development Agreement when in fact an agreement is recorded against the property. This parcel has been re-numbered as Parcel D-8.

#### Parcel C-11

This series of parcels, some owned by the City and another by a private party, is located on the west side of Sibley Street, north of Blue Ravine Road. These parcels encompass 19.1 acres. While the City is currently leasing out some of its land for the storage of automobiles, no development projects have been approved for this site. No changes have occurred on this site since April 2001.

Based upon the suitability analysis, this site was deemed to be Suitable and Very Suitable as an affordable housing site, with the exception that it is not in proximity to a neighborhood commercial center and not in proximity to an elementary school. It was concluded that any environmental constraints on the site could be incorporated into the design of a project. As this site is level, it was concluded that a density of 18 to 24 units per acre could be achieved on the site (343 to 458 units).

#### Parcel C-12

This parcel is located on the southeast corner of Sibley Street and Levy Road. The parcel is 2.3 acres in area. While a proposal for the development of an automobile repair facility was

submitted for this site in 1999, the applicant withdrew the proposal prior to any action by the Planning Commission. There are no other pending applications on this site. No changes have occurred on this site since April 2001.

Based upon the suitability analysis, this site was generally found to be Not Suitable as an affordable housing site. However, this does not mean that a residential development could not be constructed on the site. As there are oak trees on the site, some trees would need to be removed to allow for development on this site. With the slopes and trees that are on this site, it was concluded that a density of 12 to 15 units per acre could be achieved on the site (27 to 34 units).

#### Parcel C-13

This parcel is located on the north side of Levy Road, east of Sibley Street. The site encompasses 2.2 acres in area. In June 2000, the City Council approved a Planned Development Permit and a Conditional Use Permit for the development of a “pet resort” on the project site. To date, no improvement plans or building permits have been issued. No changes have occurred on this site since April 2001.

Based upon the suitability analysis, this site was deemed to be Suitable as an affordable housing site, with the exception that it is not in proximity to a neighborhood commercial center and not in proximity to an elementary school. To allow for multiple-family development of this site, many of the existing oak trees would need to be removed. With the slopes and trees that are on this site, it was concluded that a density of 12 to 15 units per acre could be achieved on the site (26 to 33 units).

#### Parcel C-14

These parcels are located on the northeast and northwest corners of Willard Drive (extended) and Iron Point Road. These parcels are 38.5 acres in area (the previous analysis identified the site as being 38.4 acres in area). This property, which is owned by Intel, was included in a Tentative Parcel Map that was approved by the Planning Commission in March 2001. To date, the Parcel Map has not been approved. No development applications have been submitted for this site. No changes have occurred on this site since April 2001.

Based upon the suitability analysis, this site was deemed to be Suitable and Very Suitable as an affordable housing site. It was concluded that any environmental constraints on the site could be incorporated into the design of a project. As this site is generally level, it was concluded that a density of 18 to 24 units per acre could be achieved on the site (721 to 962 units).

#### Parcel C-15

This parcel is located on the southeast corner of Prairie City Road and Willard Drive. The parcel is 4.2 acres in area. No development applications have been submitted for this site. No changes have occurred on this site since April 2001.

Based upon the suitability analysis, this site was deemed to be Suitable and Very Suitable as an affordable housing site. However, the wetland areas on the site would limit its development potential. Assuming there is approximately two acres of developable land, it was concluded that 36 to 50 units could be constructed on this site.

#### Parcel C-16

This series of parcels is located along U.S. Highway 50 at the northeast quadrant of the Prairie City Road interchange. These parcels include City-owned land, property owned by the Folsom-Cordova Unified School District and other businesses. The parcels encompass 112.6 acres (the previous analysis identified the site as being 125.3 acres of area). While there are no development applications pending on the City-owned and School district parcels, a Planned Development Permit was approved in November 2000 for a office campus on a 30-acre parcel located in the eastern portion of this site. To date, no building or grading permits have been issued. For the easterly-most portion of this parcel, the Planning Commission approved a Planned Development Permit for the development of a 120,000 square foot professional office building in March 2001. In September 2001, building and grading permits were issued for the previously approved office building. No changes have occurred since April 2001 on the balance of the site.

Based upon the suitability analysis, this site was deemed to be Suitable and Very Suitable as an affordable housing site. It was concluded that any environmental constraints on the site could be incorporated into the design of a project. As this site is generally level, it was concluded that a density of 18 to 24 units per acre could be achieved on the site (2,151 to 2,868 units).

#### Parcel C-17

This parcel is located on the southwest corner of Fargo Way and Natoma Street, across from the City's Police Station. This parcel is 2.9 acres in area. In December 2001, the property owner submitted an application for Design Review approval for the development of four professional office buildings on the project site. The project is tentatively scheduled to be considered by the Architectural Review Commission at its March 28, 2002 meeting.

Based upon the suitability analysis, this site was deemed to be Suitable and Very Suitable as an affordable housing site, with the exception that it is not in proximity to a neighborhood commercial center. It was concluded that any environmental constraints on the site could be incorporated into the design of a project. As this site is generally level, it was concluded that a density of 18 to 24 units per acre could be achieved on the site (52 to 69 units).

#### Parcel C-18

This parcel is located on the south side of East Natoma Street, opposite the entry road to Folsom State Prison. This parcel is 4.9 acres in area. No development proposals have been submitted for this site. No changes have occurred on the site since April 2001.

Based upon the suitability analysis, this site was deemed to be Suitable as an affordable housing site, with the exception that it is not in proximity to a neighborhood commercial center and not in proximity to an employment center. To allow for multiple-family development of this site, many of the existing oak trees would need to be removed. With the slopes and trees that are on this site, it was concluded that a density of 12 to 15 units per acre could be achieved on the site (58 to 73 units).

#### Parcel C-19

This triangular-shaped island parcel is located on the northwest corner of Folsom Dam Road and East Natoma Street, opposite the westerly entry into Briggs Ranch. This parcel is 8.2 acres in area. In February 2001, the City received a Planned Development Permit application for the development of a neighborhood commercial center and a self-storage facility on this project site. Staff continues to work with the applicant to refine the project. At this time, no public hearings before the Planning Commission have been set. No changes have occurred on the project site since April 2001.

Based upon the suitability analysis, this site was generally found to be Not Suitable as an affordable housing site. However, this does not mean that a residential development could not be constructed on the site. It was concluded that any environmental constraints on the site could be incorporated into the design of a project. As this site is level, it was concluded that a density of 18 to 24 units per acre could be achieved on the site (189 to 252 units).

#### Parcel C-20 (see Parcel D-10)

This site was previously identified as not having a Development Agreement when in fact an agreement is recorded against the property. This parcel has been re-numbered as Parcel D-10.

#### Parcel C-21 (see Parcel D-13)

This site was previously identified as not having a Development Agreement when in fact an agreement is recorded against the property. This parcel has been re-numbered as Parcel D-13.

#### Parcel C-22 (see Parcel D-14)

This site was previously identified as not having a Development Agreement when in fact an agreement is recorded against the property. This parcel has been re-numbered as Parcel D-14.

#### Parcel C-23

This parcel is located on the east side of Oak Avenue Parkway, north of South Lexington Drive (behind the existing commercial center). The parcel is 2.8 acres in area. No development applications have been submitted for this parcel. No changes have occurred on this site since April 2001.

Based upon the suitability analysis, this site was deemed to be Not Suitable as an affordable housing site. However, as the site is surrounded by existing residences, this does not mean that a residential project could not be constructed on the site. It was concluded that any environmental constraints on the site could be incorporated into the design of a project. As this site is level, it was concluded that a density of 18 to 24 units per acre could be achieved on the site (51 to 68 units).

#### Parcel C-24

This parcel is located on the east side of East Bidwell Street, north of Broadstone Parkway, in the Broadstone Unit No. 3 development. The parcel is 37.1 acres in area. On July 25, 2001, the Planning Commission approved a Planned Development permit for the construction of a retail shopping center on this site. Subsequent to that approval, the property owner received approval of the site improvements plans and commenced with the installation of site improvements and



infrastructure in accordance with the approved project. Accordingly, this parcel is no longer available as a potential affordable housing site.

#### Parcel C-25

This parcel is located on the east side of East Bidwell Street, south of Broadstone Parkway, in the Broadstone Unit No. 3 development. The parcel is 43.5 acres (the previous analysis identified this site as being 43.4 acres in area). The City has issued site improvement permits to allow for the mass grading of this site. No development applications have been submitted for this parcel.

Based upon the suitability analysis, this site was deemed to be Suitable and Very Suitable as an affordable housing site, with the exception that it is not in proximity to a neighborhood commercial center and not in proximity to an elementary school. It was concluded that any environmental constraints on the site could be incorporated into the design of a project. As the slopes crossing this site are less than 15 percent, it was concluded that a density of 15 to 18 units per acre could be achieved on the site (651 to 781 units).

#### Parcel C-26

This series of parcels are located on the south side of Iron Point Road, east of the East Bidwell Street interchange with U.S. Highway 50. The easterly portion of the parcel is within the Broadstone Unit No. 3 development. The westerly portion of the parcel is separately owned. The parcels are 121.4 acres in area (the previous analysis identified the parcels as being 43.4 acres). No development applications have been submitted for these parcels. In August 2001, the property owner submitted a General Plan Amendment/Specific Plan Amendment application to change the land use from industrial/office park to retail commercial. The application is tentatively scheduled to be considered by the Planning Commission in March 2002.

Based upon the suitability analysis, this site was deemed to be Not Suitable as an affordable housing site. Because of the proximity of U.S. Highway 50, there could be significant noise impacts effecting any development on this site. However, this does not mean that a residential project could not be constructed on this site. With the slopes across this site, it was concluded that a density of 12 to 15 units per acre could be achieved on the site (1,455 to 1,819 units).

#### Parcel C-27

This series of parcel is located on the south side of Parkshore Drive, west of Folsom Boulevard, in the Lake Forest Technology Center. The parcels encompass 5.7 acres of land. The westerly portion of the parcel is part of the OSI campus. To date, no building plans have been submitted for this area. A Conditional Use Permit was previously approved for the easterly portion of the site to allow for a self-storage facility. Since April 2001, building permits have been issued and site construction for the facility is nearing completion.

Based upon the suitability analysis, this site was generally found to be Not Suitable as an affordable housing site. As the site is in the middle of an industrial office park, this site did not rate well in the analysis. However, this does not preclude a residential project from being constructed on the site. It was concluded that any environmental constraints on the site could be

incorporated into the design of a project. As this site is level, it was concluded that a density of 18 to 24 units per acre could be achieved on the site (102 to 136 units).

#### Parcel C-28

This parcel is located on the west side of Folsom Boulevard, behind the existing Shell gasoline service station at the corner of Folsom Boulevard and Blue Ravine Road. The site is 3.9 acres in area. In January 2000, a Planned Development Permit for the development of a retail shopping center and pad restaurant buildings was submitted to the City for review. In September 2001, the Planning Commission approved the Planned Development Permit. No building or grading permits have been issued for implementation of the approved project.

Based upon the suitability analysis, this site was deemed to be Suitable as an affordable housing site, with the exception that it is not in proximity to a neighborhood commercial center and may not be compatible with adjacent uses. It was concluded that any environmental constraints on the site could be incorporated into the design of a project. As this site is level, it was concluded that a density of 18 to 24 units per acre could be achieved on the site (69 to 93 units).

#### Parcel C-29

This parcel is located at the southeast corner of Folsom Boulevard and Glenn Drive. The site is 2.1 acres in area. The site has been identified as a possible location for the development of a light rail park-and-ride lot, but no approvals for such a project have been issued. No changes have occurred on the site since April 2001.

Based upon the suitability analysis, this site was generally found to be Not Suitable as an affordable housing site. However, this does not mean that a residential development could not be constructed on the site. It was concluded that any environmental constraints on the site could be incorporated into the design of a project. As this site is level, it was concluded that a density of 18 to 24 units per acre could be achieved on the site (37 to 49 units).

#### Parcel C-30

This parcel is located on the north side of Parkshore Drive, on the area known as “the island” within the Parkshore Plaza development. The site is 18.9 acres in area (the previous analysis identified the site as being 18.8 acres). The site has been rough-graded and utilities have been extended to the site in conjunction with the improvements for Site C-31. No changes have occurred on this site since April 2001.

Based upon the suitability analysis, this site was generally found to be Not Suitable as an affordable housing site. However, this does not mean that a residential development could not be constructed on the site. It was concluded that any environmental constraints on the site could be incorporated into the design of a project. As this site is level, it was concluded that a density of 18 to 24 units per acre could be achieved on the site (338 to 451 units).

#### Parcel C-31

This parcel is located on the south side of Parkshore Drive, east of the existing development, within the Parkshore Plaza development. The site is 15.5 acres in area. In February 2000, the Planning Commission approved a Planned Development Permit and Tentative Parcel Map for the

construction of two office buildings on this location. While some site grading activities have occurred and utilities have been extended to the site, no building permits have been issued. In January 2002, the property owner submitted an application for an extension of the Planned Development Permit and Tentative Parcel Map. That application is scheduled to be considered by the Planning Commission on March 6, 2002. No changes have occurred on this site since April 2001.

Based upon the suitability analysis, this site was deemed to be Suitable and Very Suitable as an affordable housing site, with the exception that it is not in proximity to a neighborhood commercial center. It was concluded that any environmental constraints on the site could be incorporated into the design of a project. As this site is level, it was concluded that a density of 18 to 24 units per acre could be achieved on the site (232 to 309 units).

#### Parcel C-32

This parcel is located at the northwest corner of Coolidge Drive and Parkshore Drive within the Parkshore Plaza development. The site is 3.8 acres in area. In April 2000, the Planning Commission approved a Planned Development Permit for a professional office building on this location. No building permits have been issued. No changes have occurred on this site since April 2001.

Based upon the suitability analysis, this site was deemed to be Suitable and Very Suitable as an affordable housing site, with the exception that it is not in proximity to a neighborhood commercial center. It was concluded that any environmental constraints on the site could be incorporated into the design of a project. As this site is level, it was concluded that a density of 18 to 24 units per acre could be achieved on the site (69 to 92 units).

#### Parcel C-33

This site was previously identified as not having a Development Agreement when in fact an agreement is recorded against the property. This parcel has been re-numbered as Parcel D-11.

#### Parcel C-34

This parcel is located on the north side of East Bidwell Street at the yet-to-be-constructed Hana Court. The parcel is 2.5 acres in area. No development applications have been submitted for this site. No changes have occurred on this site since April 2001.

Based upon the suitability analysis, this site was generally found to be Suitable and Very Suitable as an affordable housing site, except for the site's proximity to a City park and an elementary school. It was concluded that any environmental constraints on the site could be incorporated into the design of a project. As this site is level, it was concluded that a density of 18 to 24 units per acre could be achieved on the site (45 to 60 units).

#### D. COMMERCIAL/INDUSTRIAL ZONED PARCELS, GREATER THAN TWO ACRES IN AREA, WITH A DEVELOPMENT AGREEMENT

##### Parcel D-1

This series of parcels are located on the northwest corner of Creekside Drive and East Bidwell Street within the Willow Creek Estates South development. The parcels encompass 12.3 acres of land. No development applications have been submitted for these parcels. No changes have occurred on the site since April 2001.

Based upon the suitability analysis, this site was deemed to be Suitable and Very Suitable as an affordable housing site, with the exception that it is not in proximity to an elementary school and may not be compatible with adjacent uses. It was concluded that any environmental constraints on the site could be incorporated into the design of a project. As this site is level, it was concluded that a density of 18 to 24 units per acre could be achieved on the site (220 to 294 units).

##### Parcel D-2

This parcel is located at the northeast corner of Oak Avenue Parkway and Iron Point Road in the Broadstone Unit No. 2 development. The parcel encompasses approximately 11.0 acres in area. No development applications have been submitted for this site. No changes have occurred on this site since April 2001.

Based upon the suitability analysis, this site was deemed to be Suitable and Very Suitable as an affordable housing site, with the exception that it is not in proximity to a neighborhood commercial center. It was concluded that any environmental constraints on the site could be incorporated into the design of a project. As this site is level, it was concluded that a density of 18 to 24 units per acre could be achieved on the site (198 to 264 units).

##### Parcel D-3

This series of parcels is located on the south side of Iron Point Road, between Oak Avenue Parkway and East Bidwell Street, within the Broadstone Unit No. 2 development. These parcels encompass 152.8 acres in area (the previous analysis identified the parcels as being 152.6 acres). A Planned Development Permit was approved for the easterly portion of this site in March 2001 for the development of two hotels and a retail commercial shopping center. In July 2000, a master plan was issued for the central part of this parcel for the Folsom Corporate Center, for the development of a 1.425 million square foot corporate campus. No development has been proposed for the westerly-most portion of this parcel. Since April 2001, construction has commenced on the Kaiser Permanente facility in the center of the Folsom Corporate Center. Building permits have also been issued for Building 6, and site improvements have commenced.

Based upon the suitability analysis, this site was deemed to be Suitable and Very Suitable as an affordable housing site, with the exception that it is not in proximity to a neighborhood commercial center. Because of the adjacent freeway, significant noise attenuation would most likely be required. It was concluded that any other environmental constraints on the site could be incorporated into the design of a project. As this site has a combination of level and sloped

areas, it was concluded that a density of 15 to 18 units per acre could be achieved on the site (2,289 to 2,747 units).

#### Parcel D-4

This series of parcels are located on the west side of East Bidwell Street and the north side of Clarksville Road within the Broadstone Unit No. 2 development. The parcels encompass 15.5 acres in area (the previous analysis identified the parcels as being 15.4 acres). A City fire station (1.5 acres) and a child day-care facility (1.0 acres) have been approved for a portion of this site. Since April 2001, site improvements have commenced on the Fire Station, and a building permit has been issued for the child care center. The balance of the site (13.0 acres) is still undeveloped, and no changes have occurred on the balance of the site since April 2001.

Based upon the suitability analysis, this site was deemed to be Suitable and Very Suitable as an affordable housing site, with the exception that it is not in proximity to a neighborhood commercial center and may not be compatible with adjacent uses. It was concluded that any environmental constraints on the site could be incorporated into the design of a project. As this site is level, it was concluded that a density of 18 to 24 units per acre could be achieved on the remaining undeveloped portion of the site (234 to 312 units).

#### Parcel D-5

This parcel, proposed as the location of the Broadstone Regional Mall, is located at the northwest corner of East Bidwell Street and Iron Point Road within the Broadstone Unit No. 2 development. The parcel encompasses 102.4 acres (the previous analysis identified the site as being 102.7 acres in area). No development applications have been submitted for this site. No changes have occurred on this site since April 2001.

Based upon the suitability analysis, this site was deemed to be Suitable and Very Suitable as an affordable housing site, with the exception that it is not in proximity to a neighborhood commercial center. It was concluded that any environmental constraints on the site could be incorporated into the design of a project. As this site is generally level, it was concluded that a density of 18 to 24 units per acre could be achieved on the site (1,848 to 2,464 units).

#### Parcel D-6

This parcel is located at the southeast corner of Blue Ravine Road and East Natoma Street, within the Parkway development. The parcel is 9.8 acres in area (the previous analysis identified the site as being 11.2 acres in area). When the Parkway Phase II development was approved in 1998, a gasoline service station was approved on the corner parcel, but no site improvement or building permits have been issued. Since April 2001, rough grading has occurred on the site in accordance with the previously approved mass grading plan for the Specific Plan.

Based upon the suitability analysis, this site was deemed to be Suitable and Very Suitable as an affordable housing site, with the exception that it is not in proximity to an employment center. It was concluded that any environmental constraints on the site could be incorporated into the design of a project. As this site is generally level, it was concluded that a density of 18 to 24 units per acre could be achieved on the site (201 to 268 units).

#### Parcel D-7

This parcel is located on the south side of Iron Point Road, east of Russell Ranch Road, in the Empire Ranch development. The parcel is 12.1 acres in area. To date, no development applications have been submitted for this site. No changes have occurred on the site since April 2001.

Based upon the suitability analysis, this site was deemed to be Suitable and Very Suitable as an affordable housing site, with the exception that it is not in proximity to a neighborhood commercial center and not in proximity to an elementary school. Because of the proximity of U.S. Highway 50, there could be noise impacts effecting any development on this site. With the slopes across this site, it was concluded that a density of 12 to 15 units per acre could be achieved on the site (230 to 288 units).

#### Parcel D-8 (formerly Parcel C-10)

This series of parcels is located on the north side of Blue Ravine Road, along Plaza Drive, on land formerly known as the Folsom Auto Plaza. The parcels encompass 22.1 acres in area. In February 2001, a Planned Development Permit was submitted for the development of a grocery store and other retail facilities on the center island parcel. That proposed project has yet (as of March 8, 2002) to be considered by the Planning Commission. No development applications have been submitted for the balance of this area. No changes have occurred on the balance of the parcel since April 2002.

Based upon the suitability analysis, this site was deemed to be Suitable and Very Suitable as an affordable housing site, with the exception that it is not in proximity to a neighborhood commercial center. It was concluded that any environmental constraints on the site could be incorporated into the design of a project. As this site is level, it was concluded that a density of 18 to 24 units per acre could be achieved on the site (397 to 530 units).

#### Parcel D-9 (formerly Parcel C-5)

This parcel is located on the east side of Folsom Boulevard, behind the Larkspur Hotel at the Natoma Station Shopping Center. The parcel is 3.0 acres in area (the previous analysis identified the site as being 3.1 acres). No development proposals have been submitted for this site. No changes have occurred on this site since April 2001.

Based upon the suitability analysis, this site was generally found to be Not Suitable as an affordable housing site. As there are oak trees on the site, some trees would need to be removed to allow for development on this site. However, this does not preclude a residential project from being constructed on the site. With the slopes and trees that are on this site, it was concluded that a density of 12 to 15 units per acre could be achieved on the site (37 to 45 units).

#### Parcel D-10 (formerly identified as Parcel C-20)

This parcel is located on the south side of Creekside Drive, immediately east of Mercy Folsom Hospital. This parcel is approximately 22.1 acres in area (the previous analysis identified the site as being 22.0 acres). In January 2001, the City Council, acting as the Redevelopment Agency, adopted a resolution to provide \$50,000 to Mercy Housing California for pre-construction costs (i.e., development of plans) for the development of approximately 120 affordable senior

residences on a five-acre portion of the site. To date, no application has been submitted. In January 2002, a Tentative Parcel Map application was submitted to create the five-acre parcel for the senior housing project.

Based upon the suitability analysis, this site was deemed to be Suitable and Very Suitable as an affordable housing site, with the exception that it is not in proximity to a neighborhood commercial center. It was concluded that any environmental constraints on the site could be incorporated into the design of a project. As this site is level, it was concluded that a density of 18 to 24 units per acre could be achieved on the site (396 to 528 units).

#### Parcel D-11 (formerly Parcel C-33)

This parcel is located on the north side of Creekside Drive, west of the existing Creekside Oaks assisted living facility. The parcel is approximately 6.7 acres in area (the previous analysis identified the site as being 3.6 acres in area). Although a skilled nursing facility had previously been approved for this site, that approval has since expired. In May 2001, an application as submitted for the development of a 184-unit affordable senior housing project on the site. That project was approved by the Planning Commission on January 16, 2002, and the appeal period has ended with no appeals being filed.

Based upon the suitability analysis prepared by the consultant, this site was deemed to be Suitable and Very Suitable as an affordable housing site, with the exception that it is not in proximity to a neighborhood commercial center. It was concluded that any environmental constraints on the site could be incorporated into the design of a project. As this site is level, it was concluded that a density of 18 to 24 units per acre could be achieved on the site (124 to 165 units). With a 25 percent density bonus provision as allowed by State law for affordable residential projects, up to 206 units could be constructed on the site.

#### Parcel D-12 (formerly Parcel C-9)

This series of parcels is located on the southeast corner of Folsom Boulevard and Blue Ravine Road, on land formerly known as Natoma Station Lot C. The parcels encompass 8.6 acres in area. In September 2000, a Marie Callender's restaurant was approved for a 1.3-acre portion of this site. In December 2000, a Kindercare facility was approved for a 1.5-acre portion of the site. The balance of the site (5.8 acres) was previously approved for an assisted living facility, but that approval has since expired. In September 2001, a building permit was issued for the Kindercare facility, and construction has commenced. In September 2001, a Planned Development Permit application was filed for the construction of a two-story office building on the large (5.8-acre) center portion of this site. That proposed project has yet (as of March 8, 2002) to be considered by the Planning Commission.

Based upon the suitability analysis, this site was deemed to be Suitable and Very Suitable as an affordable housing site, with the exception that it is not in proximity to a neighborhood commercial center. It was concluded that any environmental constraints on the site could be incorporated into the design of a project. As this site is level, it was concluded that a density of 18 to 24 units per acre could be achieved on the remaining 5.8-acre center portion of the site (104 to 139 units).

Parcel D-13 (formerly Parcel C-21)

This series of parcels is located on the north side of Creekside Drive, east of Oak Avenue Parkway. The parcels encompass 24.2 acres in area. A Planned Development Permit for an Alzheimer's facility was approved for the westerly portion of this area in November 2000. To date, no building permits have been issued. The easterly portion of the site (known as Lot K) has been deeded to the City for the development of a City park. No changes have occurred on this site since April 2001.

Based upon the suitability analysis, this site was deemed to be Suitable to Very Suitable as an affordable housing site, with the exception that it is not in proximity to a neighborhood commercial center and is not in proximity to an elementary school. It was concluded that any environmental constraints on the site could be incorporated into the design of a project. As this site is level, it was concluded that a density of 18 to 24 units per acre could be achieved on the site (435 to 581 units).

Parcel D-14 (formerly Parcel C-22)

This parcel is located on the northwest corner of East Bidwell Street and Oak Avenue Parkway. The parcel is 7.6 acres in area. No development applications have been submitted for this parcel. No changes have occurred on this parcel since April 2001.

Based upon the suitability analysis, this site was deemed to be Not Suitable as an affordable housing site. However, this does not preclude a residential project from being constructed on the site. It was concluded that any environmental constraints on the site could be incorporated into the design of a project. As this site is level, it was concluded that a density of 18 to 24 units per acre could be achieved on the site (136 to 181 units).



## **APPENDIX B: DISTRIBUTION LIST FOR NOTICES AND ANNOUNCEMENTS OF PUBLIC MEETINGS CONCERNING THE CITY OF FOLSOM'S HOUSING ELEMENT UPDATE, JANUARY 2002**

Lennar Renaissance and Winncrest Homes

Meritage Homes

Russ Davis  
Elliott Homes

John Mourier Construction, Inc.

Centex Homes

Tim Lewis Communities

Bob Howse  
Forecast Homes

Renown Enterprises

Kirk Bone  
Parker Development Company

Beazer Homes

Empire Ranch

Lisa Noling  
Staff Attorney  
Legal Services of No. California

Brian Augusta  
Staff Attorney  
Legal Services of No. California

Price Walker  
Elliott Homes

Andy Stroud, Esq.  
Mennemeier, Glassman and Stroud  
U.S. Bank Plaza

Marc Mihaly  
Shute, Mihaly and Weinberger, LLP

Kathy Boone  
Twin Lakes Food Bank

Tom Laverty  
Saint Vincent de Paul

Patti Eckhardt  
Healthy Start

Marnie Cotta-Warren  
Folsom Gardens

Joan Burke  
Director of Advocacy  
Loaves and Fishes

Bill Slater  
Area 4 Agency on Aging

Resources for Independent Living

Vicki Smith  
Alta California Regional Center

Rachel Iskow  
Executive Director  
Sacramento Mutual Housing Assoc.

Marilyn Gautschi  
Cornish and Carey Commercial

Paul Dirksen  
Housing Policy Analyst  
California Department of HCD

Paul Ainger  
Director of Development  
C.H.O.C.

Darren Brobrosky  
Program Manager  
SHRA

Bill Cummings

Steven Gall  
Executive Vice President  
USA Properties Fund

Stefan Manolakas  
Palisade Properties

Larry Mintier  
J. Laurence Mintier & Associates

Bill Mueller  
Public Affairs  
The Intel Corporation

Phil Scott  
Bentley Mortgage

Cindy Seaman  
Mercy Housing California

Rich Ciraulo  
Mercy Housing California

Stacy Selmants  
Facilities Planner  
Folsom-Cordova School District

Kenneth Watkins  
The Nehemiah Corporation

Laura Kobler  
Sacramento Mutual Housing Assoc.

Joe Gagliardi  
Folsom Chamber of Commerce

Councilmember Steve Miklos

Councilmember Cyndi Dow

Vice Mayor Kerri Howell

Mayor Jeff Starsky

Councilmember Eric King

PC Chairman John Messner

PC Commissioner Neill SooHoo

PC Commissioner Patrick Dunbar

PC Commissioner Lance Klug

PC Commissioner Jerry Fry

PC Commissioner Andy Morin

HDC Chair Candi Miller

HDC Commissioner Dan McNeil

HDC Commissioner Mary Hegarty

HDC Commissioner Dan  
Burgoyne

HDC Vice Chair Jeff Ferreira-Pro

Martha Clark Lofgren  
City Manager

Joe Luchi  
Assistant City Manager

Steven Rudolph  
City Attorney

Kay Ann Markham  
Assistant City Attorney

Amy Feagans  
Neighborhood Services Manager

David Storer  
PIP Director

Michael Johnson  
Principal Planner

Stan Keasling  
Mercy Housing California

Phil Scott

Donny Churchman  
Building Industry Association

Jan Galloway  
Sacramento Board on  
Homelessness

AKT

Charles Ritchie

Neva Cimaroli

Robert Holderness  
Holderness Law Firm

Muriel Brownstein

Ms. Chris Muren

Art Marinaccio

Steve Eggert  
St. Anton's Partners

Pete Geremia  
St. Anton's Partners

Dave Lange  
Empire Ranch

Judith Hanisch

Craig Sandberg

Jim Norvall

Steve Porter

Signe King  
SKC Commercial

Arlene Krause  
Sacramento Housing Alliance

Fred Schiedegger

Jackson Chih  
Renown Enterprises

Mark Lucas  
Lucas Enterprises

## APPENDIX C: EXISTING/PROPOSED ZONING CODE DEVELOPMENT STANDARDS

Table 17.26-2 Development and Design Standards for Single-Family and Two-Family Residential Zoning Districts					
<b>Legend for Text in Table:</b> Existing Regulations (standard text) Staff recommendation to modify existing regulation (strike out) Staff recommended change or initial recommendation where no regulation currently exists (bold/underlined text) General Plan provision (highlights)					
Development Standard	Single-Family Residential Zoning Districts				Two-Family Zoning District
	R-1-M		R-1-ML	R-1-L	R-2
	Compact Lot ( <u>&lt; 6,000 sf</u> )	Standard Lot ( <u>≥ 6,000 sf</u> )			
<u>Lot area (min)</u>					
Interior lot area	No Minimum	6000 sf	10000 sf	14000 sf	6,000 sf
Corner lot area		7500 sf	10000 sf	14000 sf	7,500 sf
<u>Lot dimension (min)</u>					
Lot width	No Minimum	60'	60'	75'	60'
Lot depth		75'	75'	75'	75'
<u>Allowed density range</u>					
Minimum density	4.0 du/ac	4.0 du/ac	2.0 du/ac	2.0 du/ac	2.0 du/ac
Maximum density	6.9 du/ac	6.9 du/ac	3.9 du/ac	3.9 du/ac	6.9 du/ac
<u>Open Space (minimum)</u>	30% of gross lot area for single-family sites > 20 acres				NA
<u>Building coverage (max)</u>					
Single-story	45%	40%	35%	30%	40%
Two-story	40%	35%	35%	30%	
<u>Landscape coverage/lot</u>	Minimum 25% of net lot area and 40% of front yard area shall be pervious surface				
<u>Setback distance (min)</u>	20' to garage and 15' to house	20'	20'	35'	20'
Front yard	15' to house	20'	20'	35'	20'
Side yards (interior)	5' each	5' & 10'	5' & 10'	5' & 10'	5' & 10'
Street side yard	12.5'	15'	15'	15'	15'
Rear yard	15'	20'	20'	25'	20'
<u>Height limit (maximum)</u>					
Main structure	35'	35'	35'	35'	35'
Accessory structure	15'	15'	15'	15'	15'
Additional Development/Design Standards for Single-Family Residential Zoning Districts					
1.	Humbug/Willow Creek Parkway Design Guidelines. Except as otherwise vested or exempt by a Development Agreement, residential properties within 400 feet of the Humbug/Willow Creek Parkway boundary are subject to compliance with current Humbug/Willow Creek Design Guidelines.				
2.	Repetition in Home Massing. Within a subdivision, no two houses with the same floor plan and elevation (including reversed elevations) may be located abutting one another.				
3.	Second Floor Massing. To avoid “boxy” structures that have unrelieved exterior wall planes extending in height for two stories, and to promote vertical articulation of wall planes, the gross floor area of any second floor shall not exceed 75 percent of the gross floor area of the ground floor (including garage). <i>* Future graphic representing this development standard</i>				
4.	Building Orientation. Placement of building(s) shall consider the existing context of the surrounding area. New development shall respect privacy and solar access through appropriate siting of structures.				

<b>Table 17.26-2 Development and Design Standards for Single-Family and Two-Family Residential Zoning Districts</b>	
5.	<p>Façade Articulation. Long expanses of uninterrupted exterior wall planes shall be avoided. Exterior wall planes are to be relieved by: the provision of off-sets in wall planes; placement of windows; incorporation of porches, balconies, trellises or decks; incorporation of window trim, ornamentation or architectural detailing appropriate to the building style; use of varied textures and colors; and the use of other design accents to soften the architecture. Additionally, all elevations shall be designed in a manner consistent with and similar to the design used for the front elevation of the buildings.</p> <p><i>* Future graphic representing this development standard</i></p>
6.	<p>Roof Articulation. Long expanses of uninterrupted roof planes shall be avoided. Roof heights, planes, and lines are to be varied. Traditional roof forms, especially gable and hip designs, need to be used unless infeasible. Roof features such as dormers are preferred. If flat or low-slope roof forms are proposed, special care should be taken to ensure compatibility with, and minimize shading of, structures on abutting property.</p> <p><i>* Future graphic representing this development standard</i></p>
7.	<p>Mechanical and Utility Equipment Screening. All mechanical and utility equipment shall be screened from view of the abutting street(s). Screening devices shall be compatible with the architecture and color of the structures on the subject property and surrounding property.</p>
<b>Additional Development/Design Standards For Single-family, Compact Lots (&lt; 6,000 sf lot area)</b>	
8.	<p>Two-Story Unit Mix. No more than three two-story units may be located adjacent to one another on the same side of the street, regardless of street frontage.</p>
9.	<p>Separation Between Second Story Elements. A minimum separation of 15 feet shall be provided between all second story elements of adjacent two-story dwellings on abutting property. <i>* Future graphic representing this development standard</i></p>
10.	<p>Front Yard Stagger. A minimum two-foot front yard setback offset differential is required between adjacent residential units.</p>
11.	<p>Off-set for Third Car Garage. Developments with three-car garages shall either create a two-foot depth differential (stagger) between the facades of the third car bay and two-car garage or establish an angled (minimum 30 degree) or side entrance (90 degree) to the garage from the street.</p>
12.	<p>Driveways. Developments designed with excessive pavement in the front yard (greater than 45 percent of the front yard area dedicated to driveways and/or walkways), shall use an alternate paving surface on the entire driveway (e.g., stamped concrete, pavers) or shall utilize an alternate driveway design (e.g., turfstone, hollywood style).</p>
13.	<p>Streetscape. Repetitive streetscape appearance shall be avoided by providing variations between the front elevations through the landscaping plans.</p>
14.	<p>Zero Lot Line provisions. To ensure light and air and to improve overall design and appearance, the height of the wall, parapet wall or roof eaves on the side property line of a zero lot line home shall not exceed 18 feet at any point for a minimum depth of five feet. <i>* Future graphic representing this standard</i></p>

- A. Multi-family Residential Development and Design Standards. Table 17.26 – 3 below establishes minimum standards for development in all multi-family residential zoning districts. Unless otherwise exempt, multi-family projects are also subject to compliance with the City’s Multi-family Design Guidelines.

**Table 17.26-3 Development and Design Standards for Multi-family Residential Zoning Districts**

<b>Legend for Text in Table:</b>					
Existing Regulations (standard text)					
Staff recommendation to modify existing regulation (strike out)					
Staff recommended change or initial recommendation where no regulation currently exists (bold/underlined text)					
General Plan provision (highlights)					
Development Standard	Multi-family Zoning Districts				
	R-3	R-4	RM		
			MLD	MMD	MHD
<u>Lot area (minimum)</u>					
Interior lot area	6,000 sf	6,000 sf	6,000 sf	6,000 sf	6,000 sf
Corner lot area	7,500 sf	7,500 sf	6,000 sf	6,000 sf	6,000 sf
<b>Development Standard</b>	<b>R-3</b>	<b>R-4</b>	<b>RM (MLD)</b>	<b>RM (MMD)</b>	<b>RM (MHD)</b>
<u>Lot dimensions (minimum)</u>					
Lot width	60'	60'	60'	60'	60'
Lot depth	75'	75'	60'	60'	60'
<u>Allowed density range</u>					
Minimum density	12 du/ac	18 du/ac	7 du/ac	12 du/ac	18 du/ac
Maximum density	17.9 du/ac	25 du/ac	11.9du/ac	17.9du/ac	25 du/ac
<u>Open Space (minimum)</u>	30% of gross lot area for multi-family sites > 10 acres				
<u>Building coverage (max)</u>	50%	50%	50%	55%	60%
		40%-60%	40%-60%	40%-60%	40%-60%
<u>Landscape coverage/lot</u>	Minimum 25% of net lot area shall be maintained as pervious surface				
<u>Setback distance (min)</u>					
Front yard (see note # 4)	20'	20'	20'	20'	20'
Interior yards	5' & 10'	10'	15'	15'	20'
Street-side yard	15'	15'	15'	20'	20'
<u>Height limit (max)</u>					
Main structure	35'	35'	35'	50'	50'
Accessory structure	15'	15'	15'	15'	15'
Additional Development and Design Standards for Multi-family Residential Zoning Districts					
1.	Building spacing requirements. A minimum clear area around each building shall be maintained as follows: <ul style="list-style-type: none"> <li>One-story building 10 feet</li> <li>Two-story building 15 feet</li> <li>Three-story building 20 feet</li> </ul> Buildings may project into the required open space area if an equal compensating area is provided within the same yard area.				
2.	Humbug/Willow Creek Parkway Design Guidelines. Except as otherwise vested or exempt by a development agreement, residential properties within 400 feet of the Humbug/Willow Creek Parkway boundary are subject to compliance with Humbug/Willow Creek Design Guidelines.				
3.	Special Setback/Buffer Provisions. Multi-family projects with five or more total dwelling units which share a common boundary with any single-family residential zoning district or use shall have a setback distance from the common boundary to match the height of the nearest multi-family building(s). Additionally, the setback area abutting the common boundary shall include a minimum ten-foot-wide landscape buffer (with plantings and irrigation) and a minimum six-foot-tall solid masonry wall along the common boundary.				

**Table 17.26-3 Development and Design Standards for Multi-family Residential Zoning Districts**

4.	Setback Restrictions Along Abutting Street Rights-of-Way. The street setback for all structures, carports, parking areas, fences, patios, enclosed storage area, swimming pools, spas and similar project features shall be a minimum of 25 feet. The area between the street improvements and street setback line shall be landscaped. The street setback may be reduced to not less than 20 feet, provided that the setback for project features along the street frontage averages 25 feet. <i>* Future graphic representing this development standard</i>
5.	Retain Amenities. Natural amenities (e.g., views, mature trees, natural topography) on the site shall be preserved and incorporated into the development to the greatest extent possible.
6.	Site Grading. Development of sloped properties shall minimize grading by following the natural contours of the land. Terraced parking lots, stepped building pads, and larger setbacks shall be used to preserve the natural land form and to minimize grade differentials with adjacent streets and adjoining properties.
7.	Site Orientation. Placement of building(s) shall consider the existing context of the surrounding area. New development shall respect the privacy and solar access of surrounding uses through appropriate siting of structures. Buildings shall be oriented to create courtyards and common open space areas that are usable by residents and not relegated to leftover pieces of the site that are difficult to access.
8.	Building Clustering and Massing. The scale of multi-family projects shall be considered in the context of existing surrounding development. For example, low-density projects and smaller project sites located near single family residential, small office, or neighborhood commercial developments shall be designed with smaller buildings and fewer units per building than large, high-density multi-family projects located near regional commercial centers and large office and industrial buildings. There shall not be more than eight dwelling units in each group of attached dwellings when any portion of such building is located within 100 feet of any single family residential parcel.
9.	Building Articulation. To avoid expanses of uninterrupted wall area, unbroken roof forms, and box-like structures, balconies, porches, arcades, dormers, cross gables, and other projections and varied setbacks shall be used to break up the physical characteristics of structures. Buildings shall be designed with hipped or gabled roofs unless the designated Approving Authority finds that flat and mansard roofs or pitched roof segments improve the design of the building. Separations and changes in the height of roof planes shall be used to visually separate the units. Rooflines shall be designed to be compatible with surrounding building forms. Units clustered into one structure shall have varying front setbacks, staggered roof planes, and variety in orientation. Finally, end units shall have articulation such as windows and doors opening onto the sidewalks. <i>* Future graphic representing this development standard</i>
10.	Design of Carports, Garages, and Accessory Structures. Carports, detached garages, and accessory structures shall be designed as an integral part of the overall project. They shall be similar in materials, color, and detail to the principal structures. Prefabricated metal carports are required to incorporate design elements (e.g., column design) of the principal structures.
11.	Circulation. The circulation system for each project shall be designed to avoid conflicts between vehicular, bicycle, and pedestrian traffic. Pedestrian and bicycle access to the site shall be considered during the design phase to eliminate pedestrian "short cuts" which damage landscape areas. Trellises, trees, or other landscaping shall be placed along pedestrian walkways.
12.	Project Entries. Project entry areas shall provide the resident and visitor with an overview of the project with conveniently located building directories. Entry areas shall be designed with extensive landscaping and views to adjacent recreational facilities. All driveways providing vehicle access to the project shall have a minimum 25-foot-deep colored and textured paving surface.
13.	Screening of Parking Areas. Landscaping within the perimeter planter abutting a street right-of-way shall be designed and maintained to screen cars within the parking lot and drive aisles from view from the abutting street to a minimum height of 30 inches (measured from the finished grade of the parking lot). Screening materials may include a combination of plant materials, earthen berms, solid masonry walls, raised planters, or other screening devices which meet the intent of this requirement.
14.	Parking. The minimum number of off-street parking spaces shall be provided in accordance with <i>Article VI Section 17.56 (Parking and Loading)</i> . Multi-family projects abutting public streets shall be designed to minimize the likelihood of on-street parking by project residents (e.g., physical barriers such as landscaping and/or fencing). On-site parking spaces shall not be used for parking or storage of recreational or commercial vehicles, trailers, or watercraft unless specifically provided for above and beyond the minimum parking requirements for tenants and guests.



**Table 17.26-3 Development and Design Standards for Multi-family Residential Zoning Districts**

15.	Equipment Screening. All mechanical equipment, whether placed on the roof or ground, shall be entirely screened from view of abutting right-of-ways (including trails) and neighboring property. Utility meters and equipment shall be placed in locations that are not exposed to view from the street. Screening devices shall be compatible with the architecture and color of the structures on the subject parcel and surrounding property. Roof mounted equipment and structures (satellite dishes, HVAC, ventilation units, etc.) shall be screened by roof features and parapets which are an integral part of the building to avoid the appearance of an applied afterthought.
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B. Mobilehome and Mobilehome Park Development and Design Standards. Mobilehomes and mobilehome parks shall comply with all applicable State regulations. Table 17.26 – 3 below establishes additional minimum standards for mobilehome and mobilehome parks development in the City.

**Table 17.26-4 Development and Design Standards for Mobilehomes and Mobilehome Parks**

<b>Legend for Text in Table:</b> Existing regulations (standard text) Staff recommendation to modify existing regulation (strike out) Staff recommended change or initial recommendation where no regulation currently exists (bold/underlined text) General Plan provision (highlights)	
<b>Development Standard</b>	<b>RMH</b>
<u>Lot area (minimum)</u>	
Mobilehome park	5 acres
Individual mobilehome site	2,940 sf/site
<u>Minimum number of mobilehome sites per park</u>	50
<u>Lot dimensions for individual mobilehome sites (minimum)</u>	
Lot width	42'
Lot depth	70'
<u>Allowed density</u>	
Minimum density	4 sites/ac
Maximum density	7 sites/ac
<u>Mobilehome park setback distances (minimum)</u>	
Structural setback from abutting street rights-of-way	25'
Structural setback from interior property lines which do not abut single-family or two-family residential property	10'
<u>Mobilehome site setback distances (minimum)</u>	
Internal street setback distance	5'
Distance between mobilehome structures	10'
Distance between mobilehomes and internal lot lines	3'
Distance between mobilehomes and detached accessory structures	6'
<u>Open space (minimum)</u>	30% of gross lot area for parks > 10 acres
<u>Building coverage/individual mobilehome lot (maximum)</u>	70%

<b>Table 17.26-4 Development and Design Standards for Mobilehomes and Mobilehome Parks</b>	
<i>Landscape coverage/individual mobilehome lot</i>	Minimum 15% of the individual lot shall be maintained as pervious surface
<b><u>Height limit (maximum)</u></b> Main structure(s) Accessory structure(s)	25' 10'
<b>Additional Development and Design Standards for Mobilehomes and Mobilehome Parks</b>	
1.	Management. Every mobilehome park community shall be properly managed to ensure maintenance of common facilities and to ensure individual home sites are developed and maintained in accordance with recorded rules and regulations for the park.
2.	Site Use and Improvements. Each mobilehome shall be located on an approved mobilehome site and all mobilehome sites shall be designed to accommodate independent mobilehomes. No mobilehome site shall be used as the location for more than one mobilehome or trailer. Each mobilehome parking area shall be provided with a support structure which complies with both State and City-adopted Building Codes for proper drainage and sanitation. Each mobilehome shall be skirted.
3.	Landscape Buffer. When a mobilehome park shares a common boundary with any single-family or two-family residential zoning district or use, a minimum of 25-foot-wide buffer shall be established along all such common boundaries. The buffer area shall be landscaped, free of structures, and may be used for recreational purposes as authorized in conjunction with the Conditional Use Permit.
4.	Parking. Each mobilehome site shall have at least two improved parking spaces of a minimum size of ten feet by twenty feet. One such space can be provided off the mobilehome site itself. Additionally, a minimum of one guest parking space shall be provided for every five sites in the park in accordance with provisions of <i>Article VI Section 17.56 (Parking and Loading)</i> . Required tenant and guest spaces shall not be used for storage of boats or recreational vehicles. Street parking is prohibited, unless designated spaces are designed and constructed with authorization from the City's Fire Marshal.
5.	Accessory Storage Cabinet Structures. Each mobilehome site shall be permitted a maximum of two accessory storage cabinet structures, with a maximum combined area of 100 square feet for storage purposes. Accessory structures shall not be located in the front yard of any site and shall be setback a minimum of six feet from the mobilehome structure, with the exception that non-combustible structures need not be setback from the lot lines or mobilehome structure.
6.	Walls and fences. Along the common boundary between a mobilehome park and any single-family or two-family zoning district or use, a minimum six-foot-high solid masonry wall shall be constructed to serve as a visual screen and buffer between uses. Screening fences not less than six feet in height shall be installed and maintained around interior laundry yards, refuse collection points for common areas, and playground areas. Neighbor fences between home sites shall not exceed four feet in height.
7.	Roadways. Mobilehome parks shall be developed with a minimum 36-foot wide driveway entrance, a minimum 30-foot cul-de-sac radius, and streets shall be a minimum 30-foot width with no parking on either side, a minimum 33-foot wide where parking is allowed on one side and 42-foot wide where parking is allowed on both sides. Individual mobilehome sites shall have direct access from an interior street and not from a public street outside the park. Mobilehome park roadways and driveways shall be paved and maintained in good repair in accordance with City standards. All such roadway and driveways shall be surfaced and graded in such a manner that the drainage for the mobilehome park shall drain to a centrally located drain or system of drains which shall be connected to the nearest storm sewer or other such system. Street names within the park shall be approved by the Planning Commission or Historic District Commission.
8.	Landscaping. All required minimum setback areas around the perimeter of the park shall be permanently landscaped and maintained with ground cover, trees, and shrubs.
9.	Utilities. Unless otherwise specifically authorized by the designated Approving Authority, all utilities providing service to the park shall be placed underground. Equipment appurtenant to the underground facilities (e.g., transformers, meter cabinets) may be placed above ground.
10.	Occupancy/Utility Hook-up Inspection. Prior to change of any unit or initial unit occupancy, the City shall inspect utility hook-ups and verify compliance with required setbacks. Fees for inspection shall be established by Resolution of the City Council.

**Table 17.26-4 Development and Design Standards for Mobilehomes and Mobilehome Parks**

11.	Lighting. Mobilehome park illumination shall comply with minimum level of illumination required by State law for security purposes. Fixtures shall be directed downward and light shall not spill onto abutting property outside of the mobilehome park community.
12.	Recreation area. A recreation area shall be provided and maintained on site at a rate of 200 square feet for each mobilehome unit within the park. Recreation areas include recreation rooms, landscaped buffer zones, walkways, playgrounds, and other similar amenities.