



General Plan Annual Progress Report

City Council Presentation

March 24, 2026



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

Background

Purpose of General Plan / Housing Element APRs

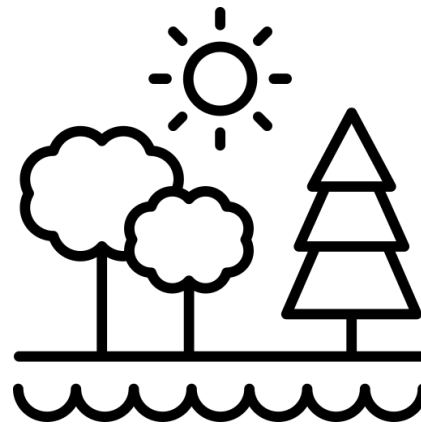
- Keeps public updated on implementation status
- Monitors progress toward achieving goals and objectives
- Reports progress in implementing housing programs
- Maintains eligibility for State funding

Submission Process

- Annual reports reviewed and accepted by Council
- Must be submitted to State by April 1st

State Influence on General Plans

- Increased regulation on general plans, zoning, and entitled projects by the State
- Focus on climate resilience, open space access, and housing development



State Environmental Initiatives



- **AB 32** (2006): Raised awareness of climate change and reduced GHG emissions
- **SB 379** (2015): Mandated climate adaptation and resiliency strategies in safety elements of general plans
- **SB 1425** (2022): Incorporation of equitable access to open space, rewilding, wildlife and habitat connectivity, and climate resilience in open space elements of general plans
 - Climate Adaptation and Resilience Report (Adopted 2021)
- **SB 611** (2025): New requirements for the development and review of community plans
- **AB 2904** (2025): Expanded public noticing standards and additional CEQA streamlining provisions

State Housing Initiatives

Legislative Focus on Housing Development

- State laws since 2017 aim to address housing shortages

Housing Crisis Act (SB 330):

- Signed into law in 2019 to respond to California's housing crisis

CEQA Streamlining Tools (SB 79, AB 130, and SB 131):

- New laws in 2025 that expand CEQA streamlining tools and reinforce California's emphasis on accelerating infill housing and transit-oriented development



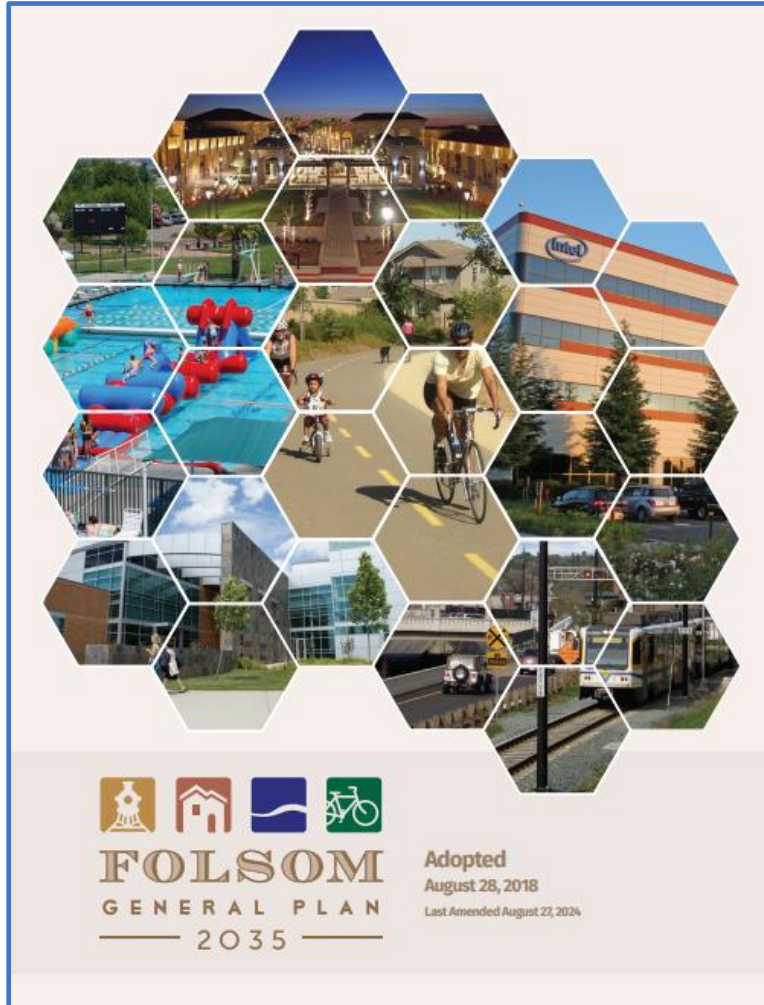
State Housing Element Mandates

- Folsom required to meet its share of Regional Housing Needs Allocation (RHNA)
- “No net loss” provision
- Reduce barriers to the production of housing

General Plan

Annual Progress Report

General Plan Background



- The General Plan was adopted in 2018.
- Amendments occurred in 2021 (Housing Element Update) and 2024 (Increased Residential Density Project).
- The General Plan serves as Folsom’s foundational land use document, setting long-term goals, policies, and programs for development consistent with the community's vision over the next 20+ years.

State Mandated Elements

The plan includes **seven state-mandated elements** (Land Use, Circulation, Housing, Conservation, Open Space, Noise, and Safety) and an updated Housing Element (2021-2029), certified by the State, meeting specific legal requirements.

ELEMENTS OF THE FOLSOM 2035 GENERAL PLAN								
Folsom 2035 General Plan Elements	General Plan Elements Required by State Law							Optional Elements Allowed by State Law
	Land Use	Circulation	Housing	Conservation	Noise	Open Space	Safety	
Land Use	■							
Mobility		■						
Economic Prosperity								■
Housing			■					
Natural and Cultural Resources					■			
Public Facilities and Services								■
Parks and Recreation						■		
Safety and Noise					■		■	

General Plan Implementation

The General Plan (excluding the Housing Element) includes
85 Implementation Programs

41 programs have
specific
timeframes for
completion

41 programs are
ongoing in nature

3 programs require
annual
implementation

In 2025, substantial implementation progress was made on 14 programs

Zoning Code Update

GP Implementation Measures LU-1

- Objective Development and Design Standards (ODDS) adopted
 - Part of the Zoning Code Update
- Clear, objective requirements within designated areas
 - Multi-unit residential
 - Residential mixed-use projects



Bicycle and Pedestrian Improvements

GP Implementation Measures M-7 and M-8



Pedestrian and bicycle projects

- 3.8 miles of new trails anticipated in 2026.
 - Regency Development Project
 - Mangini Ranch Trails Project
- Enhanced bicycle safety

Capital Improvement Plan

GP Implementation Measure PFS-4



- Capital Improvement Plan updated
- Enabled the Utilities Department to advance several major projects

Water Management Programs

GP Implementation Measure PFS-6

Water Management Division



- Completed 1,755 water-waste interventions
- Issued 44 water-waste citations
- Conducted 7 community outreach events
- Participated in 25 educational events
- Connected with 2,300 residents

Park and Recreation Milestones

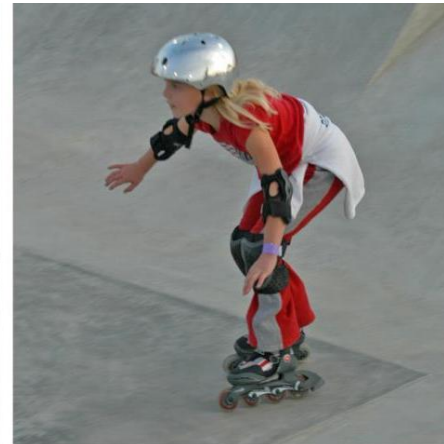
GP Implementation Measure PR-1

Cummings Family Park: Bike Park Renovation

- Collaboration with Folsom Auburn Trail Riders Action Coalition

Castle Park Play Structure Replacement (2026)

- A community build for residents to directly participate




Housing Element

Annual Progress Report

2021-2029 Housing Element

HOUSING | 5



5 Housing

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

Adopted August 24, 2021 S-1

FOLSOM'S HOUSING TARGET

2021-2029 Regional Housing Needs Allocation (RHNA)

Income Category	Housing Units
Lower Income (<80% of Median Income)	3,567
Moderate Income (81-120% of Median Income)	829
Above Moderate Income (>120% of Median Income)	1,967
TOTAL	6,363

Housing Element Implementation

The Housing Element includes 34 Implementation Programs

18 programs have
specific
timeframes for
completion

10 programs are
ongoing in nature

6 programs require
annual
implementation

In 2025, substantial implementation progress was made on 8 programs

Affordable Housing Built in Folsom



Project Name`	Year	Units
Vintage Willow Creek	2003	184
Creekview Manor	2007	138
Mercy Village (remodel)	2009	81
Folsom Oaks	2009	18
Forestwood	2011	55
Granite City	2012	80
Bidwell Pointe	2019	100
Canyon Terrace	2019	10
Peterson Place	2019	72
Talavera Ridge	2020	6
Bidwell Studios	2021	24
Bidwell Place	2021	75
Sage at Folsom	2021	110
Mangini Place	2021	150
Harrington Grove	2025	51
Habitat for Humanity (Persifer Site)	2025	10
Total		1,164

Affordable Housing Production

- ✓ 1,164 units since 2003
- ✓ 11 affordable housing loans
- ✓ Totaling over \$37.2 million
- ✓ Funded from Affordable Housing Fund and other sources
 - Not from General Fund

Projects Entitled

An additional 197 affordable housing units are currently under construction or entitled and in plan review.



Vintage Senior Apartments

135 Units

Entitled and Under
Construction



Harrington Grove Apartments

52 Units

Entitled and Under
Construction

RHNA Progress

Income Level	RHNA Allocation	Progress to Date	Remaining RHNA
Very Low (0 - 50% AMI)	2,226	225	2,001
Low (51 - 80% AMI)	1,341	347	994
Moderate (81 – 120% AMI)	829	817	12
Above Moderate (> 120% AMI)	1,967	3,473	--
Total	6,363	4,862	3,007

**Progress as of March 2026*

No Net Loss – Summary of Housing Capacity

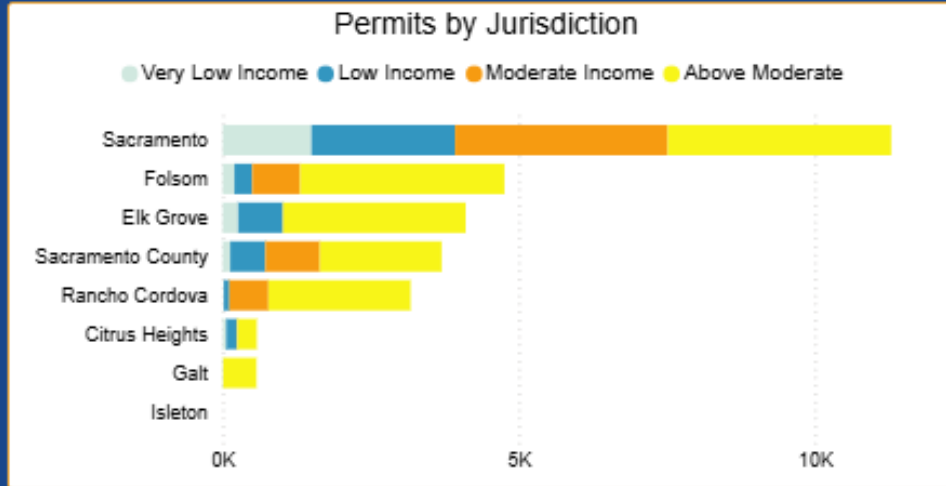
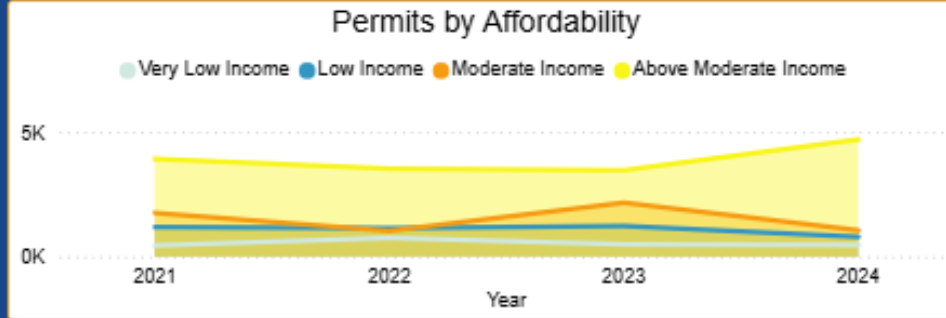
Housing Element (2021)	Lower-Income Units	
2021-2029 Lower-Income RHNA	3,567	
Housing Element Lower-Income Capacity	4,057	
Development Activity (2021-2024)	Change in Lower-Income Units	Status/Description
Vintage Senior Apts Site	+135	BP zone not included in RHNA
Harrington Sites	+52	Building Permit Issued
Creekside Sites	-150	Approved Entitlement
Habitat Persifer Site	+10	Certificate of Occupancy Issued
Kaiser Site	-37	Active Application Reducing Acreage
Elliot Broadstone Site	-270	Approved Entitlement
FPA Specific Plan Amendment	+970	Rezoned Sites to Increase Capacity
No Net Loss Findings	Lower-Income Units	
Current (2024) Lower-Income Capacity	4,767	
Current (2024) Surplus	1,200	

Regional RHNA Progress

Regional Housing Needs Allocation: Permits by Affordability

5th Cycle

6th Cycle



Very Low Income		
2,165	22,472	9.6%
6th Cycle Permits	6th Cycle RHNA	% Attained

Low Income		
4,352	13,542	32.1%
6th Cycle Permits	6th Cycle RHNA	% Attained

Moderate Income		
5,998	16,959	35.4%
6th Cycle Permits	6th Cycle RHNA	% Attained

Above Moderate Income		
15,643	40,223	38.9%
6th Cycle Permits	6th Cycle RHNA	% Attained

62.50%
% through Cycle

5/15/2021
Start Date

5/15/2029
End Date

Recommendation

City Council receive and accept the 2025 General Plan Annual Progress Report and Housing Element Annual Progress Report and direct staff to forward copies to the Governor's Office of Planning and Research and Department of Housing and Community Development as required by State law.

Questions?

Additional Information

2025 Housing Unit Summary



2025 Annual Progress Report: Housing Units Overview

- **Total Building Permits Issued:** 486 residential dwelling units
- **By Housing Type and Affordability Levels:**
 - **Above Moderate Income:**
 - 411 single-family units
 - **Moderate and Low Income:**
 - 23 accessory dwelling units and multi-generational units
 - **Low Income:**
 - 38 multifamily units
 - **Very Low Income:**
 - 7 multifamily units
 - **Extremely Low Income:**
 - 6 multifamily units

2025 Housing Element Implementation



Housing Element Program H-3 – Standards for Transit Oriented Development. Funding from 2023 Regional Early Action Planning grant from the Sacramento Area Council of Governments supported the development of Objective Design Standards.

Housing Element Program H-6 – Tracking and monitoring accessory dwelling units and multi-generational housing units annually. Building permits for 19 ADUs and 4 multi-generational housing units issued.

Housing Element Program H-8 – Objective Design Standards for Multifamily Housing. Applies to new multi-unit and mixed-use residential projects in specific areas identified in the City of Folsom’s 2035 General Plan.

Housing Element Program H-9 – Conduct Inclusionary Housing Fee Study. Completed nexus study on inclusionary housing in-lieu fees. Maintained existing exemption for residential projects and approved an exemption for for-sale units 1,500 square feet or smaller.

2025 Housing Element Implementation



Housing Element Program H-16 – Facilitate Affordable Housing Development on City-Owned Land. Construction on 10 for-sale affordable housing units completed in 2025 by Habitat for Humanity of Greater Sacramento, Inc.

Housing Element Program H-20 – Housing Choice Vouchers. The City had 296 households using Housing Choice Vouchers through SHRA.

Housing Element Program H-27 – Seniors Helping Senior Program. In 2025, the Seniors Helping Seniors program provided \$220,381 in funding to assist 73 eligible senior households with minor home repairs. In addition, in 2024 the City provided one major home repair grant totaling \$11,976.

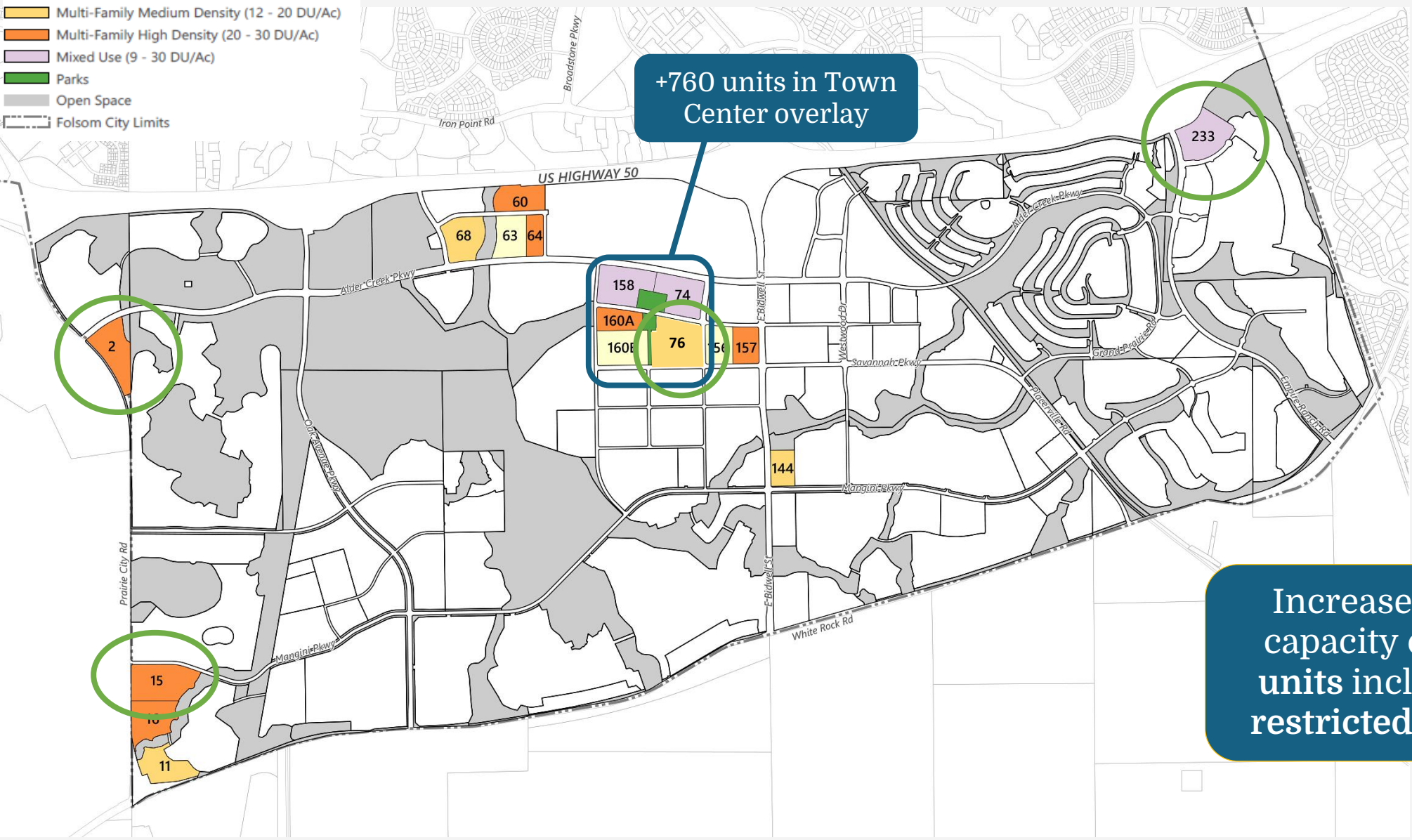
Housing Element Program H-28 – Habitat for Humanity Home Repair Program. The City has supported outreach efforts to increase awareness. One household received approval and successfully completed a roof replacement project.

Housing Funds Balance

Table 1 – Folsom Housing Funds Cash Balance

Housing Fund Name	Source	Fund Balance
Housing Trust Fund (Fund 221)	Commercial Fees	\$1,613,591
Folsom Housing Fund (Fund 238)	Inclusionary In-lieu Fees	\$21,516,516
Oaks at Willow Springs (Fund 274)	Willow Springs Inclusionary Fee	\$26,681
Bonds Fund (Fund 280)	Former Redevelopment Bonds	\$155,580
Total		\$23,312,368

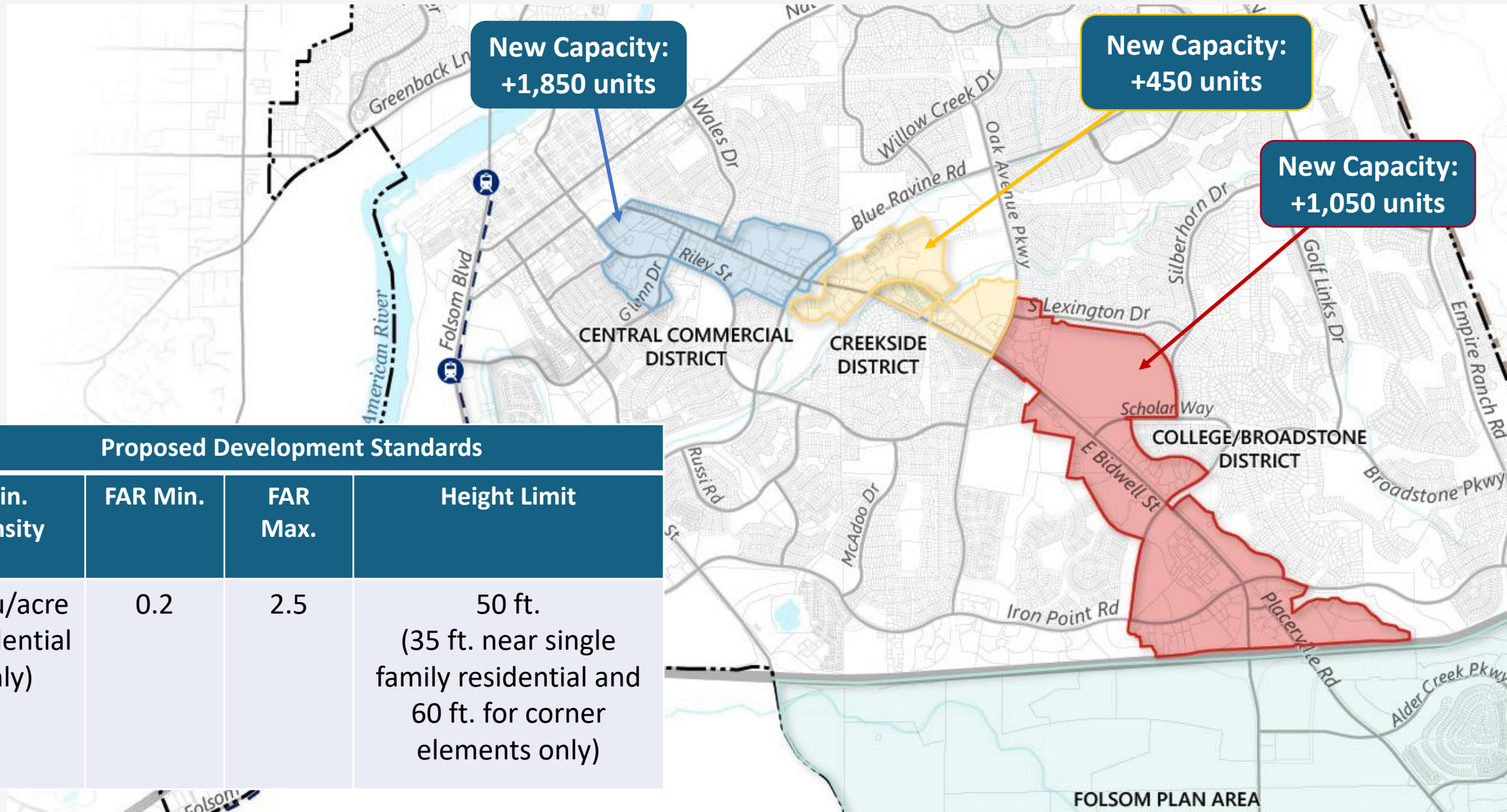
- Multi-Family Low Density (7 - 12 DU/Ac)
- Multi-Family Medium Density (12 - 20 DU/Ac)
- Multi-Family High Density (20 - 30 DU/Ac)
- Mixed Use (9 - 30 DU/Ac)
- Parks
- Open Space
- Folsom City Limits



+760 units in Town Center overlay

Increased total potential capacity of 1,882 housing units including 890 deed-restricted affordable units

East Bidwell Corridor Mixed Use Overlay (Modified)



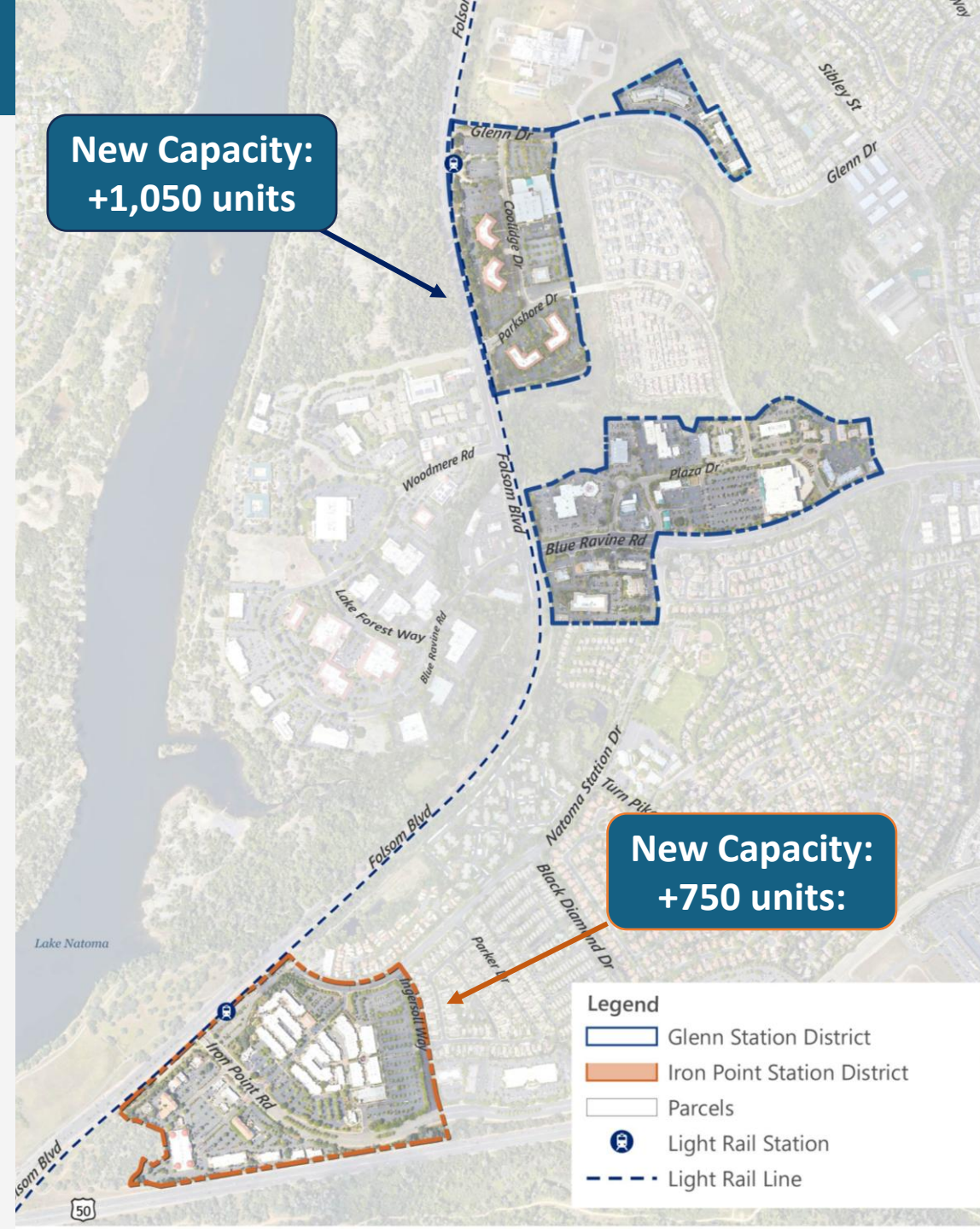
Proposed Development Standards

Min. Density	FAR Min.	FAR Max.	Height Limit
30 du/acre (residential only)	0.2	2.5	50 ft. (35 ft. near single family residential and 60 ft. for corner elements only)

TOD Overlay (New)

- Establish new Transit-Oriented Development overlay at SACOG Transit Priority Areas
- New development subject to the following standards:

Proposed Development Standards			
Min. Density	FAR Min.	FAR Max.	Height Limit
30 du/acre (residential only)	1.0	3.0	60 ft. (70 ft. for corner elements only)



Objective Design Standards – Related Project

