



Housing Element Program H-2
*Additional Housing Capacity Buildout Assumptions
Analysis and Recommendations*

City Council March 28, 2023



Background



2021-2029 Housing Element: Key Considerations

Folsom Regional Housing Need Allocation

- 6,363 housing units total
- 3,567 lower-income units
- Adopted Housing Element provided a surplus of 490 lower-income units (available sites inventory projections)

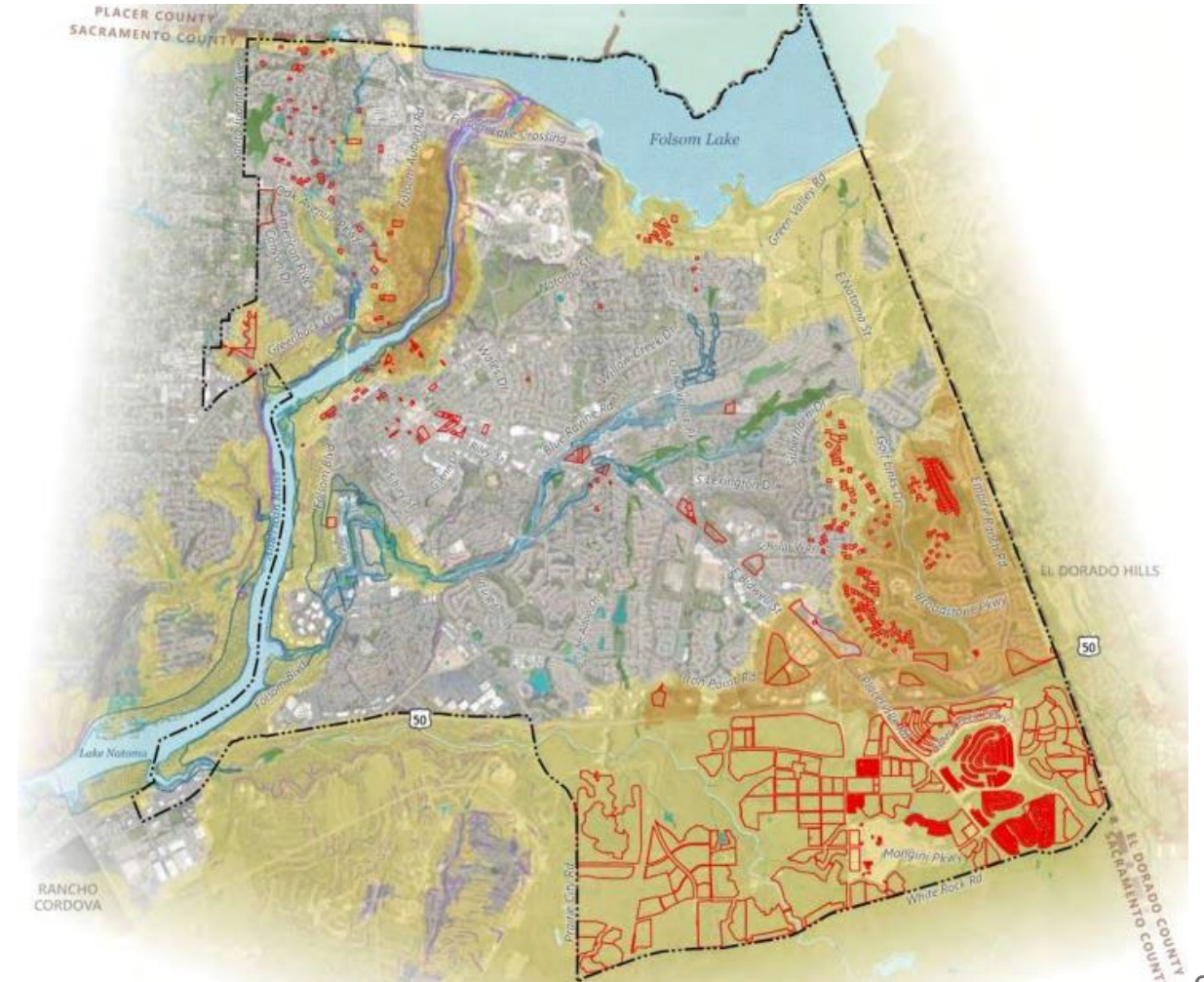
TABLE C-41: ESTIMATED RESIDENTIAL CAPACITY COMPARED TO RHNA BY INCOME
JUNE 30, 2021 TO AUGUST 31, 2029

	Very Low-Income Units	Low-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Units
RHNA	2,226	1,341	829	1,967	6,363
	3,567				
Planned and Approved Projects	129	216	1,209	3,815	5,369
Estimated Residential Capacity on Vacant and Underutilized Land	3,216		2,666	2,537	8,419
East Bidwell Mixed Use Corridor Sites	1,236		0	0	1,236
Transit Priority Area Sites	145		44	10	199
Folsom Plan Area Specific Plan Sites	1,344		2,615	2,190	6,149
Additional Housing Sites	491		7	337	835
Est. Residential Capacity of ADUs and Multi-Generational Units	496		83	2	581
Residential Capacity	4,057		3,958	6,354	14,369
Surplus	490		3,129	4,387	

Source: City of Folsom, and Ascent, 2020.

State “No Net Loss” Requirement

- Must have enough sites zoned for 30 du/ac for affordable development
- Market-rate development = sites are lost from lower-income inventory
- City has extra capacity now (490 units)
- Extra capacity may be gone by end of 2023
- City must make finding it has adequate capacity or must rezone additional sites within 180 days



Program H-2 Increase Lower-Income Capacity



- Increase maximum allowable densities (capacity) in 3 key areas:
 - East Bidwell Corridor
 - Areas around the Glenn and Iron Point stations
 - Folsom Town Center in the Folsom Plan Area
- Disperse affordable housing opportunities and avoid overconcentration
- Coordinate with property owners to pursue residential development
- Revise Folsom Plan Area Specific Plan to increase the total number of dwelling units allowed
- Coordinate with landowners in the Folsom Plan Area to mitigate for the loss of lower-income housing sites to market rate housing.

Program H-2 Implementation



Phase 1: Targeted Multi-Family and Mixed-Use Housing Study (Complete)

- Included a robust public outreach effort
- Presented to Commission and City Council July of 2022
- Commission and Council supportive of Study recommendations

Phase 2: General Plan, Specific Plan, and Zoning Code Amendments (Current)

- Prepare estimates of future housing capacity
- Conduct technical analyses to support the environmental review process
- Prepare environmental document to address changes to the General Plan, FPASP, and Zoning Code

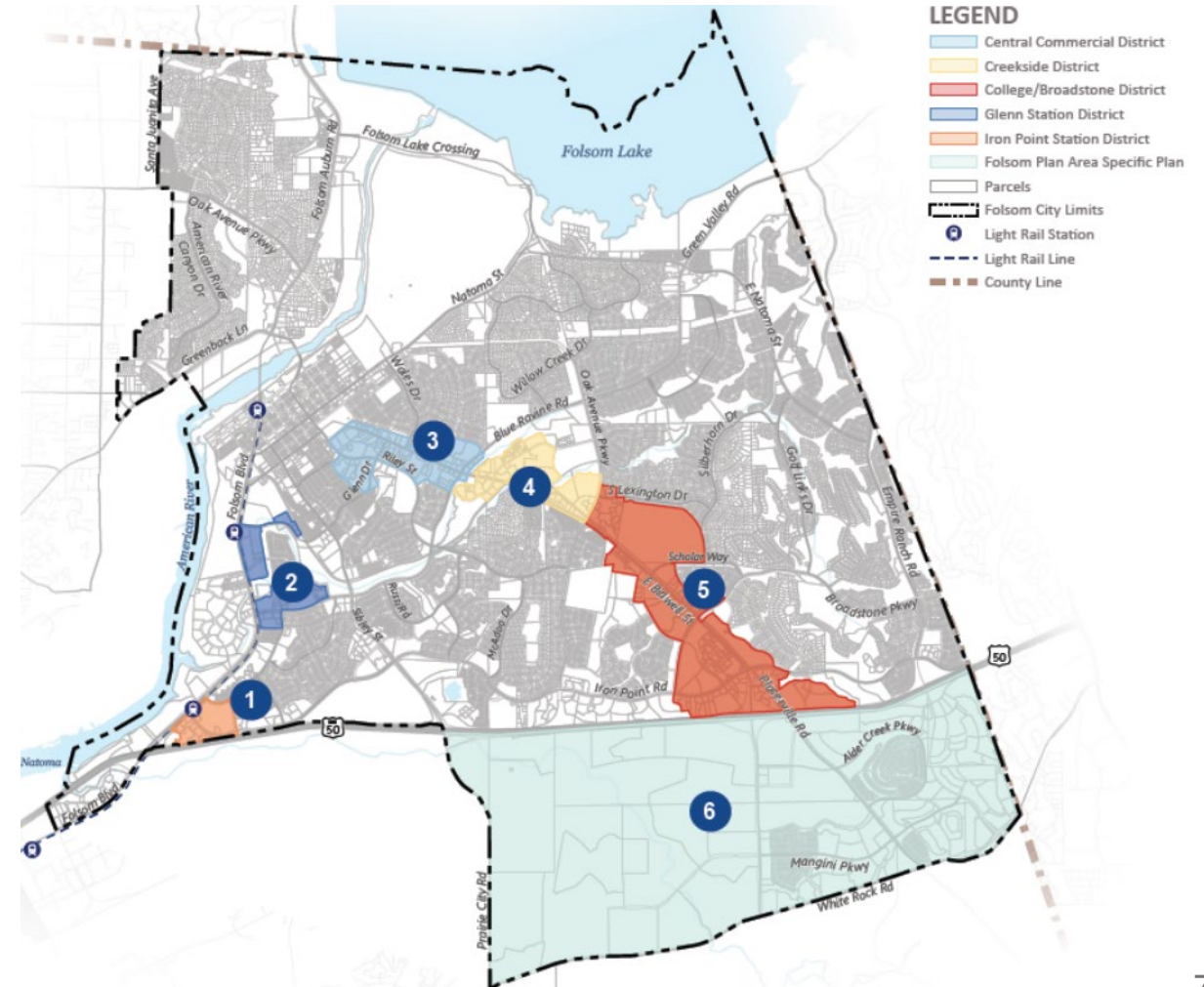
Targeted Housing Study: City Council Policy Direction (July 2022)

- Increase density in these target areas to 40 du/ac
- Establish min density of 30 du/ac
- Allow use of FAR for projects exceeding density that focuses on form, design, and activation of ground floor
- Height increases to allow 4 and 5 stories in target areas
- Parking reductions down to 1 space per unit
- Development of objective design standards (*grant award*)
- Increase units allowed in the Folsom Plan Area and rezone additional sites for multi-family development.



Phase 2: Targeted Areas and Buildout Assumptions

Summary of Increased Residential Buildout Capacity		
Area/Subarea	Target Residential FAR	Increased Capacity
Transit Priority Areas		
1. Iron Point Station	2.0	750
2. Glenn Station	2.0	1,050
East Bidwell Corridor		
3. Central Commercial District	1.5	1,850
4. Creekside District	1.0 - 1.5	450
5. College/Broadstone District	1.5	1,050
Subtotal		5,150
FPASP		
6. Folsom Plan Area		1,882
Overall Capacity		7,032
Existing Capacity (per General Plan EIR)		(1,000)
Net New Capacity		6,032



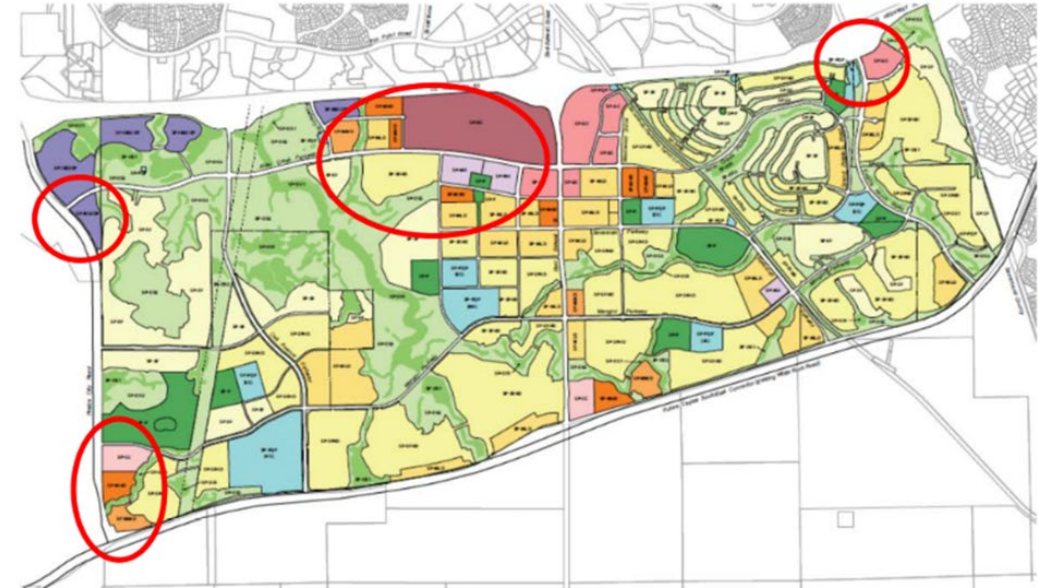
H-2 Implementation Strategies

Landowners obligated to help City meet housing goals by:

1. Increase residential capacity and densities
2. Rezone more sites for multi-family housing
3. Deed-restrict sites for affordable housing

City gets increased affordable housing capacity while landowners get increased development rights

- 1,882-unit increase
- Of the increase, approximately 50% will be affordable units



Key Considerations

- Anticipated growth over remaining horizon of the 2035 General Plan and the FPASP (approx. 12-20 years)
- Creates capacity for up to 6,000 additional units
- Satisfies General Plan and Housing Element goals
- Addresses current RHNA obligations
- Helps with future RHNA obligations
- Guarantees development of almost 1,000 affordable units in Folsom Plan Area
- Focuses growth away from established residential neighborhoods
- Mitigates “no-net loss” situation

Planning Commission Feedback



1. Support for the increased capacity around Glenn and Iron Points stations and in the Folsom Plan Area
2. Some reluctance about increased density for the East Bidwell Corridor
 - Traffic congestion
 - Lack of frequent transit
3. Other key concerns:
 - Utility issues
 - Building height and massing
 - Importance of transitioning between new and existing development
 - Importance of transportation options

Council Consideration and Direction

Given the RHNA and “No Net Loss” requirements, staff requests City Council confirmation of new housing capacity assumptions for environmental analysis

With direction, staff will:

- Conduct required technical and environmental studies
- Return to Council with parcel specific amendments (General Plan and Folsom Plan Area Specific Plan)