

Planning Commission Meeting

July 21, 2021



Discussion Agenda

1. Housing Element Overview
2. Resource Inventory
3. Policies and Programs
4. Other Project Components
5. Schedule & Next Steps

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Housing Element Overview



Housing Element Overview

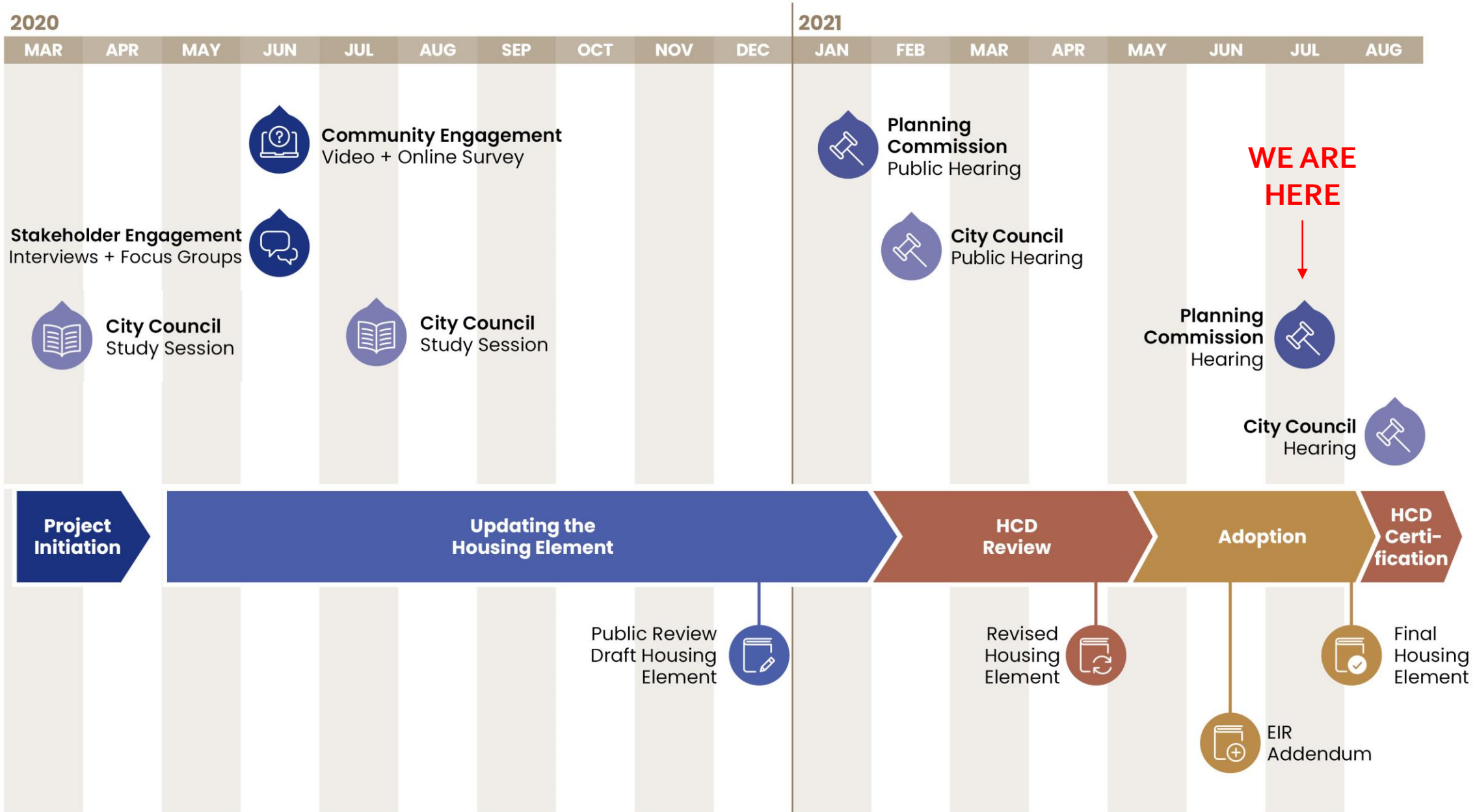
- Required element of the General Plan
- Plan for accommodating the City's "fair share" of the regional housing need
- Reviewed and certified by State (HCD) for compliance with State law
- 8-year State-mandated update schedule
- Due for adoption May 15, 2021 (120-day grace period ends September 12, 2021)



PROJECT SCHEDULE

OUTREACH / MEETINGS

DELIVERABLES



Online Workshop and Survey

- Housing Element 101 Presentation
- Online Survey on housing needs and strategies
- Available for 8 weeks
- 420 responses

3 Focus Group Meetings

- Affordable Housing
- Missing Middle and Multi-Generational Housing
- Homelessness and Special Needs Housing



Housing Element Contents



Analysis of existing and projected housing needs



Inventory of available sites for housing



Analysis of potential constraints on housing



Fair housing analysis (NEW)



Evaluation of previous housing element



Goals, policies, and implementation programs



2

Resource Inventory



Regional Housing Needs Assessment (RHNA)

State
↓
Region
↓
Cities & Counties

California
(Housing and Community Development)

SACOG
(Sacramento Area Council of Governments)
Regional Housing Needs Determination (RHND) =
153,512 units

Local Jurisdictions
Regional Housing Needs Allocation (RHNA)
Every city and county must plan to accommodate its "fair share" of the regional housing need
Folsom's 2021-2029 RHNA = 6,363 units



Regional Housing Needs Allocation (RHNA)

Folsom RHNA, 2013 vs. 2021

Income Category	2013-2021 RHNA (Housing Units)	2021-2029 RHNA (Housing Units)
Very Low Income (<50% of Median Income)	1,218	2,226
Low Income (51-80% of Median Income)	854	1,341
Moderate Income (81-120% of Median Income)	862	829
Above Moderate Income (>120% of Median Income)	1,699	1,967
TOTAL	4,633	6,363

3,567
"Lower-
Income"
(72% increase)

Housing Types and Affordability

Housing Element basic assumption: **Density = Affordability**

Above Moderate Income



Single Family (2-4 du/ac)



Single Family High Density (4-7 du/ac)

Moderate Income



Multifamily Low Density (7-12 du/ac)



Multifamily Medium Density (12-20 du/ac)

Lower Income



Multifamily High Density (20-30 du/ac)



Mixed Use (20-30 du/ac)



Accommodating the RHNA

- Planned and Approved Projects
- Vacant and Underutilized Land
 - East Bidwell Corridor
 - Transit Priority Areas
 - Folsom Plan Area
 - Other Areas
- Accessory Dwelling Units and Multi-Generational Units

2021-2029 Resource Inventory

The inventory has been revised since the Public Draft presented to the Planning Commission and City Council in January and February 2021.

Changes due to Development Activity:

- **Bidwell Studios** has been removed (25 lower-income units) – building permits issued
- **Mangini Apartments** capacity modified to include 2 moderate-income units.
- **The Farmhouse at Willow Creek (Parkshore)** has been removed (16 above moderate-income units)

Other Changes to Inventory:

- Capacity changed on **proposed Empire Ranch Specific Plan Amendment site** from 260 lower-income units to 217 lower-income units based on site development constraints and property owner input

	Units by Income Category			
	Lower	Moderate	Above Mod.	Total
Planned/Approved Projects	370 345	1,267 1,269	3,831 3,815	5,468 5,429
East Bidwell Corridor Sites	1,236	0	0	1,236
Transit Priority Areas Sites	145	44	10	199
Folsom Plan Area Sites	1,344	2,615	2,190	6,149
Additional Housing Sites	534 491	7	337	878 835
Accessory Dwelling Units	496	83	2	581
TOTAL	4,125 4,057	4,016 4,018	6,370 6,354	14,511 14,429

Updated 2021-2029 Resource Inventory

ESTIMATED RESIDENTIAL CAPACITY COMPARED TO RHNA BY INCOME

	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				
Residential Capacity	4,057		4,016	6,354	14,429
Surplus	+490		+3,189	+4,387	

No Net Loss Zoning

Govt. Code Sect. 65863

Maintain the sites inventory at all times

- City must maintain adequate sites for lower-income housing throughout the 8-year planning period
- If a development is approved on a housing element site with either *fewer units* or a *different income category* (i.e., market rate), the City must either:
 - Make written “no net loss” finding that other housing element sites are adequate to meet the RHNA for lower-income housing; or
 - Identify and make available **within 180 days** other sites zoned at a density suitable for lower- or moderate-income housing



No Net Loss Zoning

Govt. Code Sect. 65863

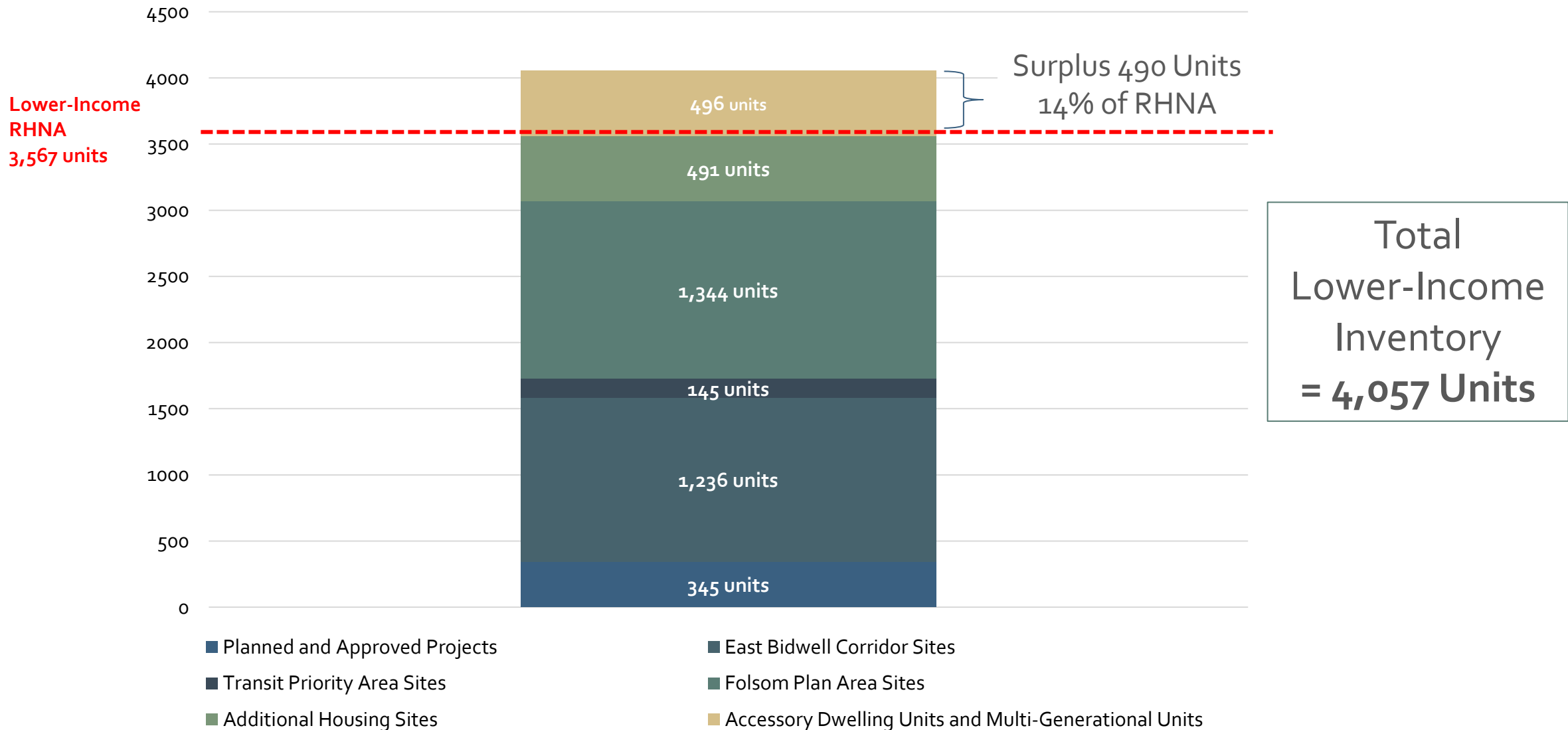
Burden is on the Local Jurisdiction, not the Developer

- Developer has no responsibility for developing a site at the inventoried income level
- If the project is consistent with the General Plan and zoning, the jurisdiction may not deny a housing development because it would require identifying additional sites
- It is the jurisdiction's responsibility to identify and rezone a replacement site within 180 days (including any required CEQA)

- Rezoning sites in 180 days is a major challenge
- Be prepared in advance....**Build in a buffer!**



Lower-Income Sites Inventory



Other Revisions to Background Report

Chapter 2 Housing Needs Assessment

- Provided additional information on demographic and employment characteristics and trends, and housing costs
- Added additional assessment of fair housing including contributing factors and proposed actions

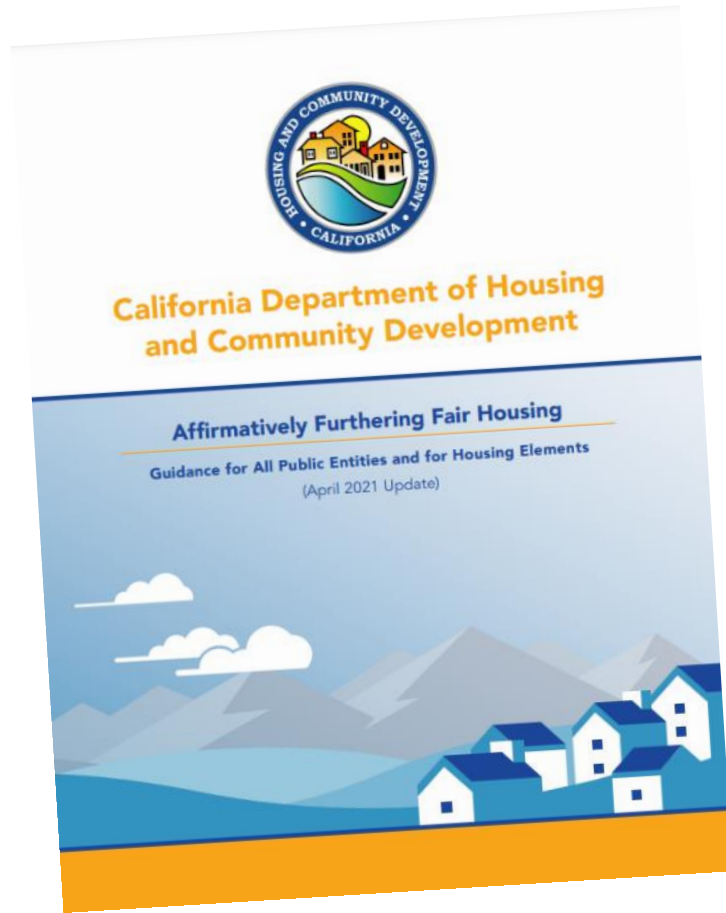
Chapter 3 Resource Inventory

- Provided justification for realistic density assumptions, underutilized sites, and mixed use sites
- Provided clarification on multi-generational housing

Chapter 4 Potential Housing Constraints

- Added information on planning fees
- Included definition of “family”
- Described findings for reasonable accommodation

Fair Housing Requirements



- AB 686, passed in 2018, expands the duty of all public agencies to affirmatively furthering fair housing
- HCD released Guidance Memo in April 2021 (following Draft Housing Element submittal)
- Requirements include regional and local analysis of:
 - Fair housing enforcement and outreach
 - Integration/segregation patterns and trends
 - Racially or ethnically concentrated areas of poverty
 - Disparities in Access to Opportunity
 - Disproportionate housing needs including overpayment, overcrowding, substandard housing, and displacement risk
 - Evaluation of the Sites Inventory
 - Fair housing issues, contributing factors, proposed actions

3

Policies and Programs



Overview

The Policy Document includes goals, policies, and programs to address housing needs.

- 8 Goal Statements
- 47 Policies
- 34 Programs



Summary of Revisions

- Revisions were made to the Policies and Programs since the Public Draft presented at the January/February 2021 Public Hearings.
- These revisions were based on:
 - Planning Commission
 - City Council
 - HCD (State Review)
 - Public Comment



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

CITY OF FOLSOM

SUMMARY OF REVISIONS

(June) REVISED Draft 2021 Housing Element Background Report

(June) REVISED Draft 2021 Housing Element Policy Document

(June) REVISED Draft 2021 Housing Element Policy Document			
Page No.	Section	Description of Change	Reason for Change
Global Changes			
		Updated the date of document revision to "Revised June 2021" on each page footer	
		Updated Program numbers because of added programs	
4-14 through 4-27	Programs: H-1, H-4, H-5, H-6, H-11, H-12, H-14, H-15, H-16, H-19, H-2-, H-21, H-22, H-23, H-27, H-28, H-29	Included metrics and milestones in relation to affordable housing	Response to conversation with HCD on June 2, 2021
Goal H-4: Neighborhood Preservation and Housing Rehabilitation			
5-9	Policy H-4.6: Notice of Market Rate Conversion	Updated timeframes for noticing and list of public entities	Response to HCD preliminary review comment March 2, 2021
Implementation Programs and Quantified Objectives			
5-17	H-10 Provide Information of Affordable Housing	Edited timeframe and revised program language.	Response to HCD preliminary review comment March 2, 2021
	H-11 Local Funding for Affordable Housing Development	Added timeframe and priorities of funding in affordable housing development	Response to HCD preliminary review comment March 2, 2021

Policy H-3.4 Surplus Public Land

- Added text for the City to explore opportunities to coordinate with the State in identifying state-owned surplus land sites within the City that would be suitable for future affordable housing development.

Policy H-7.3 Address Urban Heat Island Effect

- New policy added to address Air District comments was removed and similar policy was added to Safety and Noise Element Update

Policy H-7.4 Solar on Multifamily Housing

- Removed in response to comments received from City Council



Program H-2 Create Additional Lower-Income Housing Capacity

- Increase maximum allowable densities in the following areas:
 - East Bidwell Mixed Use Overlay
 - SACOG Transit Priority Areas outside the Historic District
 - Folsom Plan Area Specific Plan Town Center
- Disperse affordable housing opportunities and avoid fair housing issues related to overconcentration
- Coordinate with property owners to pursue residential development
- Revise Folsom Plan Area Specific Plan to increase the total number of dwelling units allowed in the Plan Area
- Coordinate with property owners in the Folsom Plan Area to mitigate for the loss of lower-income housing sites to market rate housing.

Revisions to ADU Programs

H-4 Promote Construction of Accessory Dwelling Units

- Develop an ADU Design Workbook with illustrated examples
- ~~Present to homeowners' associations~~

H-5 Accessory Dwelling Unit Incentives

- ~~Public education~~
- Development fee reductions and/or waivers
- Pursue the development of pre-approved plans
- Reach out to local lenders to encourage them to provide funding for accessory dwelling units.

H-6 Track and Monitor Multi-Generational Units

- Track new ADUs and multi-generational suites as housing units
- ~~Monitor units to confirm the use and affordability~~ Conduct a survey every two years to collect information on use and affordability.
- If units do not meet the lower-income need, the City shall ensure other sites are available



Programs to Increase Affordable Housing



H-11 Local Funding for Affordable Housing Development

- Added language to explore the possibility of establishing priorities for the distribution of funds (e.g., income targeting, housing for special needs groups, number of bedrooms, amenities, and support services)

H-12 Incentives for Affordable Housing Development (NEW)

- Added program to affirmatively further fair housing
- Provide incentives for affordable housing development
- Provide outreach to attract and support affordable housing developers

H-18 Prioritize Infrastructure for Affordable Housing (NEW)

- Establish procedures for granting priority water and sewer service to developments with lower-income units in compliance with California Government Code Section 65589.7.

Programs to Address Special Needs Housing



H-30 Zoning Code Amendments for Special Needs Housing

- Expanded program to address State requirements:
 - Establish appropriate parking standards for residential care homes
 - Allow housing for farmworkers in the Agricultural-Reserve District (A-1-A) or remove the Agricultural-Reserve District (A-1-A)
 - Ensure requirements for group homes of more than six persons are consistent with State law and fair housing requirements
 - Revise findings for reasonable accommodations to remove constraints to housing for persons with disabilities
 - Establish a mobile home zoning district and amend the zoning map to apply the mobile home zoning district to all existing mobile home parks
 - Establish a written procedure to implement streamlined ministerial approval in compliance with Senate Bill 35

Programs to Address Homelessness

H-31 Homeless Services

The City shall work with Sacramento County and local community-based organizations to explore opportunities and form partnerships to bring satellite service for individuals experiencing or at risk of experiencing homelessness (e.g., drug addiction and mental health services, health clinics, career centers) to Folsom.

- Previously removed in response to comments from City Council
- Re-inserted (with minor changes) in response to HCD comment letter



4

Other
Project
Components



General Plan Amendments

Safety and Noise Element

- Updates to address climate change, consistent with SB 379
- Climate Adaptation and Resilience Report incorporated as Appendix to the General Plan
- Added new policies to Safety and Noise Element

Land Use Element

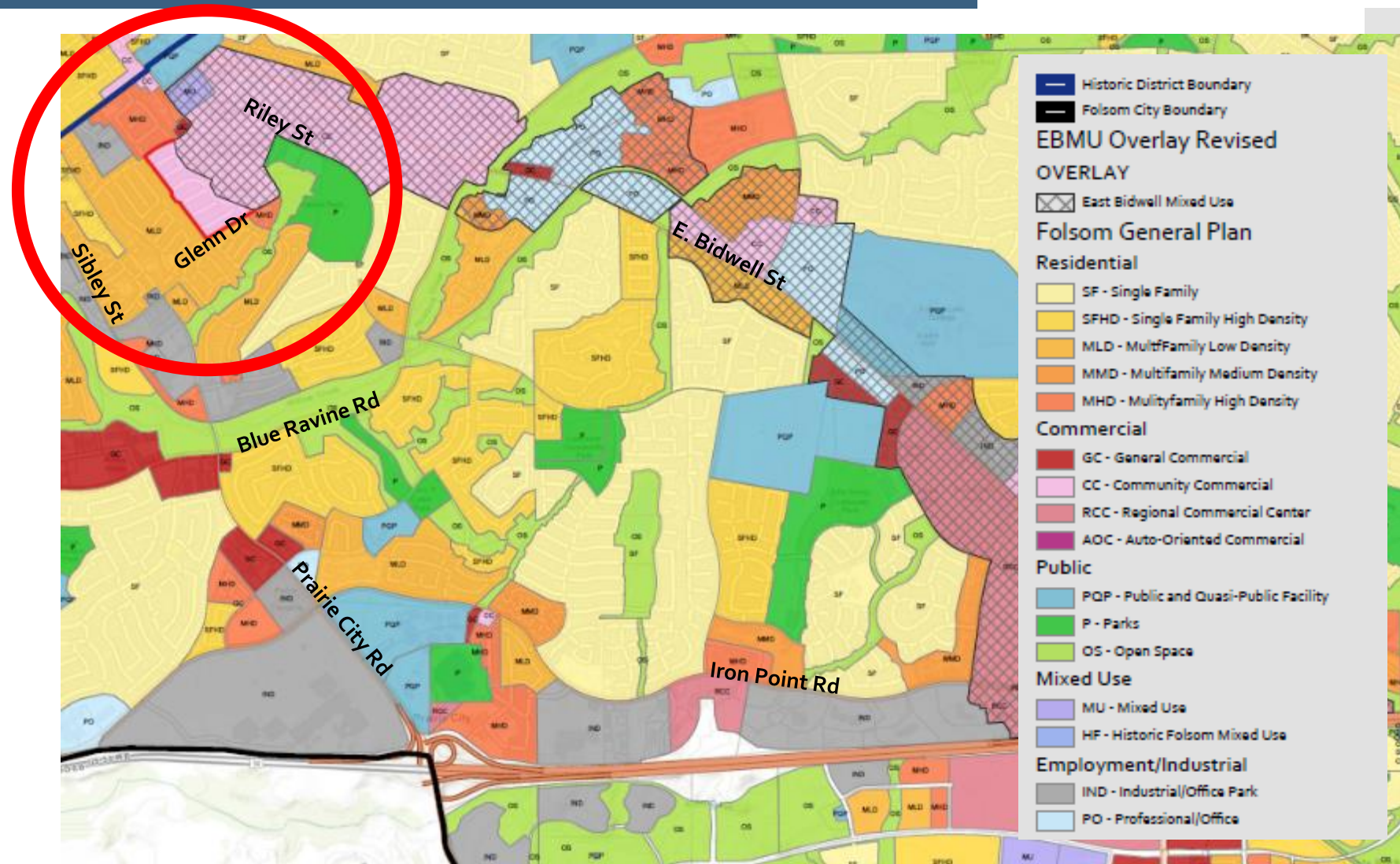
- Removed Policy LU 9.1.10 Renewable and Alternative Energy Systems
- Corrected East Bidwell Mixed Use Overlay boundary on land use diagram

Implementation Element

- Updated responsible department and supporting department to be consistent with City operations
- Added Safety and Noise Element Implementation Programs

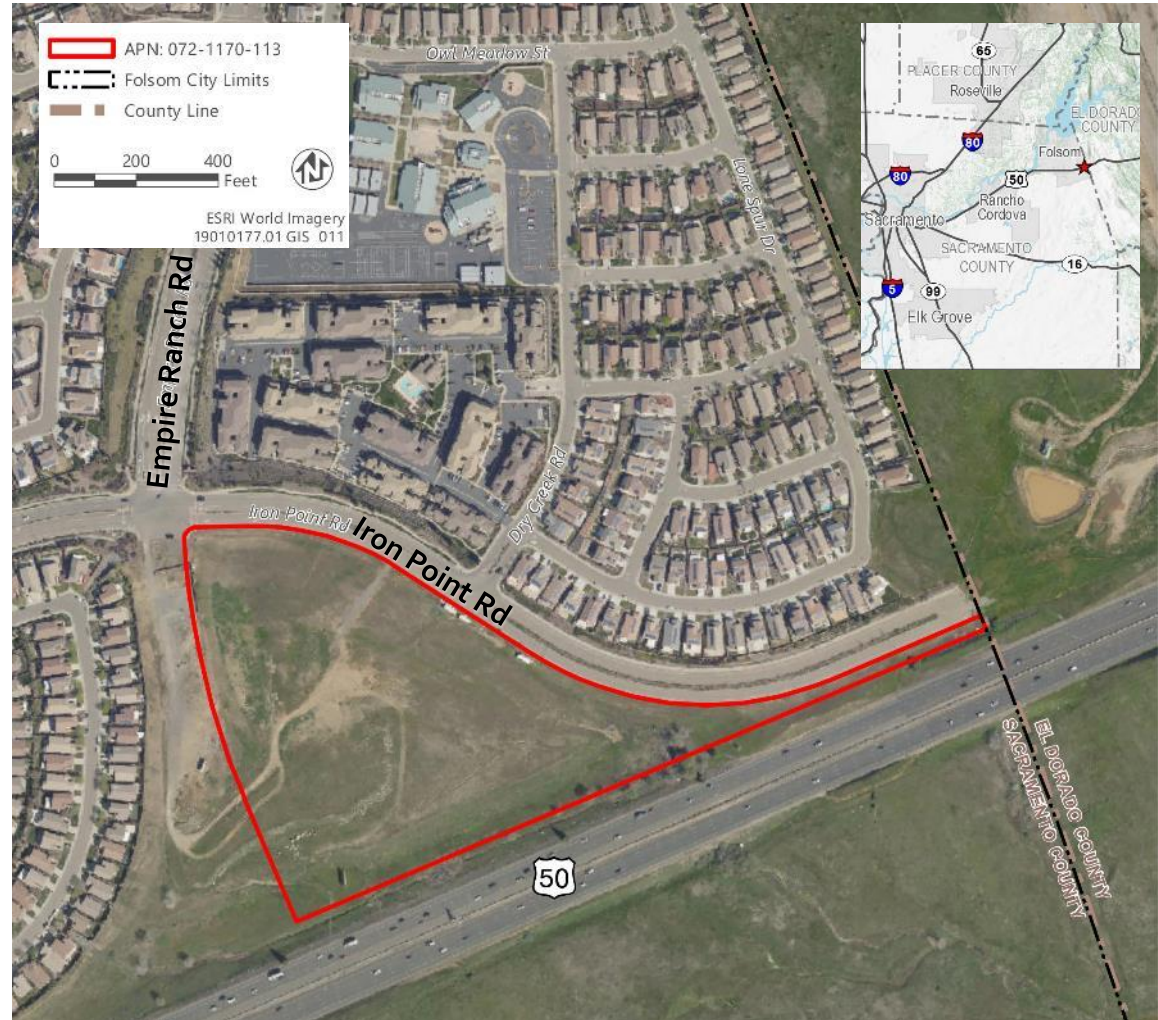
Land Use Diagram Correction

- Corrected East Bidwell Mixed Use Overlay Boundary
- Remove residential neighborhood located south of Riley Street, between Lembi Drive and Glenn Drive



Empire Ranch Specific Plan Amendment

- Expands Specific Plan Regional Commercial Center (RCC) designation to allow for multifamily residential at 15-30 units per acre.
- Increases housing capacity on parcel at Empire Ranch Road and Iron Point Road intersection.

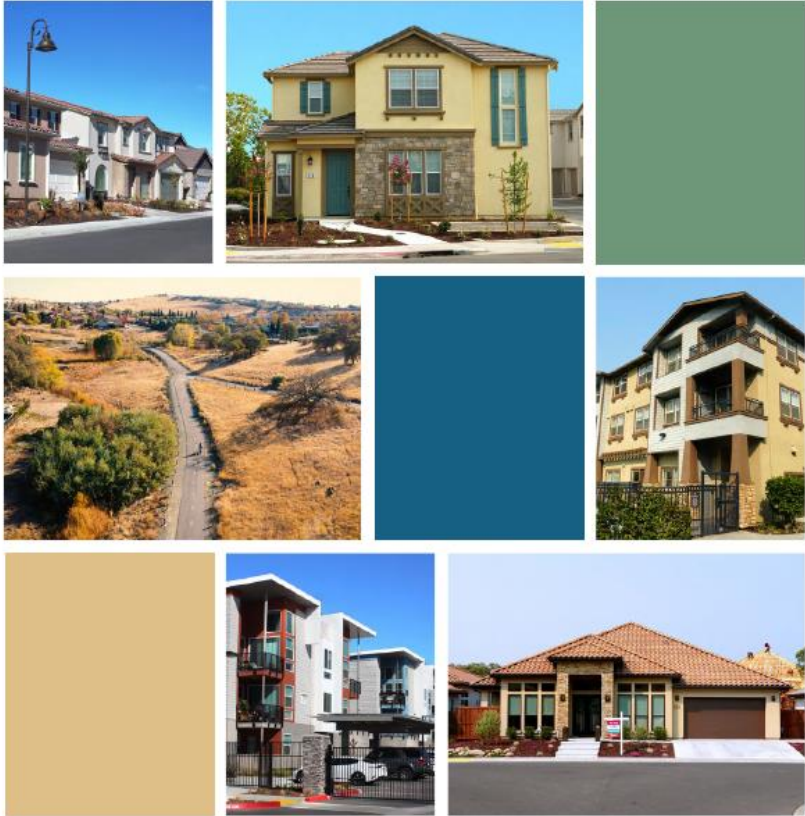



Environmental Checklist and Addendum to General Plan EIR

- No substantial changes in circumstances or the project
- No new information of substantial importance
- No new or substantially severe impacts

A separate environmental analysis will be done when the City implements Housing Element Program H-2: Create Additional Lower-Income Housing Capacity

Environmental Checklist and Addendum
**Housing Element Update
and Related Actions** 2021 – 2029



May 2021

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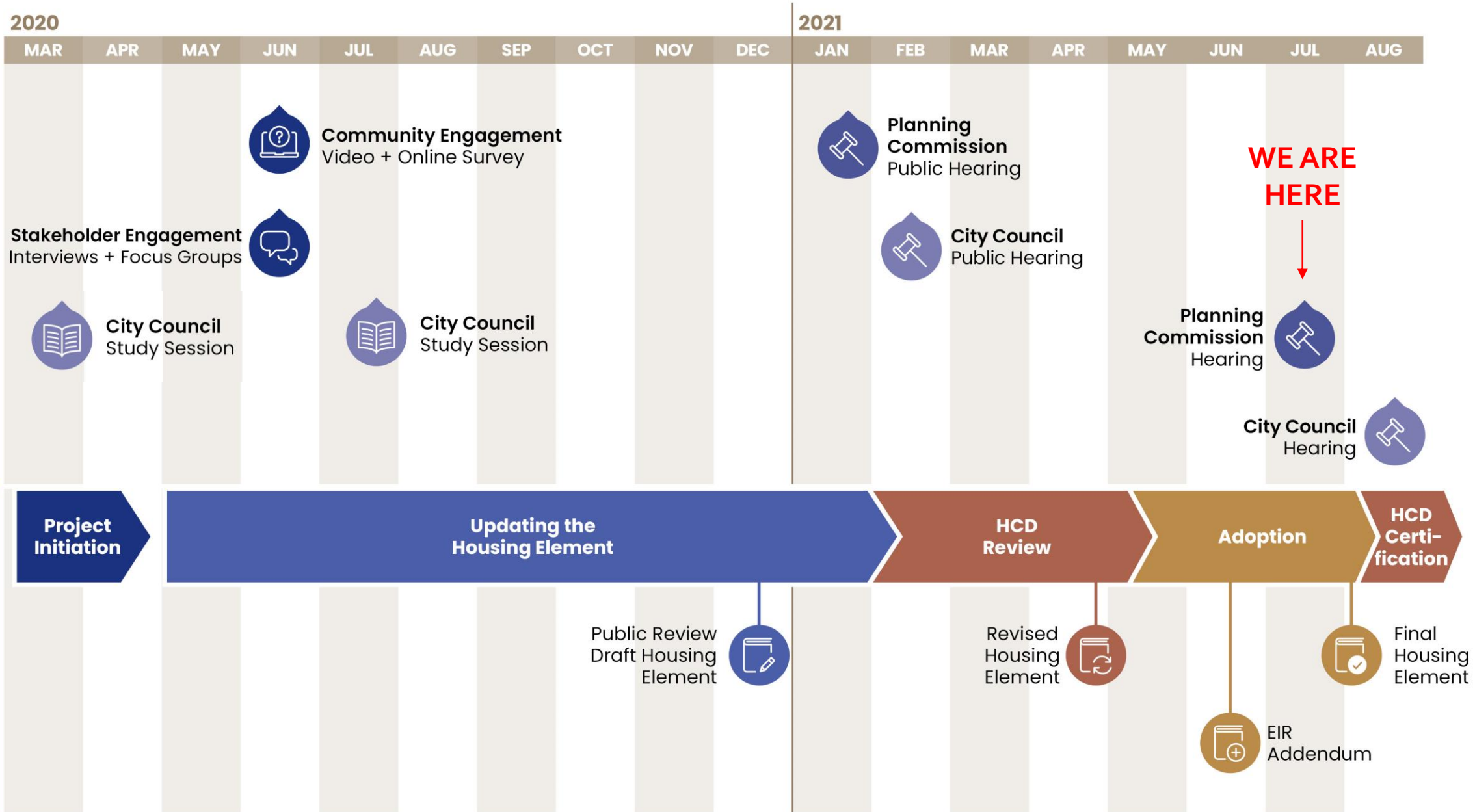
Schedule
& Next
Steps



PROJECT SCHEDULE

OUTREACH / MEETINGS

DELIVERABLES



Staff Recommendation

1. Adopt an **Addendum to the Folsom 2035 General Plan Final Environmental Impact Report** prepared for the City of Folsom 2021 Housing Element Update, Empire Ranch Specific Plan Amendment and Related Actions (PN 21-004).
2. Approval of **General Plan Amendments** to update the Housing Element, Land Use Element (including revisions to the Land Use Diagram), Safety and Noise Element, and Implementation Element.
3. Approval of the **Empire Ranch Specific Plan Amendment** to allow multifamily residential development as a permitted use under the regional commercial land use designation and commercial/central business district zoning.



Thank You!

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