

Appendix C

2021-2029 Housing Element

Background Report

Final Draft

Adopted August 24, 2021

Housing Element Credits

CITY OF FOLSOM

City Council

Mike Kozlowski, Mayor
Sarah Aquino, Vice Mayor
Kerri Howell
YK Chalamcherla
Rosario Rodriguez

Planning Commission

Justin Raithel, Chair
Eileen Reynolds, Vice Chair
Bill Miklos
Daniel West
Ralph Peña
Kevin Duewel
Barbara Leary

City Staff

Elaine Andersen, City Manager
Pam Johns, Community Development Director
Scott A. Johnson, AICP, Planning Manager
Stephanie Traylor Henry, Senior Planner/Housing Coordinator
Mankin Law, GIS Intern
Steven Wang, City Attorney

CONSULTANTS

Ascent

Chelsey Payne, AICP, Project Director
Kim Untermoser, Project Manager
Heidi Gen Kuong, AICP, Planner
Rebecca Pope, Research Analyst

Table of Contents

1 INTRODUCTION 1-1

1.1 Overview of State Requirements 1-1

1.2 General Plan and Housing Element Consistency 1-3

1.3 General Plan and Housing Element Differences 1-3

1.4 Document Organization 1-3

1.5 Public Participation 1-4

2 HOUSING NEEDS ASSESSMENT 2-1

2.1 Housing Stock and Demographic Profile 2-1

2.2 Special Housing Needs 2-24

2.3 Fair Housing 2-34

2.4 Regional Housing Needs Allocation 2-69

3 RESOURCE INVENTORY 3-1

3.1 Residential Sites Inventory 3-1

3.2 Adequacy of Public Facilities and Infrastructure 3-37

3.3 Land Available for a Variety of Housing Types 3-41

3.4 Inventory of Local, State, and Federal Housing and Financing Programs 3-49

3.5 Energy Conservation Opportunities 3-59

4 POTENTIAL HOUSING CONSTRAINTS 4-1

4.1 Potential Governmental Constraints 4-1

4.2 Potential Non-Governmental Constraints 4-24

5 EVALUATION 5-1

5.1 2013-2021 Housing Accomplishments 5-1

5.2 Review of Existing (2013) Housing Element 5-3

6 BIBLIOGRAPHY 6-1

6.1 Agencies, Organizations, and Persons Contacted 6-1

6.2 Websites 6-2

6.3 Reports/Documents 6-2

Attachments

- Attachment C.1 Vacant and Underutilized Residential Land Inventory
- Attachment C.2 High Density Residential Site Capacity Profiles
- Attachment C.3 Public Outreach



Figures

Figure C-1: Household Characteristics, City of Folsom, 2018 2-5

Figure C-2: Owner-Occupied and Renter-Occupied Housing Units, City of Folsom, 2018 2-6

Figure C-3: Place of employment for Folsom Residents who work outside of Folsom, City of Folsom, 2021 2-10

Figure C-4: Place of residence for non-Folsom Residents who work in Folsom, City of Folsom, 2021 2-10

Figure C-5: wage earnings of folsom residents employed outside of Folsom, City of Folsom, 2021 2-11

Figure C-6: wage earnings of non-folsom residents employed in Folsom, City of Folsom, 2021 2-11

Figure C-7: Median Sales Price, City of Folsom, March 2010 - February 2020 2-22

Figure C-8: Sacramento Racial and Ethnic Distribution 2-37

Figure C-9: Racial Demographics, City of Folsom, 2010 and 2018 2-39

Figure C-10: Population with a Disability by Census Tract, City of Folsom, 2015-2019 2-42

Figure C-11: Percent of Children in Married-Couple Households, Sacramento Region, 2015-2019 2-43

Figure C-12: Percent of Children in Single-Female Headed Households, Sacramento Region, 2015-2019 2-44

Figure C-13: Distribution of Median Income, City of Folsom, 2015-2019 2-45

Figure C-14: R/ECAPs in the Sacramento Region 2-46

Figure C-15: TCAC/HCD Opportunity Area Map, Sacramento Region, 2020 2-49

Figure C-16: TCAC Opportunity Areas – Education Score, City of Folsom 2-50

Figure C-17: TCAC OPPORTUNITY AREAS – EConomic SCORE, CITY OF FOLSOM 2-51

Figure C-18: Jobs Proximity Index, City of Folsom 2-52

Figure C-19: TCAC Opportunity Areas – Environmental Score, city of FOLSOM 2-53

Figure C-20: Overpayment by Renters, City of Folsom, 2015-2019 2-56

Figure C-21: Overpayment by Homeowners, City of Folsom, 2015-2019 2-57

Figure C-22: Overcrowded Households, City of Folsom 2-58

Figure C-23: Location Affordability Index, City of Folsom 2-60

Figure C-24: Regional Denial Rates by Census Tract, 2017 2-61

Figure C-25: Existing and Proposed Affordable Housing Locations Relative to THE Percent of Low to Moderate Income Households Per Census Tract .. 2-63

Figure C-26: Affordable and market rate Apartment Locations, City of FOLSOM 2-65

Figure C-27: Map of East Bidwell Corridor Sites 3-12

Figure C-28: Map of East Bidwell Corridor – Central Commercial District 3-15

Figure C-29: Map of East Bidwell Corridor – Creekside District 3-17

Figure C-30: Map of East Bidwell Corridor – College District 3-18

Figure C-31: Map of East Bidwell Corridor – Broadstone District 3-21

Figure C-32: Map of SACOG Transit Priority Areas 3-27

Figure C-33: Map of Folsom Plan Area Specific Plan 3-30

Figure C-34: Map of Folsom Wastewater System 3-40

Figure C-35: Development Impact Fees by Jurisdiction in the Sacramento Region ... 4-15

Tables

Table C-1: Historical Population Change, City of Folsom, 1950 to 2020 2-2

Table C-2: Population and Household Trends, 2010-2018 2-2

Table C-3: Age Characteristics, 2010 and 2018 2-3

Table C-4: Population by Race and Ethnicity, 2018 2-4

Table C-5: Family and Non-Family Households, 2010 and 2018 2-5

Table C-6: Growth in Enrollment of Folsom students in the Folsom-Cordova Unified School District, 2010-2019..... 2-6

Table C-7: Household Income Distribution, 2018 2-7

Table C-8: Employment by Industry, 2010 and 2018 2-8

Table C-9: Housing Unit and Employment Projections, City of Folsom, 2016-2040 ... 2-9

Table C-10: Employment Projections by Fastest Growing Industries, Sacramento-Arden Arcade-Roseville Metropolitan Statistical Area, 2016-2026..... 2-12

Table C-11: Housing Stock by Type and Vacancy, City of Folsom, 2010 and 2019 2-13

Table C-12: Age of Housing Stock & Housing Stock Conditions, 2018 2-14

Table C-13: Overcrowding, 2018..... 2-15

Table C-14: Household Size by Tenure, 2018..... 2-16

Table C-15: Number of Bedrooms by Tenure, 2018 2-17

Table C-16: Housing Cost Burden by Household Income Classification, 2015 2-19

Table C-17: State and Federal Income Limits for Sacramento County, 2020..... 2-20

Table C-18: Ability to Pay for Housing based on HUD Income Limits, Sacramento PMSA, 2020 2-21

Table C-19: Typical Sales Prices for New Homes, City of Folsom, 2020 2-22

Table C-20: Typical Rental Rates For Market Rate Apartments, City of Folsom, 2020 2-23

Table C-21: Affordable Rents and Housing Prices by Income and Occupation, Sacramento PMSA, 2020..... 2-24

Table C-22: Senior Populations and Households, 2018 2-25

Table C-23: Population over 65 Below Poverty Rate, 2018 2-26

Table C-24: Disability Status & Types of Disabilities for Civilian Noninstitutionalized Population Age 18 to 64 years, 2018..... 2-27

Table C-25: Employment Status of Noninstitutionalized Population with Disabilities, Age 18 to 64 years, 2018..... 2-27

Table C-26: Large Households, 2018..... 2-29

Table C-27: Single-Parent Households, 2018 2-30

Table C-28: Housing Cost Burden of Extremely Low-Income Households, 2016..... 2-34

Table C-29: FOLSOM Population by Race and Ethnicity, 2010-2019 2-38

Table C-30: Regional Housing Needs Allocation, City of Folsom, June 30, 2021 to August 31, 2029 2-69

Table C-31: Relation of Density to Inventoried Income Levels, City of Folsom, 2020 3-2

Table C-32: Densities of Recent Multifamily Residential Projects, City of Folsom, 2020 3-3

Table C-33: Planned and Approved Projects, City of Folsom, October 2020..... 3-9

Table C-34: East Bidwell Corridor Housing Sites, City of Folsom, October 2020 3-22

Table C-35: Transit Priority Area Lower-Income Housing Sites, City of Folsom, October 2020 3-26

Table C-36: Folsom Plan Area Specific Plan Vacant Housing Sites, City of Folsom, October 2020 3-31

Table C-37: Additional Lower-Income Housing Sites, City of Folsom, October 2020 3-33

Table C-38: Summary of Vacant and Underutilized Sites, October 2020..... 3-34

Table C-39: Affordability of Accessory Dwelling Units in Sacramento, Placer, and El Dorado Counties..... 3-35

Table C-40: Accessory Dwelling Units and Multi-generational Units..... 3-36

Table C-41: Estimated Residential Capacity Compared to RHNA by Income, City of Folsom, June 30, 2021 to August 31, 2029..... 3-37

Table C-42: Mobile Home Parks, City of Folsom, 2020 3-43

Table C-43: Sites Zoned for Emergency Shelters..... 3-46

Table C-44: Financial Resources for Housing, 2020 3-52

Table C-45: Projects Receiving Government Assistance, City of Folsom, 2020 3-56

Table C-46: Qualified Entities, 2019..... 3-58



Table C-47: Residential and Mixed Use General Plan Land Use Designations, City of Folsom, 2020 4-2

Table C-48: Residential and Mixed Use Zoning Districts, City of Folsom, 2020..... 4-3

Table C-49: Folsom Area Specific Plan Residential and Mixed Use Zoning Districts, City of Folsom, 2020 4-4

Table C-50: Setback, Lot Coverage, and Height Requirements in Residential and Mixed Use Zones, City of Folsom, 2020..... 4-5

Table C-51: Folsom Plan Area Specific Plan Setback, Lot Coverage, and Height Requirements in Residential and Mixed Use Zones, 2020 4-6

Table C-52: Timelines for Permit Procedures 4-10

Table C-53: Typical Processing Procedures by Project Type..... 4-11

Table C-54: Typical Development Fees, City of Folsom 4-13

Table C-55: FPASP Development Impact Fees, City of Folsom – 2020 4-14

Table C-56: Other Planning Fees, City of Folsom, Effective July 1, 2020..... 4-15

Table C-57: Parking Standards, City of Folsom – North of Highway 50, 2020..... 4-17

Table C-58: Parking Standards, City of Folsom – South of Highway 50..... 4-17

Table C-59: Statewide Parking Standards for Affordable Housing, California, 2020 .. 4-19

Table C-60: Comparison of Inclusionary Housing Requirements for Jurisdictions in the Sacramento Region, 2020 4-22

Table C-61: Estimated Housing Development Costs, City of Folsom, 2020..... 4-25

Table C-62: Length of Time between Project Approval and Building Permit Application Submittal, City of Folsom, 2020 4-26

Table C-63: Building Permits Issued for New Units by Income Category, City of Folsom, 2013-2019 5-2

Table C-64: Evaluation of Existing (2013) Housing Element Programs..... 5-4

1 Introduction

State housing element law (Government Code Section 65580 (et seq.)) mandates that local governments must adequately plan to meet the existing and projected housing needs of all economic segments of the community. The Background Report of the Housing Element provides a community profile and identifies the nature and extent of the city's housing needs, which in turn provides the basis for the City's response to those needs in the Policy Document. This Housing Element Background Report provides current information, as of December 2020, on household characteristics, housing needs, housing supply, land inventory for new development, housing programs, constraints, and incentives for new housing development in the city of Folsom. It also evaluates progress made since the last housing element was adopted in 2013.

The 2021 Housing Element is a comprehensive update of the 2013 Housing Element. The 8-year planning period is from May 15, 2021 to May 15, 2029. Upon its adoption, this element will become part of the City of Folsom General Plan. The adoption of this housing element necessitates revisions to some of the other City of Folsom General Plan Elements (i.e., Land Use and Safety and Noise) to maintain internal consistency with those elements as mandated by State law.

1.1 Overview of State Requirements

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 their city or county. The housing element is one of the seven mandated elements of the general plan. State law requires local government plans to address the existing and projected housing needs of all economic segments of the community through their housing elements. In addition, local governments are required to prepare an annual progress report on the status and progress in implementing its housing element. 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 local housing elements in particular.

The purpose of the housing element is 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. Beyond these income-based housing needs, the housing element must also address special needs groups such as persons with disabilities and persons experiencing homelessness.



As required by State housing element law (Government Code Section 65583(a)) the assessment and inventory for this element includes the following:

- An analysis of population and employment trends and projections, and a quantification of the city's existing and projected housing needs for all income levels. This analysis of existing and projected needs includes the City of Folsom's share of the regional housing need.
- An analysis and documentation of household characteristics, including level of payment compared to ability to pay; housing characteristics, including overcrowding; and housing stock condition.
- An assessment of fair housing that provides a summary of fair housing issues and fair housing enforcement and outreach. This assessment analyzes integration and segregation patterns, disparities in access to opportunity, and disproportionate housing needs.
- An inventory of land suitable for residential development, including vacant sites and sites having realistic and demonstrated potential for redevelopment, and an analysis of the relationship of zoning, public facilities, and services to these sites.
- The identification of a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit.
- An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels and for persons with disabilities, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures. An analysis of local efforts to remove governmental constraints.
- An analysis of potential and actual non-governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, the cost of construction, the request to develop housing at lower densities, and the length of time between receiving approval for a housing development and submittal of an application for building permits.
- An analysis of any special housing needs for the elderly; persons with disabilities, including developmental disabilities; large families; farmworkers; families with female heads of households; and families and persons in need of emergency shelter.
- An analysis of opportunities for residential energy conservation.
- An analysis of "at-risk" assisted housing developments that are eligible to change from low-income housing uses during the next 10 years.

The Background Report satisfies State requirements and provides the foundation for the goals, policies, implementation programs, and quantified objectives. The Background Report sections draw on a broad range of sources. Information on population, housing stock, and economics comes primarily from the 2010 U.S. Census, 2014-2018 American Community Survey, the California Department of Finance (DOF), the Sacramento Area Council of Governments (SACOG), and City of Folsom records. Information on available sites and services for housing comes from numerous public agencies. Information on constraints on housing production and past and current housing efforts in the City of Folsom comes from City staff, other public agencies, and a number of private sources.

1.2 General Plan and Housing Element Consistency

Upon adoption, this housing element will become part of the City of Folsom General Plan. The City adopted a comprehensive update of its General Plan in 2018. The housing element will be included as a chapter in the City's adopted General Plan and will maintain internal consistency as required by State Law. Adoption of the housing element triggers updates to other elements of the General Plan. Senate Bill (SB) 1035 requires the safety element to be revised and revised upon update of the housing element to include new information on fire hazards, flood hazards, and climate adaptation and resilience strategies. The City is amending the Safety and Noise Element concurrent with this Housing Element update to address SB 1035. SB 1000 also requires the City to address environmental justice when updating two or more elements after January 1, 2018. The City of Folsom analyzed the requirements of SB 1000 when the 2035 General Plan was adopted in 2018 and determined that there were no disadvantaged communities that met the definition of SB 1000.

1.3 General Plan and Housing Element Differences

The housing element is one of seven State-mandated elements that every general plan must contain. Although the housing element must follow all the requirements of the general plan, the housing element has several State-mandated requirements that distinguish it from other general plan elements. Whereas the State allows local government the ability to decide when to update their general plan, State law sets the schedule for periodic update (eight-year timeframe) of the housing element. Local governments are also required to submit draft and adopted housing elements to the California Department of Housing and Community Development (HCD) for State law compliance review. This review ensures that the housing element meets the various State mandates. When the City satisfies these requirements, the State will "certify" that the element is legally adequate. Failing to comply with State law could result in potentially serious consequences such as reduced access to infrastructure, transportation, and housing funding and vulnerability to lawsuits.

1.4 Document Organization

The following sections are included in the Housing Element Background Report:

- 3.1 Introduction
- 3.2 Housing Needs Assessment
- 3.3 Resource Inventory
- 3.4 Potential Housing Constraints
- 3.5 Evaluation



1.5 Public Participation

As part of the housing element update process, the City implemented the State’s public participation requirements in housing element law, set forth in Government Code Section 65583(c)(9), that jurisdictions shall make “...a diligent effort to achieve participation of all economic segments of the community in the development of the housing element.”

The City implemented a number of engagement tools to connect with community members and receive input on the City’s housing needs and strategies to ensure housing for all residents. Tools included a project website, social media, newsletters, public workshop, community survey, and public hearings.

1.5.1 PROJECT WEBSITE

At the start of the housing element update process the consultant team created a project website (www.folsomhousingelement.com), in coordination with City Staff, to provide the community information on the housing element update process and schedule, key requirements of the housing element, and related documents. The website also provided the community an opportunity to provide feedback and to sign up to receive project updates via email. The project website was updated regularly to include survey links, an informational video, notices of upcoming meetings, and presentations and materials from past meetings. Translation services of the project website was available within internet browsers.

1.5.2 MARCH 10, 2020: CITY COUNCIL STUDY SESSION

The consultant team presented an overview introducing the City Council to the housing element update process and providing a summary of the City’s Regional Housing Needs Allocation (RHNA) obligation. The presentation included potential strategies to meet the City’s RHNA obligation including creating a buffer to address no net loss, rezoning sites to increase densities, and exploring changes to the inclusionary housing ordinance. The presentation also provided an overview of recent changes to State housing law, including no net loss.

1.5.3 MARCH - JULY 2020: PROPERTY OWNER OUTREACH

City staff and the consultant team mailed letters to property owners along the East Bidwell corridor to identify opportunities for housing development. City staff and the consultants held interviews with several property owners of sites in the East Bidwell corridor, transit priority areas, and the Folsom Plan Area Specific Plan (FPASP) to identify potential for multifamily housing development. Several property owners indicated interest in multifamily housing developments. The City worked with property owners to rezone sites in conjunction with the Housing Element Update to create additional capacity for high density housing. These sites are identified and described in Section 3.3, “Resource Inventory.” Coordination with property owners is ongoing and will continue following adoption of the Housing Element as the City works to maintain adequate sites throughout the 8-year planning period.

1.5.4 JUNE 2020: FOCUS GROUP DISCUSSIONS

The consultant team hosted three virtual focus group sessions to gather input from various stakeholders, including developers, home builders, non-profit organizations, advocacy groups, and public agencies on key housing issues. The virtual focus group sessions were held on the following topics:

- Affordable Housing Strategies –June 2, 2020;
- Missing Middle and Multi-Generational Housing Strategies –June 3, 2020; and
- Homelessness and Special Needs Housing –June 9, 2020.

Each focus group session began with a brief presentation providing background on the housing element process and housing-related information for Folsom. The consultant team then facilitated a discussion asking participants for input on each discussion topic. As follow up to each focus group discussion, a questionnaire was sent to all invitees asking for any additional input or comments related to each topic. The feedback received from each focus group was incorporated into the Housing Element Update and used to guide new policies and programs. Attachment C.3 contains a summary of the focus group discussions.

1.5.5 JUNE - JULY 2020: VIRTUAL COMMUNITY WORKSHOP

The consultant team, in coordination with City Staff, hosted an online community workshop introducing the housing element update process to the community. The presentation was provided through a recorded video, posted on the project website, which included an overview of the requirements of the housing element, the City's RHNA obligation, population and housing demographics in the City, and housing programs within the City. The video presentation was accompanied with an online survey for community members to provide feedback on housing issues, goals, and strategies to meet the City's housing needs. This video presentation and survey were posted online on the project website from June 1, 2020 through July 31, 2020. The community was notified of the online workshop through the City's Facebook page, City website, City newsletters (email and USPS mail), and through approximately 200 postcards distributed by the Twin Lakes Foodbank and the Folsom Public Library. The City received 420 survey responses. The input provided at the workshop was used to shape the Housing Element policies and programs. Attachment C.3 contains a summary of responses received.

1.5.6 JULY 28, 2020: CITY COUNCIL STUDY SESSION

The consultant team gave a presentation to the City Council to report on community outreach, give an update on progress toward identifying adequate housing sites, and receive preliminary direction on key policy issues involving increasing maximum density in key areas of the city, increasing the unit count of the FPASP, and the applicability of inclusionary requirements on rental housing. The City Council was generally agreeable to exploring increasing densities and potentially increasing the unit count in the FPASP. The City Council advised that they did not intend to revise the inclusionary housing ordinance to apply to rental housing. The PowerPoint presentation was made available to the public via the project website and the recorded City Council session was posted on the City website.



1.5.7 DECEMBER 21, 2020: DRAFT HOUSING ELEMENT

The Draft Housing Element was posted on the project website on December 21, 2020, and an email announcing the availability of the Draft Housing Element and the upcoming public meetings was sent to stakeholders and community members who had signed up to receive notifications. In addition, the Draft Housing Element was advertised in the City newsletter (email and USPS mail). The City mailed 22,200 flyer notifications of the Draft Housing Element with utility bills to City residents. In addition, 600 postcard notifications of the Draft Housing Element were distributed to residents of affordable multifamily units via mail and 150 were distributed by the Twin Lakes Foodbank. Hard copies of the Draft Housing Element were also made available at the Community Development Department. The City received several comment letters and emails from community members and regional stakeholders, including the Sacramento Housing Alliance, Sacramento Municipal Utility District, Sacramento Metropolitan Air Quality Management District, and students from the Folsom Cordova Unified School District. City staff and the consultants considered all public comments submitted on the Draft Housing Element and made revisions to the Draft Housing Element during the HCD Review process. Revisions included reviewing and revising the sites inventory methodology, clarifying language or adding additional information to address questions, and modifying policies and programs. All changes were shown in track changes in the Public Hearing Draft Housing Element presented at the adoption hearings with the Planning Commission and City Council.

1.5.8 JANUARY 20, 2021: PLANNING COMMISSION DRAFT HOUSING ELEMENT HEARING

Following release of the Draft Housing Element, City staff and the consultants presented the document to the Planning Commission at a public hearing on January 20, 2021. An email notice was sent to stakeholder and community members that had signed up to receive notifications, informing them of the hearing and methods for providing public comment. In addition, the public hearing was advertised in the City newsletter (email and USPS mail) and local newspaper. The Planning Commission recommended changes that were presented to the City Council for consideration.

1.5.9 FEBRUARY 9, 2021: CITY COUNCIL DRAFT HOUSING ELEMENT HEARING

The City Council reviewed and provided feedback on the Draft Housing Element at a public hearing on February 9, 2021. The City Council was presented with the Planning Commission recommendations as well as the public comments received on the Draft Housing Element. An email notice was sent to stakeholder and community members that had signed up to receive notifications, informing them of the hearing and methods for providing public comment. In addition, the public hearing was advertised in the City newsletter (email and USPS mail) and local newspaper. The City Council recommended minor changes to the Draft Housing Element and authorized staff to submit the Housing Element to HCD for the State-mandated compliance review.

2 Housing Needs Assessment

This section begins with a description of housing and demographic characteristics of the city of Folsom. The section then discusses the existing housing needs of Folsom based on housing and demographic characteristics. The section also discusses the housing needs of “special” population groups as defined in State law. Finally, the section discusses the city’s future housing needs based on the regional “fair share” allocation in the RHNA prepared by SACOG.

2.1 Housing Stock and Demographic Profile

The purpose of this section is to establish “baseline” population, employment, and housing characteristics for the city of Folsom. The main sources of information in this section are the 2000 and 2010 U.S. Census, 2014-2018 American Community Survey, the DOF, and SACOG. Other sources of information include: the California Employment Development Department (EDD); the U.S. Department of Housing and Urban Development (HUD); and local economic data (e.g., home sales prices, rents, wages, etc.).

Data for Folsom is presented wherever possible for comparison alongside comparable data for Sacramento County and California. This facilitates an understanding of the city’s characteristics by illustrating how the city is similar to, or differs from, the county and state in various aspects related to demographic, employment, and housing characteristics and needs.

2.1.1 DEMOGRAPHIC AND EMPLOYMENT CHARACTERISTICS AND TRENDS

Population Growth and Change

Table C-1 shows the long-term historic population trends for the city of Folsom. Since the 1950s, Folsom has been a rapidly growing city. The city experienced its largest average annual growth rates (AAGR) from 1950 to 1960 (8.8 percent) and from 1980 to 1990 (10.5 percent). However, in recent decades the average annual growth rates have been decreasing (5.7 percent in 2000, 3.4 percent in 2010, and 1.2 percent in 2020).

As shown in Table C-2, Folsom's population growth rate between 2010 and 2018 (0.8 percent) was the same as the rate of growth experienced by Sacramento County and slightly higher than the rate of growth experienced by California for this time period (0.6 percent).

TABLE C-1: HISTORICAL POPULATION CHANGE, CITY OF FOLSOM, 1950 TO 2020			
Year	Population	Change	AAGR
1950	1,690	—	—
1960	3,925	2,235	8.8%
1970	5,810	1,885	4.0%
1980	11,003	5,193	6.6%
1990	29,802	18,799	10.5%
2000	51,884	22,082	5.7%
2010	72,203	20,319	3.4%
2020	81,610	9,407	1.2%

Source: California Department of Finance, Table 2a Historical Census Populations of California State, Counties, Cities, Places, and Towns; 2010 Census.

TABLE C-2: POPULATION AND HOUSEHOLD TRENDS, 2010-2018									
	City of Folsom			Sacramento County			California		
	2010	2018	AAGR (2010-2018)	2010	2018	AAGR (2010-2018)	2010	2018	AAGR (2010-2018)
Population	72,203	77,007	0.8%	1,418,788	1,510,023	0.8%	37,253,956	39,557,045	0.6%
Households	24,951	27,285	1.1%	513,945	536,029	0.5%	12,577,498	12,965,435	0.4%
Household Population	65,243	71,419	1.1%	1,395,001	1,485,602	0.8%	36,434,140	38,329,281	0.6%
Group Quarters Population	6,960	5,588	-2.7%	23,787	24,421	0.3%	819,816	819,479	0.0%
Persons Per Household	2.61	2.62	-	2.71	2.77	-	2.90	2.96	-

Sources: U.S. Census Bureau, 2010 U.S. Census and 2014-2018 American Community Survey Table B11002, B26001 and S1101.

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 C-2). Folsom’s household growth rate of 1.1 percent was the slightly higher than its population growth rate from 2010 to 2018.

Average household size is determined by the number of people living in households divided by the number of occupied housing units in a given area. In Folsom, the 2010 average household size was 2.61 persons, slightly lower than the county average of 2.71 persons and the statewide average of 2.90 persons. In 2018, average household size in Folsom increased slightly to 2.62. The average household sizes in the county and state also increased slightly (2.77 and 2.96 persons per household, respectively).

According to the 2010 U.S. Census and 2014-2018 American Community Survey, the total group quarters population in the city was 6,960 in 2010 and decreased to 5,588 in 2018. The group quarters population consists mainly of the Folsom Prison population and residents of other group quarter facilities such as nursing care facilities. Data from the California Department of Corrections and Rehabilitation shows that the population at Folsom Prison and California State Prison (CSP Sacramento, located adjacent to the Folsom Prison) has decreased from 6,666 inmates on March 31, 2010 to 5,545 inmates in December 2019.

Age

Table C-3 shows the distribution of Folsom’s population by age in 2010 and 2018. As shown in the table, Folsom’s population is aging. The population within most age groups 44 years of age and younger declined from 2010 to 2018, while the population within all age groups older than 44 years of age and increased. The median age in Folsom (41.2) in 2018 was considerably older than the countywide median age of 36. Mirroring countywide trends, seniors 65 and older in Folsom made up about 13 percent of the population in 2018 compared to just under 10 percent in 2010. Senior housing needs are discussed in detail in the next section, Special Housing Needs.

TABLE C-3: AGE CHARACTERISTICS, 2010 AND 2018								
Age Group	Folsom				Sacramento County			
	2010		2018		2010		2018	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Under 5	4,431	6.1%	4,309	5.6%	101,063	7.1%	99,356	6.6%
5 to 9	5,258	7.3%	5,101	6.6%	98,112	6.9%	101,293	6.7%
10 to 14	4,988	6.9%	5,687	7.4%	99,820	7.0%	102,000	6.8%
15 to 19	4,305	6.0%	4,863	6.3%	105,680	7.4%	94,932	6.3%
20 to 24	3,932	5.4%	3,409	4.4%	101,908	7.2%	100,159	6.6%
25 to 34	10,163	14.1%	8,455	11.0%	206,646	14.6%	234,363	15.5%
35 to 44	12,859	17.8%	11,746	15.3%	190,835	13.5%	197,732	13.1%
45 to 54	11,972	16.6%	13,999	18.2%	200,536	14.1%	195,044	12.9%
55 to 59	4,159	5.8%	5,138	6.7%	85,332	6.0%	95,111	6.3%
60 to 64	3,227	4.5%	4,327	5.6%	70,305	5.0%	87,826	5.8%
65 to 74	3,669	5.1%	5,933	7.7%	83,295	5.9%	117,908	7.8%
75 to 84	2,178	3.0%	2,874	3.7%	52,193	3.7%	57,619	3.8%
85 and Over	1,062	1.5%	1,166	1.5%	23,063	1.6%	26,680	1.8%
Total	72,203	100.0%	77,007	100.0%	1,418,788	100.0%	1,510,023	100.0%
Median Age	37.6	—	41.2	—	34.8	—	36.0	—

Note: These figures include Folsom Prison population figures.

Source: 2010 U.S. Census and U.S. Census Bureau, 2014-2018 American Community Survey 5-Year Estimates Table S0101.



Race and Ethnicity

Table C-4 summarizes U.S. Census data related to the race and ethnicity of residents of Folsom, Sacramento County, and California in 2018. Compared to the county and state, Folsom’s population is less diverse. As shown in the table, 62.1 percent of Folsom’s total population (including persons in correctional facilities) in 2018 was White, Non-Hispanic. It should be noted that the racial and ethnic characteristics of the Folsom Prison population affect the statistics for the city as a whole since the Prison has a more racially and ethnically diverse population. Excluding persons in group homes (i.e., assisted living, dormitories, and correctional facilities), Folsom’s 2018 population is even less diverse with 66.9 percent consisting of Non-Hispanic White persons, 9.2 percent Hispanic, and only 0.8 percent Black persons.

TABLE C-4: POPULATION BY RACE AND ETHNICITY, 2018								
Racial/Ethnic Category	Folsom Total Population		Folsom (Not Including Persons in Group Homes)		Sacramento County Total Population		California Total Population	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White (non-Hispanic)	47,840	62.1%	48,738	66.9%	682,500	45.2%	14,695,836	37.5%
Black	2,568	3.3%	555	0.8%	144,003	9.5%	2,164,519	5.5%
American Indian and Alaska Native	342	0.4%	313	0.4%	5,469	0.4%	138,427	0.4%
Asian	12,973	16.8%	12,642	17.3%	231,740	15.3%	5,525,439	14.1%
Native Hawaiian and Other Pacific Islander	276	0.4%	153	0.2%	16,335	1.1%	138,911	0.4%
Other ¹	3,901	4.8%	3,798	5.2%	82,951	5.2%	1,264,051	3.2%
Hispanic (of any race)	9,107	11.8%	6,691	9.2%	347,025	23.0%	15,221,577	38.9%
Total	77,007	100.0%	72,890	100.0%	1,510,023	100.0%	39,148,760	100.0%

Notes: ¹Includes “other” racial category and “two or more races”

Source: U.S. Census Bureau, 2014-2018 American Community Survey 5-Year Estimates, Tables B11002B - B11002I, and DP05.

Household Composition

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.

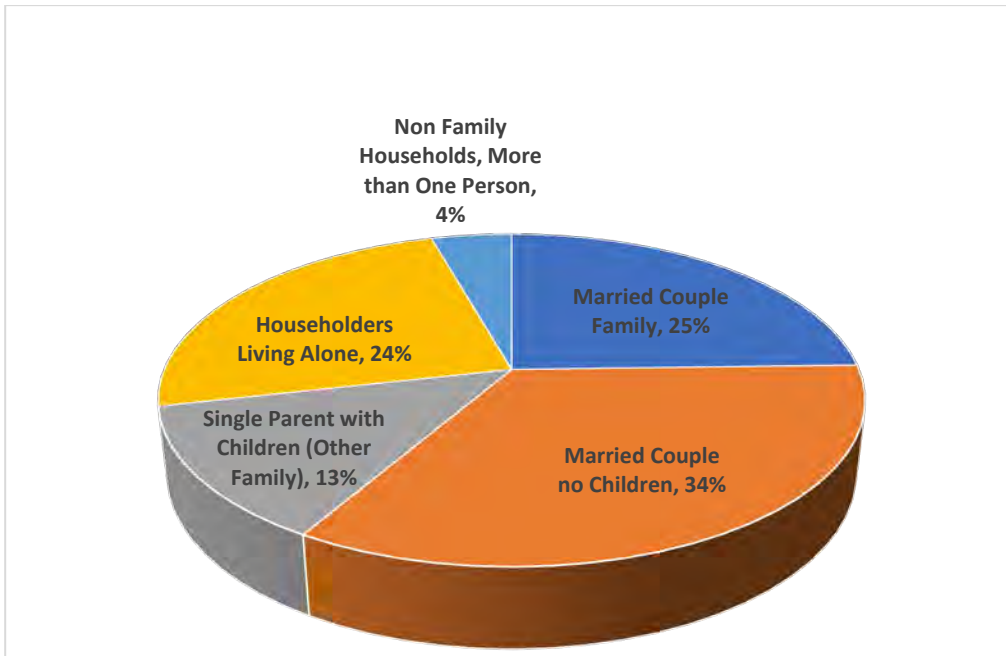
As shown in Table C-5, Folsom had a slightly larger proportion of family households compared to Sacramento County and California. In 2010, 70.5 percent of Folsom households were family households compared to 66 percent in the county and 68.7 percent in the state. From 2010 to 2018, the number of families in Folsom increased from 17,600 families in 2010 to 19,501 families in 2018, resulting in a slight increase (1 percent) in the proportion of family households in Folsom.

As shown in Figure C-1, 25 percent of Folsom households were married with children in 2018, and 13 percent were single parent households. Married couples without children made up 34 percent of all households in Folsom, non-family households with more than one person made up 4 percent, and householders living alone made up 24 percent.

TABLE C-5: FAMILY AND NON-FAMILY HOUSEHOLDS, 2010 AND 2018						
	Folsom		Sacramento County		California	
	Number	Percent	Number	Percent	Number	Percent
2010						
Family Households	17,600	70.5%	338,982	66.0%	8,642,473	68.7%
Non-Family Households	7,351	29.5%	174,963	34.0%	3,935,025	31.3%
Total Households	24,951	100.0%	513,945	100.0%	12,577,498	100.0%
2018						
Family Households	19,501	71.5%	355,363	66.3%	8,915,228	68.76%
Non-Family Households	7,784	28.5%	180,666	33.7%	4,050,207	31.24%
Total Households	27,285	100.0%	536,029	100.0%	12,965,435	100.00%

Source: U.S. Census Bureau, 2014-2018 American Community Survey 5-Year Estimates, Table S1101.

FIGURE C-1: HOUSEHOLD CHARACTERISTICS, CITY OF FOLSOM, 2018



Source: U.S. Census Bureau, 2014-2018 American Community Survey 5-Year Estimates, Table S2501.

The increase in the number of families in Folsom is reflected in the increasing school enrollment figures shown in Table C-6. From 2010 to 2019, the enrollment of students in the Folsom-Cordova Unified School District increased by 9.1 percent. Although, student enrollment numbers have steadily increased since 2012, the growth rate is slower than the previous decade where enrollment numbers increased by approximately 42 percent from 2000 to 2010.

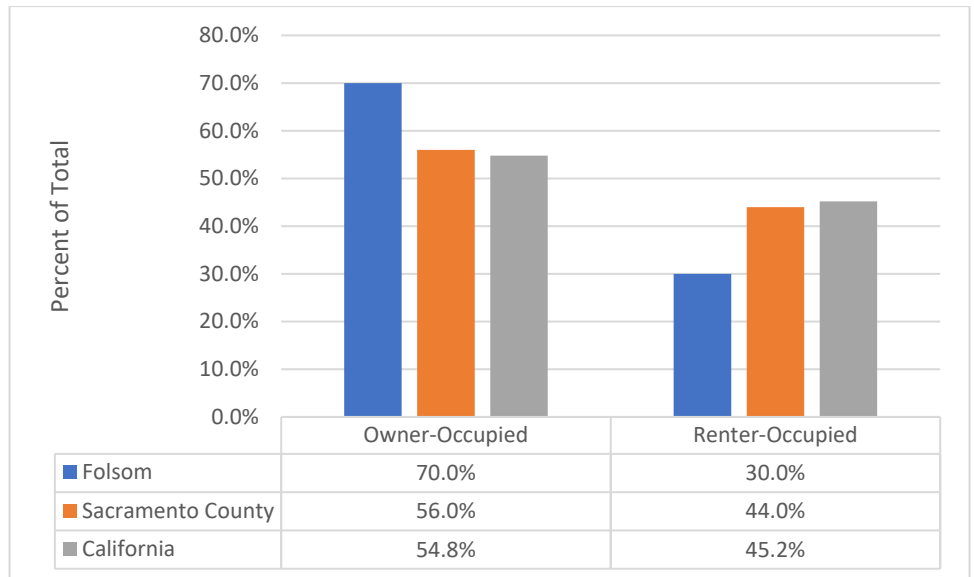
TABLE C-6: GROWTH IN ENROLLMENT OF FOLSOM STUDENTS IN THE FOLSOM-CORDOVA UNIFIED SCHOOL DISTRICT, 2010-2019		
Year	Total Enrollment	Percent Change Since 2010
2010-11	18,893	-
2011-12	19,154	1.4%
2012-13	19,117	1.2%
2013-14	19,356	2.5%
2014-15	19,527	3.4%
2015-16	19,865	5.1%
2016-17	20,312	7.5%
2017-18	20,353	7.7%
2018-19	20,605	9.1%

Source: California Department of Education 2019.

Tenure

Folsom is known as a family-oriented community and has a high rate of homeownership. As shown in Figure C-2, Folsom had a homeownership rate of 70 percent in 2018, compared to 56 percent in Sacramento County and 54.8 percent in California. In addition, Folsom’s homeownership rate has remained steady since 2010 (69.9 percent owner-occupied units), whereas the county and statewide have seen a decrease in homeownership since 2010. Sacramento County had a homeownership rate of 57.5 percent in 2010 and California had a homeownership rate of 55.9 percent in 2010.

FIGURE C-2: OWNER-OCCUPIED AND RENTER-OCCUPIED HOUSING UNITS, CITY OF FOLSOM, 2018



Source: U.S. Census Bureau, 2014-2018 American Community Survey 5-Year Estimates Table B25003.

Household Income

Table C-7 shows the distribution of households according to their 2018 incomes for Folsom, Sacramento County, and California. While 19 percent of households in Sacramento County and 17.5 percent of households in the state earned less than \$25,000 in 2018, only 9.2 percent of households in Folsom earned under \$25,000. On the other end of the income spectrum, 54.5 percent of Folsom households earned more than \$100,000 in 2018, compared to 30.1 percent of households in the county and 35.5 percent of households in the state.

In 2018, Folsom’s median household income of \$109,762 was higher than that of Sacramento County by more than \$45,000 and higher than that of the California by more than \$35,000.

TABLE C-7: HOUSEHOLD INCOME DISTRIBUTION, 2018						
Income Group	Folsom		Sacramento County		California	
	Households	Percent	Households	Percent	Households	Percent
Under \$24,999	2,511	9.2%	101,923	19.0%	2,268,951	17.5%
\$25,000-\$49,999	3,387	12.4%	109,336	20.4%	2,437,502	18.8%
\$50,000-\$74,999	3,460	12.7%	93,941	17.5%	2,061,504	15.9%
\$75,000-\$99,999	3,047	11.2%	69,723	13.0%	1,594,749	12.3%
\$100,000 or more	14,880	54.5%	161,106	30.1%	4,602,729	35.5%
Total Households	27,285	100.0%	536,029	100.0%	12,965,435	100.0%
Median Household Income	\$109,762	—	\$63,902	—	\$71,228	—

Source: U.S. Census Bureau, 2014-2018 American Community Survey 5-Year Estimates, Table S1901.

Employment Growth: 2010 to 2018

Table C-8 shows employment by industry in Folsom and Sacramento County in 2010 and 2018. The number of employed persons 16 years of age and older in Folsom grew from 30,535 in 2010 to 34,974 in 2018. The educational services, health care, and social assistance industry employed the highest number of Folsom residents (7,666) in 2018 and experienced the highest increase in employment from 15.6 percent of total jobs in 2010 to 21.9 percent in 2018. Other major industries in Folsom include professional, scientific, and management, and administrative and waste management services (14.2 percent); manufacturing (13.1 percent); finance and insurance, and real estate and rental and leasing (10.4 percent); and public administration (10.2 percent).

Since 1984, the Intel Corporation has played a major role in the employment of Folsom residents, as well as residents from surrounding communities in the Sacramento region. Intel is the largest private industry employer in Folsom. As of 2019, the company employed almost 6,000 employees at its Folsom branch. Intel has influenced much of Folsom’s technology growth that has attracted businesses from afar. Today Folsom includes many high-tech firms ranging from small companies to large international corporations. The city boasts a growing technology employment cluster that includes over 15 companies in the Technology Integrator, Clean Technology, Technology, and Medical Technology sectors.



TABLE C-8: EMPLOYMENT BY INDUSTRY, 2010 AND 2018

Industry	Folsom				Sacramento County			
	2010		2018		2010		2018	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Civilian employed population 16 years and over	30,535	100.0%	34,974	100.0%	625,894	100.0%	686,019	100.0%
Agriculture, forestry, fishing and hunting, and mining:	34	0.1%	162	0.5%	3,771	0.6%	5,918	0.9%
Construction	1,800	5.9%	1,451	4.1%	46,938	7.5%	43,737	6.4%
Manufacturing	3,513	11.5%	4,582	13.1%	36,492	5.8%	38,148	5.6%
Wholesale trade	690	2.3%	757	2.2%	18,389	2.9%	17,066	2.5%
Retail trade	2,756	9.0%	3,204	9.2%	69,779	11.1%	75,105	10.9%
Transportation and warehousing, and utilities	1,110	3.6%	998	2.9%	30,330	4.8%	37,705	5.5%
Information	695	2.3%	501	1.4%	15,996	2.6%	12,415	1.8%
Finance and insurance, and real estate and rental and leasing	3,820	12.5%	3,620	10.4%	49,506	7.9%	48,305	7.0%
Professional, scientific, and management, and administrative and waste management services	4,467	14.6%	4,953	14.2%	72,752	11.6%	81,011	11.8%
Educational services, and health care and social assistance	4,755	15.6%	7,666	21.9%	128,735	20.6%	153,425	22.4%
Arts, entertainment, and recreation, and accommodation and food services	2,144	7.0%	2,328	6.7%	52,713	8.4%	65,531	9.6%
Other services, except public administration	1,348	4.4%	1,192	3.4%	30,891	4.9%	34,990	5.1%
Public administration	3,403	11.1%	3,560	10.2%	69,602	11.1%	72,663	10.6%

Source: U.S. Census Bureau, 2006-2010 American Community Survey 5-year Estimates and 2014-2018 American Community Survey 5-Year Estimates, Table S2405.

Employment and Housing Projections

SACOG produces housing and jobs projections for the cities and counties in the Sacramento region, including the city of Folsom. SACOG’s most recent projections, released in 2019, project housing units and number of jobs to 2040. The number of housing units in Folsom is projected to grow from 27,550 in 2016 to 38,010 in 2040 (with a 1.35 percent annual growth rate). The number of jobs is projected to increase from 45,430 jobs in 2016 to 51,730 in 2040 (with a 0.54 percent annual growth rate).

The SACOG projections were used to calculate the jobs/housing ratio for Folsom. As shown in Table C-9, the number of households was determined by applying a 5 percent vacancy rate to the number of housing units projected by SACOG. The number of jobs was divided by the number of households to determine the jobs/housing ratio. This jobs/housing ratio can be compared to the worker-to-household ratio. The worker-to-household ratio is based on the 2018 Folsom population in the civilian labor force and the number of households in Folsom. The worker-to-household ratio for Folsom is 1.33.

As shown in Table C-9, the number of jobs is projected to grow at a slower rate than the number of housing units. While the jobs/housing ratio is projected to decrease to 1.43 in 2040, this is still above the worker/household ratio of 1.33 indicating there would theoretically still be adequate jobs in the City to meet the demands of the local workforce.

TABLE C-9: HOUSING UNIT AND EMPLOYMENT PROJECTIONS, CITY OF FOLSOM, 2016-2040				
	2016	2035	2040	AAGR (2016-2040)
Housing Units	27,550	36,750	38,010	1.35%
Households ¹	26,173	34,913	36,110	1.35%
Worker/Household Ratio ²	1.33	1.33	1.33	—
Number of Jobs	45,430	50,230	51,730	0.54%
Jobs/Household Ratio ³	1.74	1.44	1.43	—

¹Number of Households was calculated by multiplying the number of projected housing units by a 95% occupancy rate.

²Workers per household ratio was calculated by dividing the population in the civilian labor force in 2018 (36,311) by the number of households in 2018 (27,285).

³Jobs/Household Ratio was calculated by dividing the number of jobs by the number of households.

Source: SACOG, 2016; U.S. Census Bureau 2014-2018 American Community Survey 5-Year Estimates, Table DP03 and S2301.

However, according to 2018 U.S. Census Bureau data, 80 percent of Folsom residents commute out of the city for work and 83 percent of persons employed in the city commute from areas outside of the city, only 20 percent of Folsom residents live and work in the city. As shown in Figure C-3, the majority of Folsom residents who commute out of the city for work are employed in the city of Sacramento, Rancho Cordova, Roseville, El Dorado Hills, or unincorporated Sacramento County (e.g., Arden-Arcade, Carmichael, Gold River). As shown in Figure C-4, the majority of employees who commute into the city for work live in the city of Sacramento, El Dorado Hills, Roseville, Rancho Cordova, Citrus Heights, or unincorporated Sacramento County (e.g., Orangevale, Arden-Arcade, Carmichael).

FIGURE C-3: PLACE OF EMPLOYMENT FOR FOLSOM RESIDENTS WHO WORK OUTSIDE OF FOLSOM, CITY OF FOLSOM, 2021

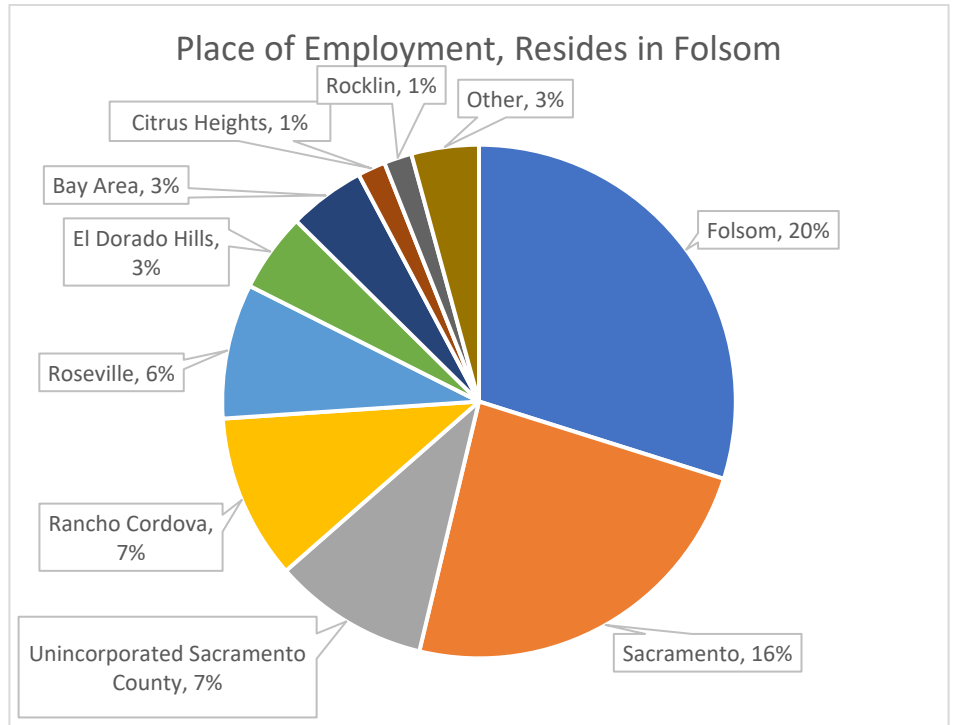
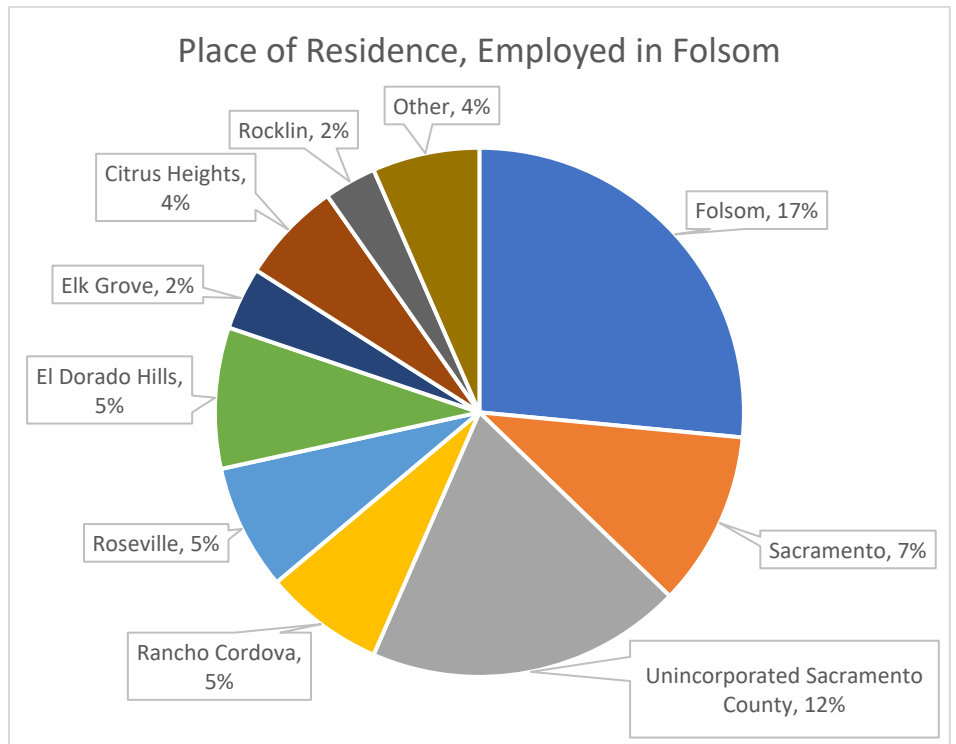


FIGURE C-4: PLACE OF RESIDENCE FOR NON-FOLSOM RESIDENTS WHO WORK IN FOLSOM, CITY OF FOLSOM, 2021



Income levels vary slightly between Folsom residents who work outside of the city and Folsom employees who live outside of the city, with a higher proportion of Folsom residents who work outside of the city earning higher wages and more low- to middle-wage earners commuting into Folsom (see Figure C-5 and Figure C-6). This indicates a need to provide affordable housing for lower-wage earners commuting into Folsom for work.

FIGURE C-5: WAGE EARNINGS OF FOLSOM RESIDENTS EMPLOYED OUTSIDE OF FOLSOM, CITY OF FOLSOM, 2021

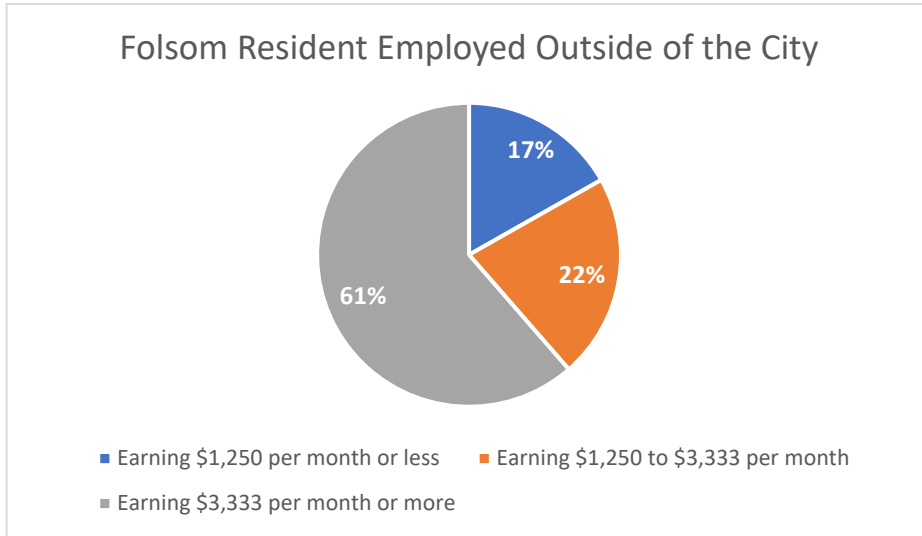


FIGURE C-6: WAGE EARNINGS OF NON-FOLSOM RESIDENTS EMPLOYED IN FOLSOM, CITY OF FOLSOM, 2021

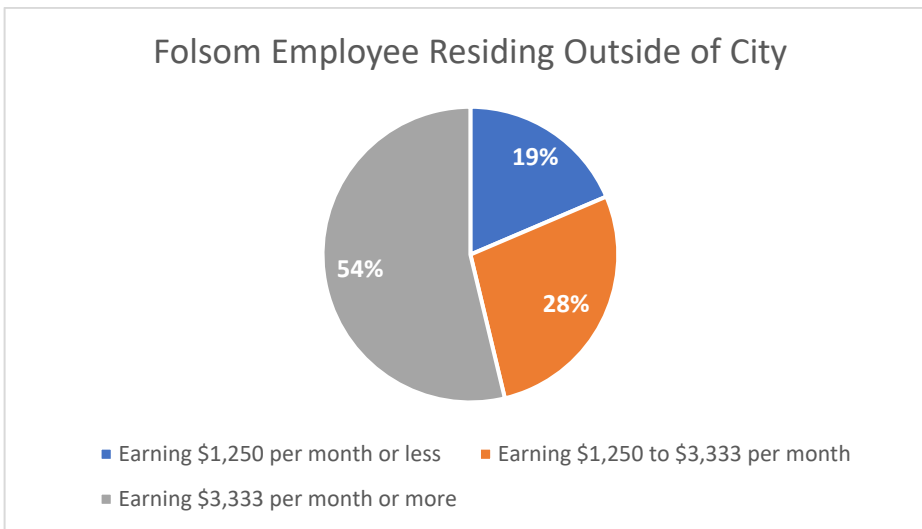


Table C-10 provides more detailed projections for employment by the fastest growing industries from EDD. EDD only provides projections by metropolitan statistical area (MSA). The greatest projected employment growth for the Sacramento-Arden Arcade-Roseville MSA occurs in the education services, health care, and social assistance industry, which is also projected to have the greatest share of jobs. This sector is projected to increase by 26.4 percent (38,400 jobs) from 2016 to 2026. The other fastest growing industries include construction; transportation, warehousing and utilities; accommodation and food services; leisure and hospitality; arts, entertainment, and recreation; real estate and rental and leasing; and wholesale trade.

TABLE C-10: EMPLOYMENT PROJECTIONS BY FASTEST GROWING INDUSTRIES, SACRAMENTO-ARDEN ARCADE-ROSEVILLE METROPOLITAN STATISTICAL AREA, 2016-2026

Employment Industry	2016	2026	Change in Number of Jobs (2016-2026)	Percent Change (2016-2026)
Educational Services (Private), Health Care, and Social Assistance	145,600	184,000	38,400	26.4%
Construction	54,900	67,800	12,900	23.5%
Transportation, Warehousing, and Utilities	26,000	31,700	5,700	21.9%
Accommodation and Food Services	84,300	99,000	14,700	17.4%
Leisure and Hospitality	99,800	116,600	16,800	16.8%
Arts, Entertainment, and Recreation	15,500	17,600	2,100	13.5%
Real Estate and Rental and Leasing	14,500	16,400	1,900	13.1%
Wholesale Trade	25,700	29,000	3,300	12.8%
Administrative and Support and Waste Management and Remediation Services	62,000	69,900	7,900	12.7%
Other Services (excludes 814-Private Household Workers)	31,700	35,600	3,900	12.3%
Professional and Business Services	128,000	143,500	15,500	12.1%
Professional, Scientific, and Technical Services	54,600	60,900	6,300	11.5%
Information	13,800	14,900	1,100	8%
Government	234,700	246,800	12,100	5.2%
Finance and Insurance	37,200	39,000	1,800	4.8%
Retail Trade	100,400	104,900	4,500	4.5%
Manufacturing	36,200	36,200	0	0%
Mining and Logging	400	300	-100	-25%

¹ Employment projections are for the Sacramento-Arden Arcade-Roseville Metropolitan Statistical Area which includes Sacramento, Placer, Yolo, and El Dorado Counties.

Source: Employment Development Department 2016-2026 Industry Employment Projections, 2019.

Potential Population Change and Job Growth Impacts on Housing Need

The employment base in Folsom is heavily dependent on several major employers and subject to the fluctuations of the high-tech sector. Key employers in Folsom include Intel, Verizon, Cal-ISO, Maximus, Kikkoman, Mercy Hospital, Kaiser Permanente, and the State of California. With employment growth rates projected to be lower than housing growth rates, Folsom is projected to slightly decrease its ratio of total jobs to total employed residents in the near future. Maintaining a balance between jobs and housing can help to reduce commutes, alleviate traffic congestion and the associated environmental and social impacts.

2.1.2 HOUSING CHARACTERISTICS AND TRENDS

Housing Inventory and Supply

Table C-11 shows comparative data on the housing stock in Folsom, Sacramento County, and California in 2010 and 2019. The table shows 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 Table C-11, single family detached housing units account for the majority of housing in Folsom (71.7 percent). This is much higher than in the county and state overall, where only 64.8 and 57.5 percent of all units are single family detached, respectively.

Multifamily housing with five or more units makes up the next largest segment of Folsom’s housing stock, comprising approximately 17.6 percent of the total in 2019. The proportion of multifamily units in this category decreased slightly from 17.8 percent in 2010. Folsom has a smaller percentage of multifamily housing (including both the “2 to 4 units” and “5 plus” categories) than Sacramento County and California.

Folsom has a significantly lower proportion of attached single family and small multifamily housing (2 to 4 units) than the county and the state. Since 2010, the proportion of these housing types have fallen to 2.9 percent and 4.5 percent, respectively, approximately one half of the proportion seen in the county.

Table C-11 also shows the number and percentage of occupied units and the vacancy rate. Both Folsom and Sacramento County have seen a slight increase in vacancy rates since 2010 while the statewide vacancy rate has remained steady. Folsom had a 5.1 percent vacancy rate in 2019, which was much lower than that of Sacramento County (8.3 percent) and California (8.1 percent).

TABLE C-11: HOUSING STOCK BY TYPE AND VACANCY, CITY OF FOLSOM, 2010 AND 2019									
Year	Total Units	Single Family		Multifamily		Mobile Homes	Occupied	Vacancy Rate	
		Detached	Attached	2 to 4	5 plus				
CITY OF FOLSOM									
2010	Number	26,109	18,516	805	1,251	4,636	901	24,951	4.4%
	Percent	100.0%	70.9%	3.1%	4.8%	17.8%	3.5%	95.6%	—
2019	Number	28,053	20,107	815	1,275	4,951	905	26,614	5.1%
	Percent	100.0%	71.7%	2.9%	4.5%	17.6%	3.2%	94.9%	—
SACRAMENTO COUNTY									
2010	Number	555,932	357,248	34,749	44,929	104,226	14,780	513,945	7.6%
	Percent	100.0%	64.3%	6.3%	8.1%	18.8%	2.7%	92.5%	—
2019	Number	574,449	372,211	34,797	45,198	107,337	14,906	526,804	8.3%
	Percent	100.0%	64.8%	6.1%	7.9%	18.7%	2.6%	91.7%	—
CALIFORNIA									
2010	Number	13,670,304	7,959,059	966,437	1,110,623	3,076,511	557,674	12,568,167	8.1%
	Percent	100.0%	58.2%	7.1%	8.1%	22.5%	4.1%	91.9%	—
2019	Number	14,235,093	8,190,950	994,710	1,132,562	3,357,051	559,820	13,085,036	8.1%
	Percent	100.0%	57.5%	7.0%	8.0%	23.6%	3.9%	91.9%	—

Source: California Department of Finance, Demographic Research Unit E-5 Tables 2019.

Housing Conditions

Since housing stock age and condition are generally correlated, one Census variable that provides an indication of housing conditions is the age of a community’s housing stock. As shown in Table C-12, nearly 35 percent of Folsom’s housing stock was 20 or less years old in 2020. Another 31 percent of the housing stock was between 20 and 30 years old.

Because over 60 percent of the housing units in Folsom were 30 years old or less in 2020, Folsom’s housing stock is likely still in relatively good condition compared to communities with larger shares of older homes. Since 2010, there has been a net increase of 1,326 housing units in Folsom, almost all of which are likely in sound condition.

TABLE C-12: AGE OF HOUSING STOCK & HOUSING STOCK CONDITIONS, 2018						
	Folsom		Sacramento County		California	
	Housing Units	Percent	Housing Units	Percent	Housing Units	Percent
Built 2014 or later	595	2.1%	4,638	0.8%	152,162	1.1%
Built 2010 to 2013	731	2.6%	7,605	1.3%	230,279	1.6%
Built 2000 to 2009	8,324	29.6%	88,019	15.5%	1,598,759	11.4%
Built 1990 to 1999	8,907	31.7%	76,493	13.5%	1,536,758	10.9%
Built 1980 to 1989	5,395	19.2%	95,479	16.8%	2,135,838	15.2%
Built 1970 to 1979	2,111	7.5%	106,251	18.7%	2,488,636	17.7%
Built 1960 to 1969	663	2.4%	67,908	12.0%	1,892,586	13.4%
Built 1950 to 1959	856	3.0%	70,312	12.4%	1,900,467	13.5%
Built 1940 to 1949	267	1.0%	23,731	4.2%	849,660	6.0%
Built 1939 or earlier	249	0.9%	26,784	4.7%	1,299,679	9.2%
Total	28,098	100.0%	567,220	100.0%	14,084,824	100.0%
Units Lacking Complete Plumbing Facilities	80	0.3%	1,651	0.3%	57,397	0.4%
Units Lacking Complete Kitchen Facilities	263	1.0%	4,479	0.8%	149,476	1.2%

Source: U.S. Census Bureau, 2014-2018 American Community Survey 5-Year Estimates, Table DP04.

As part of the 2021-2029 Folsom Housing Element Community Survey, participants were asked to describe the physical condition of their home. The responses indicated that 54 percent would describe their homes as having excellent condition, 25 percent of homes show signs of minor deferred maintenance (i.e., peeling paint, chipping stucco), 17 percent stated their home needs one or more modest rehabilitation improvements (i.e., roof, wood siding, paint, window repairs), and 4 percent stated their home needs one or more major upgrades (i.e., new foundation, plumbing, electrical).

According to the City Code Enforcement Division, less than one fourth of code violations in the city are residential housing cases. While these cases are generally spread throughout the city, many occur in the areas with the oldest homes. A majority of the cases are for property maintenance complaints. Only a very small percentage are in need of major repair. Cases where housing repairs are needed primarily occur in rental homes and are often related to tenant landlord issues. According to the City Code Enforcement Officer, substandard housing is a minor issue for Folsom, and the condition of the City’s housing stock has not deteriorated since the previous analysis conducted for the 1992 Housing Element, which was conducted in 1991 and found 88 dwelling units in need of repair. Of the 88 units in need of repair, 58 units needed minor repairs and 30 needed moderate repairs.

The City operates the Seniors Helping Seniors Home Repair Program using CDBG and Housing Trust Funds, which provides grants to lower-income homeowners for mobile home and single family home repairs. These programs are described in Section 3.4 of this report (Inventory of Local, State, and Federal Housing and Financing Programs).

Overcrowding

U.S. Census Bureau defines a housing unit as overcrowded when the total number of occupants is greater than one person per room, excluding kitchens and bathrooms. Units with more than 1.5 persons per room are considered severely overcrowded.

Table C-13 below compares overcrowding data for Folsom with data for Sacramento County and California. In 2018, only 1.3 percent of housing units (360 units) in Folsom were considered overcrowded and 0.2 percent (45 units) were severely overcrowded. Although overcrowding has increased slightly since 2010, when less than one percent of Folsom’s occupied housing units were overcrowded, these statistics show that overcrowding continues to be less of a problem in Folsom than in Sacramento County where 4.9 percent of all households had more than 1.0 persons per room, and in California where 8.2 percent of households were considered overcrowded.

TABLE C-13: OVERCROWDING, 2018						
	Folsom		Sacramento County		California	
	Households	Percent	Households	Percent	Households	Percent
OWNER-OCCUPIED						
1.00 or less	18,961	99.2%	292,590	97.5%	6,803,363	96.0%
1.01 to 1.50	148	0.8%	5,692	1.9%	209,717	3.0%
1.51 or more	0	0.0%	1,800	0.6%	72,355	1.0%
Total	19,109	100.0%	300,082	100.0%	7,085,435	100.0%
RENTER-OCCUPIED						
1.00 or less	7,919	96.9%	217,135	92.0%	5,097,042	86.7%
1.01 to 1.50	212	2.6%	13,423	5.7%	480,486	8.2%
1.51 or more	45	0.6%	5,389	2.3%	302,472	5.1%
Total	8,176	100.0%	235,947	100.0%	5,880,000	100.0%
TOTAL OCCUPIED HOUSING UNITS						
1.00 or less	26,880	98.5%	509,725	95.1%	11,900,405	91.8%
1.01 to 1.50	360	1.3%	19,115	3.6%	690,203	5.3%
1.51 or more	45	0.2%	7,189	1.3%	374,827	2.9%
Total	27,285	100.0%	536,029	100.0%	12,965,435	100.0%

Source: U.S. Census Bureau, 2014-2018 American Community Survey 5-year Estimates, Table B25014.

Overcrowding is typically more of a problem in rental units than owner-occupied units. When broken out by tenure, approximately 63 percent of the overcrowded households in Folsom were renter households. In 2018, only 0.8 percent (148) of Folsom's owner households had 1.01 or more persons per room, while approximately 3.2 percent (257) of the renter households had 1.01 or more persons per room. In Sacramento County, 2.5 percent of owner households and 8 percent of renter households were overcrowded. Statewide, overcrowding was much greater with 4.0 percent of owner households and 13.3 percent of renter households having greater than 1.0 persons per room.



Household Size

Table C-14 shows average household size by tenure for Folsom, Sacramento County, and California in 2018. As shown in the table, Folsom’s average household size in 2018 was 2.62 persons, lower than the county average of 2.77 persons and the state average of 2.96 persons. In 2018, Folsom had an average household size for renter households of 2.27 persons compared to 2.77 persons per owner household.

TABLE C-14: HOUSEHOLD SIZE BY TENURE, 2018						
	Folsom		Sacramento County		California	
	Households	Percent	Households	Percent	Households	Percent
OWNER OCCUPIED						
1 Person	3,411	17.9%	66,241	22.1%	1,399,383	19.8%
2 Persons	6,887	36.0%	104,240	34.7%	2,379,039	33.6%
3 Persons	3,346	17.5%	49,025	16.3%	1,202,025	17.0%
4 Persons (4+ for statewide)	3,703	19.4%	44,369	14.8%	2,104,988	29.7%
5 Persons or more	1,762	9.2%	36,207	12.1%	—	—
Total	19,109	100.0%	300,082	100.0%	7,085,435	100.0%
Persons per Household	2.77	—	2.82	—	3.01	—
RENTER OCCUPIED						
1 Person	3,177	38.9%	74,546	31.6%	1,685,150	28.7%
2 Persons	2,425	29.7%	65,136	27.6%	1,555,486	26.5%
3 Persons	1,134	13.9%	36,687	15.5%	959,771	16.3%
4 Persons (4+ for statewide)	916	11.2%	30,669	13.0%	1,679,593	28.6%
5 Persons or more	524	6.4%	28,909	12.3%	—	—
Total	8,176	100.0%	235,947	100.0%	5,880,000	100.0%
Persons per Household	2.27	—	2.70	—	2.90	—
ALL HOUSEHOLDS						
1 Person	6,588	24.1%	140,787	26.3%	3,084,533	23.8%
2 Persons	9,312	34.1%	169,376	31.6%	3,934,525	30.3%
3 Persons	4,480	16.4%	85,712	16.0%	2,161,796	16.7%
4 Persons	4,619	16.9%	75,038	14.0%	3,784,581	29.2%
5 Persons or more	2,286	8.4%	65,116	12.1%	—	—
Total	27,285	100.0%	536,029	100.0%	12,965,435	100.0%
Persons per Household	2.62	—	2.77	—	2.96	—

Source: U.S. Census Bureau, 2014-2018 American Community Survey 5-Year Estimates, Tables S2501, S1101, and DP04.

Folsom had a lower proportion of large households (five or more members) than Sacramento County in 2018 (8.4 percent compared to 12.1 percent). Folsom also had a slightly similar proportion of one- and two-person households as the county in 2018 (58.2 percent and 57.9 percent respectively).

Table C-15 shows the number of bedrooms by tenure in Folsom, Sacramento County, and California in 2018. As shown in the table, owner-occupied units tend to be larger in Folsom than in Sacramento County or statewide. In 2018, 50.8 percent of owner-occupied units in Folsom contained four or more bedrooms, compared to 36.2 percent in Sacramento County. Renter-occupied units tend to have a smaller number of

bedrooms than owner-occupied units. This was the case in Folsom in 2018, where only 9.8 percent of renter-occupied units had four or more bedrooms, but 25.1 percent of renter-occupied units had only one bedroom compared to 0.8 percent of owner-occupied units.

TABLE C-15: NUMBER OF BEDROOMS BY TENURE, 2018						
	Folsom		Sacramento County		California	
	Housing Units	Percent	Housing Units	Percent	Housing Units	Percent
OWNER OCCUPIED						
No bedroom	25	0.1%	1,037	0.3%	46,883	0.7%
1 bedroom	153	0.8%	3,629	1.2%	174,260	2.5%
2 bedrooms	1,859	9.7%	42,084	14.0%	1,289,152	18.2%
3 bedrooms	7,352	38.5%	144,723	48.2%	3,168,810	44.7%
4 bedrooms	7,591	39.7%	89,080	29.7%	1,903,525	26.9%
5 or more bedrooms	2,129	11.1%	19,529	6.5%	502,805	7.1%
Total	19,109	100.0%	300,082	100.0%	7,085,435	100.0%
RENTER OCCUPIED						
No bedroom	247	3.0%	9,776	4.1%	458,846	7.8%
1 bedroom	2,055	25.1%	55,559	23.5%	1,521,623	25.9%
2 bedrooms	3,078	37.6%	89,791	38.1%	2,235,086	38.0%
3 bedrooms	1,998	24.4%	57,527	24.4%	1,215,763	20.7%
4 bedrooms	749	9.2%	19,879	8.4%	376,478	6.4%
5 or more bedrooms	49	0.6%	3,415	1.4%	72,204	1.2%
Total	8,176	100.0%	235,947	100.0%	5,880,000	100.0%
ALL HOUSEHOLDS						
No bedroom	272	1.0%	10,813	2.0%	505,729	3.9%
1 bedroom	2,208	8.1%	59,188	11.0%	1,695,883	13.1%
2 bedrooms	4,937	18.1%	131,875	24.6%	3,524,238	27.2%
3 bedrooms	9,350	34.3%	202,250	37.7%	4,384,573	33.8%
4 bedrooms	8,340	30.6%	108,959	20.3%	2,280,003	17.6%
5 or more bedrooms	2,178	8.0%	22,944	4.3%	575,009	4.4%
Total	27,285	100.0%	536,029	100.0%	12,965,435	100.0%

Source: U.S. Census Bureau, 2014-2018 American Community Survey 5-Year Estimates, Table B25042.

Based on the information regarding housing unit and household sizes, Folsom has a much lower need for large housing units than the county and state. Folsom has a smaller average household size, larger housing units, and lower overcrowding rates than the county and state.

Housing Affordability

Housing Cost Burdens

High housing costs can cause households to spend a disproportionate percentage of their income on housing. Overpayment is defined as households paying more than 30 percent of their gross income on housing related expenses, including rent or mortgage payments and utilities. These households are considered “cost burdened.” A “severe cost burden” is defined as gross housing costs exceeding 50 percent of gross income.



As shown in Table C-16, 29.2 percent of all households in Folsom had a housing cost burden greater than 30 percent in 2015. This rate is less than that of Sacramento County (39.4 percent) and California (42 percent). Only 12.1 percent of all households in Folsom had a housing cost burden greater than 50 percent in 2015 compared to 18.9 percent and 20.4 percent for Sacramento County and California, respectively.

As would be expected, housing cost burdens were more severe for households with lower incomes. Among lower-income households (incomes less than or equal to 80 percent of the area median family income (MFI)), 73.9 percent of households in Folsom had a housing cost burden greater than 30 percent in 2015 compared to 16.7 percent of non-lower-income households. This rate of housing cost burden for lower-income households is higher in Folsom than in both Sacramento County (68.9 percent) and California (69.3 percent).

Rates of housing cost burden were generally greater among low-income renter households than among low-income owner households. However, for non-lower-income renter households, rates of housing cost burden were lower than those of owner-occupied households. This trend was common across the city, county, and the state. In Folsom, 84.2 percent of low-income renter households paid 30 percent or more of their monthly incomes for housing costs in 2015, compared to 65.7 percent of low-income owner households. However, rates of housing cost burden greater than 50 percent for low-income households were more similar between owners (44.6 percent) and renters (50.3 percent). Among non-low-income households, the percentage of owner households with housing cost burdens was higher than renter households (17.3 percent compared to 15.4 percent).

TABLE C-16: HOUSING COST BURDEN BY HOUSEHOLD INCOME CLASSIFICATION, 2015

	Folsom			Sacramento County			California		
	Owners	Renters	Total	Owners	Renters	Total	Owners	Renters	Total
LOW-INCOME HOUSEHOLDS (HOUSEHOLD INCOME <= 80% MFI)									
Total Households	3,115	2,525	5,640	87,340	150,735	238,075	2,146,770	3,640,700	5,787,470
Number w/ cost burden > 30%	2,045	2,125	4,170	52,975	111,070	164,045	1,310,170	2,701,625	4,011,800
Percent w/ cost burden > 30%	65.7%	84.2%	73.9%	60.7%	73.7%	68.9%	61.0%	74.2%	69.3%
Number w/ cost burden > 50%	1,390	1,270	2,660	30,960	62,760	93,720	813,285	1,572,055	2,385,340
Percent w/ cost burden > 50%	44.6%	50.3%	47.2%	35.4%	41.6%	39.4%	37.9%	43.2%	41.2%
NON-LOW-INCOME HOUSEHOLDS (HOUSEHOLD INCOME > 80% MFI)									
Total Households	14,625	5,615	20,240	217,805	82,255	284,520	4,762,405	7,427,730	18,433,305
Number w/ cost burden > 30%	2,525	865	3,390	33,660	8,090	41,750	1,012,775	315,650	1,328,430
Percent w/ cost burden > 30%	17.3%	15.4%	16.7%	15.5%	9.8%	14.7%	21.3%	4.2%	7.2%
Number w/ cost burden > 50%	435	40	475	4,785	495	5,280	189,360	24,025	213,390
Percent w/ cost burden > 50%	3.0%	0.7%	2.3%	2.2%	0.6%	1.9%	4.0%	0.3%	1.2%
TOTAL HOUSEHOLDS									
Total Households	17,740	8,140	25,880	289,605	232,990	522,595	6,909,175	5,808,625	12,717,800
Number w/ cost burden > 30%	4,570	2,990	7,560	86,635	119,160	205,795	2,322,945	3,017,275	5,340,230
Percent w/ cost burden > 30%	25.8%	36.7%	29.2%	29.9%	51.1%	39.4%	33.6%	51.9%	42.0%
Number w/ cost burden > 50%	1,825	1,310	3,135	35,745	63,255	99,000	1,002,645	1,596,080	2,598,730
Percent w/ cost burden > 50%	10.3%	16.1%	12.1%	12.3%	27.1%	18.9%	14.5%	27.5%	20.4%

Source: HUD, Comprehensive Housing Affordability Strategy (CHAS) database, 2011-2015



Ability to Pay for Housing

Housing is considered “affordable” if households pay no more than 30 percent of income for rent (including utilities) or monthly homeownership costs (including mortgage payments, taxes, and insurance). HCD calculates income limits to determine eligibility for affordable housing programs. According to HCD, the area median income for a four-person household in Sacramento County was \$86,300 in 2020. Table C-17 shows the upper income limits by income category and household size.

TABLE C-17: STATE AND FEDERAL INCOME LIMITS FOR SACRAMENTO COUNTY, 2020					
Income Categories	Income Limits by Persons per Household				
	1	2	3	4	5
Extremely Low-Income (<30% AMI)	\$18,150	\$20,750	\$23,350	\$26,200	\$30,680
Very Low-Income (31-50% AMI)	\$30,250	\$34,550	\$38,850	\$43,150	\$46,650
Low-Income (51-80% AMI)	\$48,350	\$55,250	\$62,150	\$69,050	\$74,600
Median-Income (100% AMI)	\$60,400	\$69,050	\$77,650	\$86,300	\$93,200
Moderate-Income (81-120% AMI)	\$72,500	\$82,850	\$93,200	\$103,550	\$111,850

Notes: AMI = Area median income

Source: California Department of Housing and Community Development, 2020

<https://www.hcd.ca.gov/grants-funding/income-limits/state-and-federal-income-limits/docs/Income-Limits-2020.pdf>

Table C-18 shows maximum affordable monthly rents and maximum affordable purchase prices for homes. For example, a three-person household was classified as low-income (80 percent of median) with an annual income of up to \$62,150 in 2020. A household with this income could afford to pay a monthly gross rent (including utilities) of up to \$1,554 or could afford to purchase a house priced at or below \$266,431.

TABLE C-18: ABILITY TO PAY FOR HOUSING BASED ON HUD INCOME LIMITS, SACRAMENTO PMSA, 2020						
	Studio	1 BR	2 BR	3 BR	4 BR	5 BR
EXTREMELY LOW-INCOME HOUSEHOLDS AT 30% OF 2020 MEDIAN FAMILY INCOME						
Number of Persons	1	2	3	4	5	6
Income Level	\$18,150	\$20,750	\$23,350	\$26,200	\$30,680	\$35,160
Max. Monthly Gross Rent ¹	\$454	\$519	\$584	\$655	\$767	\$879
Max. Purchase Price ²	\$77,807	\$88,953	\$100,099	\$112,317	\$131,522	\$150,727
VERY LOW-INCOME HOUSEHOLDS AT 50% OF 2020 MEDIAN FAMILY INCOME						
Number of Persons	1	2	3	4	5	6
Income Level	\$30,250	\$34,550	\$38,850	\$43,150	\$46,650	\$50,100
Max. Monthly Gross Rent ¹	\$756	\$864	\$971	\$1,079	\$1,166	\$1,253
Max. Purchase Price ²	\$129,679	\$148,112	\$166,546	\$184,980	\$199,984	\$214,774
LOW-INCOME HOUSEHOLDS AT 80% OF 2020 MEDIAN FAMILY INCOME						
Number of Persons	1	2	3	4	5	6
Income Level	\$48,350	\$55,250	\$62,150	\$69,050	\$74,600	\$80,100
Max. Monthly Gross Rent ¹	\$1,209	\$1,381	\$1,554	\$1,726	\$1,865	\$2,003
Max. Purchase Price ²	\$207,272	\$236,851	\$266,431	\$296,011	\$319,803	\$343,381
MEDIAN-INCOME HOUSEHOLDS AT 100% OF 2020 MEDIAN FAMILY INCOME						
Number of Persons	1	2	3	4	5	6
Income Level	\$60,400	\$69,050	\$77,650	\$86,300	\$93,200	\$100,100
Max. Monthly Gross Rent ¹	\$1,510	\$1,726	\$1,941	\$2,158	\$2,330	\$2,503
Max. Purchase Price ²	\$258,929	\$296,011	\$332,878	\$369,960	\$399,539	\$429,119
MODERATE-INCOME HOUSEHOLDS AT 120% OF 2020 MEDIAN FAMILY INCOME						
Number of Persons	1	2	3	4	5	6
Income Level	\$72,500	\$82,850	\$93,200	\$103,550	\$111,850	\$120,100
Max. Monthly Gross Rent ¹	\$2,115	\$2,416	\$2,718	\$3,020	\$3,262	\$3,503
Max. Purchase Price ²	\$362,600	\$414,365	\$466,129	\$517,893	\$559,405	\$600,666

Notes: Incomes based on the Sacramento primary metropolitan statistical area (PMSA) (El Dorado, Placer and Sacramento Counties); FY 2020 Median Family Income: \$86,300; HUD FY 2020 Income Limits

¹ Assumes that 30 percent (35 percent for moderate) of income is available for either: monthly rent, including utilities; or mortgage payment, taxes, mortgage insurance, and homeowner’s insurance.

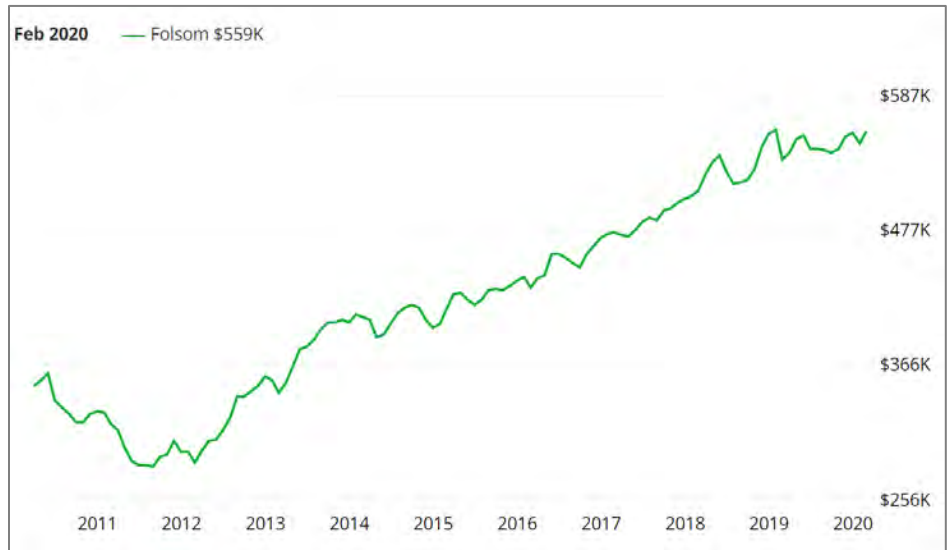
² Assumes 96.5 percent loan at 4 percent annual interest rate and 30-year term; assumes taxes, mortgage insurance, and homeowners’ insurance account for 21 percent of total monthly payments.

Source: U.S. Department of Housing and Urban Development (HUD) 2020; and Ascent Environmental 2020.

Housing Values

Figure C-7 shows the median sales prices for homes in Folsom between March 2010 and February 2020. The median sales price initially decreased from 2010 to 2012 but has since increased significantly. Between February 2012 and February 2020, the median sales price almost doubled, increasing by nearly 95 percent, from \$287,000 to \$559,100. The February 2020 median sales price was out of reach for both lower- and moderate-income families.

FIGURE C-7: MEDIAN SALES PRICE, CITY OF FOLSOM, MARCH 2010 - FEBRUARY 2020



Source: Zillow.com, 2020.

Table C-19 shows the approximate range of sales prices for new residential developments in Folsom as of March 2020. As shown in the table, prices range from about \$500,000 to \$730,000 depending on the number of bedrooms. Starting prices for new homes currently available are not affordable for low- or moderate-income households.

TABLE C-19: TYPICAL SALES PRICES FOR NEW HOMES, CITY OF FOLSOM, 2020			
Number of Bedrooms/ Bathrooms	Name of Development		
	Steel Canyon at Russell Ranch	The Ridge at Willow Creek	Waterstone at Folsom Ranch
3 Bedrooms/ 2-3 Baths	\$497,950-\$525,614	\$598,582-\$637,137	\$648,000-\$711,702
4 Bedroom/ 2-3 Baths	\$513,950-\$571,511	\$643,000-\$685,638	—
5 Bedroom/ 3-4 Baths	—	\$675,000	\$697,00-\$731,990

Note: Prices vary depending on number of upgrades.

Source: New Home Source, March 19, 2020.

Table C-20 shows approximate rents for various market rate apartments in Folsom as of March 2020. As shown, rents vary widely based on the number of bedrooms. One-bedroom units range from about \$1,400 to \$2,200; two-bedroom units range from \$1,400-\$3,000; and 3-bedroom units range from \$1,900 to \$3,200. Most of these rents are affordable to moderate-income households. According to data from Yardi Matrix, the average rent in Folsom was \$1,944 in 2021; a 4 percent increase from 2020 when the average rent was \$1,868.

TABLE C-20: TYPICAL RENTAL RATES FOR MARKET RATE APARTMENTS, CITY OF FOLSOM, 2020			
Name of Rental Property	1 Bedroom	2 Bedrooms	3 Bedrooms
Canyon Terrace	\$1,470 - \$2,145	\$1,600-\$2,299	—
The Cottages at Folsom Apartments	\$1,505	\$1,445-\$1,820	—
Fairmont at Willow Creek	\$1,463-\$1,808	\$1,754-\$1,900	—
Falls at Willow Creek	\$1,540-\$1,635	\$1,810-\$1,925	\$1,995-\$2,440
Hub Apartments	\$1,755-\$1,980	\$2,070-\$2,530	\$2,550-\$2,595
Iron Point Apartments	\$1,671-\$2,177	\$1,911-\$2,530	\$2,578-\$4,864
Overlook at Blue Ravine	\$1,470-\$1,770	\$1,674-\$2,00	\$2,125-\$2,425
Talavera Apartments	\$1,705-\$2,015	\$2,190-\$2,550	—
The Pique Apartments	—	\$2,395-\$2,925	\$3,195

*Note: Rental rates are approximate
Sources: Forrent.com, March 2020.*

Affordable Housing by Income/Occupation

Table C-21 is an abbreviated list of occupations and annual incomes for Folsom residents such as fire fighters and police officers, employees of the Folsom Cordova Unified School District, and minimum wage earners. A fire fighter earning an annual income of \$80,302 could be considered median income depending on the household size and could afford to purchase a home for \$344,247. A nurse earning \$58,427 could afford to pay \$250,472 for a home. With the median sales price of a home in Folsom at \$559,100 in March 2020, all of the wage earners shown on the table would be priced out of the market unless there are at least two wage earners in the household.



TABLE C-21: AFFORDABLE RENTS AND HOUSING PRICES BY INCOME AND OCCUPATION, SACRAMENTO PMSA, 2020

Category	Average Income	Affordable Rent ¹	Affordable House Price ²
GENERAL OCCUPATIONS³			
Computer Software Engineer, Systems Software	\$108,722	\$2,718	\$466,079
Civil Engineer	\$116,750	\$2,919	\$500,497
Judicial Law Clerks	\$67,662	\$1,692	\$290,062
Construction Laborers	\$48,069	\$1,202	\$206,066
Licensed Vocational Nurse (LVN)	\$58,427	\$1,461	\$250,472
CITY OF FOLSOM			
Fire Fighter	\$80,302	\$2,008	\$344,247
Police Officer	\$76,790	\$1,920	\$329,191
Account Clerk	\$44,969	\$1,124	\$192,778
Librarian	\$60,263	\$1,507	\$258,342
FOLSOM CORDOVA UNIFIED SCHOOL DISTRICT			
Preschool Teacher, Step 1 (Teacher Permit)	\$39,208	\$980	\$168,081
Teacher, Step 1 (Credential with Bachelors)	\$46,637	\$1,166	\$199,928
Teacher, with MA, Step 8	\$61,837	\$1,546	\$265,089
TWO WAGE EARNERS			
Civil Engineer and Paralegal/Legal Assistant	\$184,412	\$4,610	\$790,556
Firefighter and Librarian	\$144,105	\$3,603	\$617,764
MINIMUM WAGE EARNERS			
Single Wage Earner	\$27,040	\$676	\$115,918
Two Wage Earners	\$54,080	\$1,352	\$231,836
SSI (AGED OR DISABLED)			
One-person household with SSI only	\$11,325	\$283	\$48,549
Couple with SSI only	\$18,986	\$475	\$81,391

Notes: ¹Assumes 30 percent of income devoted to monthly rent, including utilities

²Assumes 30 percent of income devoted to mortgage payment and taxes, 96.5 percent loan at 4 percent interest rate, 30-year term; assumes taxes, mortgage insurance, and homeowners' insurance account for 21 percent of total monthly payments.

³General Occupation incomes based on the Sacramento primary metropolitan statistical area (PMSA) and City of Folsom 2018 Salary Schedule, Step D.

SSI = Supplemental Security Income

Sources: Ascent Environmental, 2020; City of Folsom Salary Schedule, 2018; Folsom-Cordova Unified School District, 2019; California Employment Development Department, 2020.

2.2 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)(7)): seniors; persons with disabilities, including a developmental disability; large families; farmworkers; families with female heads of households; and families and persons in need of emergency shelter.

2.2.1 SENIOR HOUSEHOLDS

Seniors are defined as persons 65 years and older, and senior households are those households headed by a person 65 years and older. Seniors often face unique housing problems. While many may own their homes outright, fixed retirement incomes may not always be adequate to cover rising utility rates and insurance. Also, many elderly homeowners do not have sufficient savings to finance necessary repairs.

Table C-22 shows information on the number of seniors, the number of senior households, and senior households by tenure in Folsom, Sacramento County, and California in 2018. The share of seniors increased in Folsom, Sacramento County, and California from 2010 to 2018. In 2018, seniors represented 13 percent of the population and 21.3 percent of all households in Folsom. Senior households have a high homeownership rate; 79.4 percent of senior households in Folsom owned their homes in 2018, compared to 70 percent of all households in the city.

TABLE C-22: SENIOR POPULATIONS AND HOUSEHOLDS, 2018						
	Folsom		Sacramento County		California	
	Number	Percent	Number	Percent	Number	Percent
POPULATION						
Total Population	77,007	100.0%	1,540,975	100.0%	39,148,760	100.0%
Number of Persons 65 years and older	9,973	13.0%	217,444	14.1%	5,315,457	13.6%
Male	4,344	43.6%	93,987	43.2%	2,357,611	44.4%
Female	5,629	56.4%	123,457	56.8%	2,957,846	55.6%
HOUSEHOLDS						
Total Households	27,285	100.0%	536,029	100.0%	12,965,435	100.0%
Owner	19,109	70.0%	300,082	56.0%	7,085,435	54.6%
Renter	8,176	30.0%	235,947	44.0%	5,880,000	45.4%
Senior Headed-Households	5,819	100.0%	117,954	100.0%	3,023,958	100.0%
Owner	4,623	79.4%	86,142	73.0%	2,206,405	73.0%
Renter	1,196	20.6%	31,812	27.0%	817,553	27.0%
Seniors as percent of all Households	—	21.3%	—	22.0%	—	23.3%
Percent of Owner households headed by a senior	—	24.2%	—	28.7%	—	31.1%
Percent of Renter households headed by a senior	—	14.6%	—	13.5%	—	13.9%

Source: U.S. Census Bureau, 2014-2018 American Community Survey 5-year estimates, Table B25007 and S0101.

In general, most senior households consist of a single elderly person living alone, or a couple. While some seniors may prefer to live in single family detached homes, others desire smaller, more affordable homes with less upkeep, such as condos, townhouses, apartments, or mobile homes. Many seniors seek single-story homes that will allow them to age in place. Accessory dwelling units (ADUs) are another potential source of housing for seniors.

Some seniors have the physical and financial ability to continue driving well into their retirement; however, those who cannot or chose not to drive must rely on alternative forms of transportation. This includes not only bus routes, rail lines, and ride sharing programs, but also safe, walkable neighborhoods.



Table C-23 shows the proportion of individuals living below the poverty level in Folsom and Sacramento County. Although the proportion of the total population living below poverty level in Folsom (5.4 percent) is much lower than in Sacramento County (15.8 percent), the table shows that Folsom seniors were more likely to experience poverty (6.6 percent) than the City’s total population.

TABLE C-23: POPULATION OVER 65 BELOW POVERTY RATE, 2018				
	Folsom		Sacramento County	
	Total	Percentage	Total	Percentage
Total Population	77,007	100.0%	1,510,023	100.0%
Below Poverty Level	4,158	5.4%	238,584	15.8%
Population over 65	9,639	100.0%	199,143	100.0%
Below Poverty Level	632	6.6%	20,591	10.3%

Source: U.S. Census Bureau, 2014-2018 American Community Survey 5-year estimates, Table S1701.

Supplemental Security Income (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. Recently the SSI program has undergone funding cuts, lowering the maximum monthly benefit to \$943 in 2020. SSI recipients that are solely dependent on this source of income have difficulty finding housing.

The City has two affordable senior housing developments. In 2003, USA Properties Fund, Inc. developed Vintage Willow Creek—a 184-unit housing development for low- and very low-income persons of 55 years or older. Creek View Manor, built by Mercy Housing in 2007, is a 138-unit affordable senior housing project located adjacent to Mercy Hospital in Folsom. The housing project offers cottage and apartment-style units, as well as a community center, for low- and very low-income persons who are 55 years or older.

These affordable senior housing projects meet some of the need for senior housing. Some of Folsom’s low-income seniors also live at Mercy Village and Folsom Gardens, two affordable housing developments in Folsom that each have long waiting lists. In addition, the mobile home parks continue to serve as the primary source of affordable housing for Folsom seniors.

Other housing types that are increasingly meeting the needs of seniors are accessory dwelling units (ADUs) and multi-generational housing units. An ADU, often referred to as a granny flat, is an additional self-contained living unit, either attached to or detached from the primary residential unit on a single lot. ADUs are smaller, more affordable units that can provide housing for elderly residents. They can also provide supplemental income for homeowners, allowing the elderly to remain in their homes. Multi-generational units are single-family homes that are built with a separate, attached living space, or suite, that allows elderly family members to reside in the same home. The Housing Element contains policies and programs to encourage new ADUs and multigenerational housing units to be built in Folsom.

The City also has a program to assist senior homeowners, who often face the problem of maintaining their homes. Folsom’s Seniors Helping Seniors program is designed to assist those seniors who do not have the financial resources to make necessary home repairs related to health and safety. Examples of the types of repairs made include repairing leaky faucets, installing grab bars, and replacing broken windows.

2.2.2 PERSONS WITH DISABILITIES, INCLUDING DEVELOPMENTAL DISABILITIES

According to the 2014-2018 American Community Survey five-year estimate, there are 5,859 people, or 8.2 percent of the civilian non-institutionalized population age 5 or older, in Folsom that have a disability. As shown in Table C-24, 5 percent (2,144 persons) of Folsom residents aged 18 to 64 (43,224 persons) in 2018 had a disability, which was less than Sacramento County (10 percent) and California (8 percent). Ambulatory and cognitive disabilities were the most common types of disabilities in Folsom.

TABLE C-24: DISABILITY STATUS & TYPES OF DISABILITIES FOR CIVILIAN NONINSTITUTIONALIZED POPULATION AGE 18 TO 64 YEARS, 2018						
	Folsom		Sacramento County		California	
	Number	Percent	Number	Percent	Number	Percent
Total Persons	43,224	100.0%	934,190	100.0%	24,374,529	100.0%
Total Persons with a disability	2,144	5.0%	93,440	10.0%	1,971,981	8.0%
Hearing Difficulty	401	18.7%	16,310	17.5%	365,440	18.5%
Vision Difficulty	453	21.1%	16,143	17.3%	378,142	19.2%
Cognitive Difficulty	1,003	46.8%	42,983	46.0%	848,097	43.0%
Ambulatory Difficulty	954	44.5%	43,066	46.1%	910,628	46.2%
Self-care Difficulty	394	18.4%	18,391	19.7%	377,584	19.1%
Independent Living Difficulty	823	38.4%	37,910	40.6%	742,808	37.7%

Source: U.S. Census Bureau, 2014-2018 American Community Survey 5-year estimates, Table S1810.

Table C-25 shows the employment levels of persons with disabilities age 18 to 64 in Folsom, Sacramento County, and California in 2018. The majority of persons with disabilities in Folsom are not in the labor force (62.7 percent).

TABLE C-25: EMPLOYMENT STATUS OF NONINSTITUTIONALIZED POPULATION WITH DISABILITIES, AGE 18 TO 64 YEARS, 2018						
	Folsom		Sacramento County		California	
	Number	Percent	Number	Percent	Number	Percent
Total Persons with Disability	2,144	100.0%	93,440	100.0%	1,971,981	100.0%
Employed with Disability	764	35.6%	29,910	32.0%	696,709	35.3%
Unemployed with Disability	36	1.7%	6,034	6.5%	115,207	5.8%
Not in Labor Force with Disability	1,344	62.7%	57,496	61.5%	1,160,065	58.8%

Source: U.S. Census Bureau, 2014-2018 American Community Survey 5-year estimates, Table C18120.



Developmental Disabilities

State housing element law requires an evaluation of the special housing needs of persons with developmental disabilities. A "developmental disability" is defined as a disability that originates before an individual becomes 18 years old, continues or can be expected to continue indefinitely, and constitutes a substantial disability for that individual. This includes mental retardation, cerebral palsy, epilepsy, and autism.

As shown in Table C-24, the 2014-2018 American Community Survey estimates that 1,003 Folsom residents have a cognitive difficulty, which comprises 46.8 percent of disabilities in the city. According to the California Department of Developmental Services, as of June 2020, 582 Folsom residents received services for developmental disabilities.¹ Of those receiving services, approximately 96 percent live in the home of a parent, family, or guardian, while only approximately 4 percent reside in independent/supported living. Many developmentally disabled persons are able to live and work. However, more severely disabled individuals require a group living environment with supervision, or an institutional environment with medical attention and physical therapy.

The California Department of Development Services reports that as of June 2020, in Folsom, 60.7 percent of those receiving services were aged 17 years or younger and 39.3 percent were aged 18 or older. Because developmental disabilities exist before adulthood, the first housing issue for the developmentally disabled is the transition from living with a parent/guardian as a child to an appropriate level of independence as an adult.

Housing Needs

Persons with disabilities in Folsom have different housing needs depending on the nature and severity of the disability. Physically-disabled persons generally require modifications to their housing units such as wheelchair ramps, elevators or lifts, wide doorways, accessible cabinetry, and modified fixtures and appliances. If a disability prevents a person from operating a vehicle, then proximity to services and access to public transportation are particularly important. If a disability prevents an individual from working or limits income, then the cost of housing and the costs of modifications are likely to be even more challenging. Those with severe physical or mental disabilities may also require supportive housing, nursing facilities, or care facilities. In addition, many persons with disabilities rely solely on Social Security Income, which is insufficient for market rate housing.

While there are no special affordable housing projects designed exclusively for persons with disabilities in Folsom, the City adopted a Reasonable Accommodation Ordinance in 2011 to facilitate equal access to housing for persons with disabilities and remove barriers for people with disabilities to live in the community. In addition, the City has adopted the 2019 CALGreen Code and 2019 California Building Code including Title 24 regulations dealing with accessibility for persons with disabilities. Thus, newer multi-family housing will at least meet minimum standards for disabled access.

¹ Based on residents in the 95630 zip code which currently covers all of the occupied areas of Folsom.

2.2.3 LARGE FAMILIES/HOUSEHOLDS

HUD defines a large household or family as one with five or more members. Table C-26 below shows the number and share of large households in Folsom, Sacramento County, and California in 2018. As shown in the table, in 2018, 8.4 percent of all households in Folsom had five or more persons. Of these large households, 1,762 were owner households and 524 were renter households. The proportion of large households in Folsom was less than that of both Sacramento County (12.1 percent) and California (14 percent).

Large families may have specific needs that differ from other families due to income and housing stock constraints. The most critical housing need of large families is access to larger housing units with more bedrooms than a standard three-bedroom dwelling. 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, large families that are unable to rent single family houses may be overcrowded in smaller units.

TABLE C-26: LARGE HOUSEHOLDS, 2018						
	Folsom		Sacramento County		California	
	Households	Percent	Households	Percent	Households	Percent
OWNER-OCCUPIED						
Less than 5 persons	17,347	90.8%	263,875	87.9%	6,120,370	86.4%
5+ persons	1,762	9.2%	36,207	12.1%	965,065	13.6%
Total	19,109	100.0%	300,082	100.0%	7,085,435	100.0%
Persons per household	2.77	—	2.82	—	3.01	—
RENTER-OCCUPIED						
Less than 5 persons	7,652	93.6%	207,038	87.7%	5,034,903	85.6%
5+ persons	524	6.4%	28,909	12.3%	845,097	14.4%
Total	8,176	100.0%	235,947	100.0%	5,880,000	100.0%
Persons per household	2.27	—	2.70	—	2.90	—
ALL HOUSEHOLDS						
Less than 5 persons	24,999	91.6%	470,913	87.9%	11,155,273	86.0%
5+ persons	2,286	8.4%	65,116	12.1%	1,810,162	14.0%
Total	27,285	100.0%	536,029	100.0%	12,965,435	100.0%
Persons per household	2.62	—	2.77	—	2.96	—

Source: U.S. Census Bureau, 2014-2018 American Community Survey 5-year estimates, Table B25009 and B25010.

2.2.4 SINGLE-HEADED HOUSEHOLDS WITH CHILDREN

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. As shown in Table C-27, there were 2,132 single-headed households with children, comprising 7.8 percent of total households, at the time of the 2014-2018 American Community Survey. Approximately two-thirds of these households are single-female households, which make up 5.2 percent of all households in Folsom. Single male-headed households make up approximately 33 percent of all single-headed households, and 2.6 percent of all households in the city. The percentage of single-headed households, both male- and female-headed, is low compared to the county and state.

TABLE C-27: SINGLE-PARENT HOUSEHOLDS, 2018

	Folsom		Sacramento County		California	
	Number	Percent	Number	Percent	Number	Percent
Total Households	27,285	100.0%	536,029	100.0%	12,965,435	100.0%
Single female households with children	1,429	5.2%	44,898	8.4%	1,006,277	7.8%
Single male households with children	703	2.6%	16,360	3.1%	410,505	3.2%
Total single-headed households with children	2,132	7.8%	61,258	11.4%	1,416,782	10.9%

Source: U.S. Census Bureau, 2014-2018 American Community Survey Table S1101.

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

2.2.5 FARMWORKERS

The city of Folsom is not an agricultural community. The 2014-2018 American Community Survey reported that 122 individuals were employed in the agricultural, forestry, fishing, and hunting industry. However, the survey 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 in Folsom.

However, it should be noted that agriculture is prevalent in other areas of Sacramento County. According to data from the U.S. Department of Agriculture, in 2017 there were 349 farms in the county employing 4,769 agricultural workers. There are 26 employee housing facilities in the county housing 974 employees. Most of the farmland is within the southern portion of the county, near Sloughouse, Rancho Murrieta, and in the Delta region.

2.2.6 HOMELESS PERSONS

Sacramento Steps Forward is the lead agency for the HUD Continuum of Care (CoC) program in Sacramento County. Sacramento Steps Forward provides point-in-time counts of sheltered and unsheltered homeless persons every two years. The most recent point-in-time count from January 2019 identified 17 unsheltered homeless individuals in Folsom and 5,570 individuals throughout Sacramento County. However, the true size of the homeless population in Folsom is difficult to estimate because there are a limited number of 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 Folsom Police Department has tracked approximately 50 individuals experiencing homelessness in Folsom. Service providers in Folsom say the homeless population in the city fluctuates, but they estimate it is closer to 70 individuals.

Folsom Service Providers

There are several homeless population service providers in Folsom including Twin Lakes Food Bank, St. Vincent de Paul, HART of Folsom (HART), and Powerhouse Ministries. Twin Lakes Food Bank provides on-site grocery distribution, grocery delivery for seniors, and holiday food drives. St. Vincent de Paul (Helping Hands) provides clothing and linens. HART and Powerhouse Ministries offer shelters, housing, mentorship programs, and other services for homeless.

HART of Folsom

In September 2016, the Folsom Police Department collaborated with various faith communities to propose a Folsom Faith and Homeless Initiative. Through this effort, HART was officially founded in July 2017. Also, during this time, the City entered into a contract with Sacramento Self Help Housing (SSHH) to provide a new homeless specialist (Navigator) for the city. HART works closely with the SSHH Navigator, the Folsom Police Department, and other organizations to provide resources and services to the homeless population.

HART provides emergency and transitional housing as well as mentoring and resource connections for homeless individuals. HART currently has a four-bedroom house and trailer with capacity to provide transitional housing for up to 8 individuals. HART primarily serves single adults and is not equipped to take in families with children. HART continues to seek opportunities to expand transitional housing services through master lease agreements with the Sacramento Self-Help Housing. In addition, HART coordinates with host churches to provide emergency shelter to individuals during the winter months (generally December through March). As required by the City's Municipal Code, emergency shelters accessory to religious facilities are limited to 20 beds. In 2020, HART provided emergency shelter from December 15, 2019, through March 7, 2020, with an average of 11 guests per night and the highest number of guests at 19. During the 2019/2020 winter, HART provided emergency shelter services to a total of 68 individuals over 84 nights. Most individuals spent between 2 and 14 nights at the shelter. Of the individuals served during the 2019/2020 winter shelter, 3 individuals moved into transitional housing and 2 individuals moved into permanent housing.

Powerhouse Ministries

In 2004 Powerhouse Ministries, a local faith-based organization, opened Powerhouse Transition Center (now known as the Powerhouse Transformation Center), Folsom's first transitional housing for homeless individuals. The Transformation Center, which was relocated to the organization's Wales Drive location, is currently (December 2020) being expanded to accommodate up to 40 women and children at a time and offers lodging, showers, and three daily meals. The Transformation Center provides a low-barrier, emergency shelter as well as transitional housing to women over the age of 18 and to single mothers with up to four children. Emergency shelter services are provided up to five months, at which time individuals have the option of applying to the transitional housing program. The transitional housing program is approximately 18 months in duration. Clients attend counseling and classes, and a case manager is assigned to each individual to help them transition to independent living. Both the emergency shelter and transitional housing programs are housed at the Transformation Center. As of December 2020, the center is being expanded to provide 20 shelter beds and 20 transitional housing beds anticipated for completion in Spring 2021.



In addition, Powerhouse Ministries Community Care Center, located at the Market Street drop-in center, provides other additional services, including utility assistance, rent and mortgage assistance, assistance locating affordable housing, medical services and grants for prescriptions, drug and alcohol recovery, legal assistance, and many other social services.

The organization currently serves a total 2,150 individuals experiencing or at-risk of homelessness through its variety of programs. Powerhouse Ministries estimates, approximately 120 of the individuals served are experiencing or at risk of homelessness and 4 are currently in transient housing. Although the number of people living on the streets has increased, more often, homeless individuals are crowding into housing, and living house-to-house.

Need for Emergency Shelters

Assembly Bill 139, passed in 2019, requires that housing elements address the need for emergency shelters. The City's housing element must assess the need for emergency shelter based on the capacity necessary to accommodate the most recent homeless point-in-time count, the number of shelter beds available on a year-round and seasonal basis, the number of beds that go unused on an average monthly basis, and the percentage of those in emergency shelters that move to permanent housing. The most recent homeless point-in-time count (2019) identified 17 unsheltered individuals residing in Folsom, 0.4 percent of the County's unsheltered population. In addition, to the unsheltered individuals included in the point-in-time count, approximately 30 individuals were in emergency shelters on the night of the latest point-in-time count.

As discussed above, Powerhouse Ministries is expanding its facility to provide 20 emergency shelter beds. In addition, HART of Folsom, facilitates overnight emergency shelter services accommodating a maximum of 20 beds from mid-December through March. Based on the most recent point-in-time count and the approximate number of sheltered individuals on the night of the point-in-time count, a minimum of 47 emergency shelter beds would be required to meet the needs of the City's unsheltered population. However, HART, as well as other service providers, estimates that the City's unsheltered population is approximately 70 individuals, much higher than the current point-in-time count indicates. The need for emergency shelter beds likely exceeds the need indicated by the point-in-time count. The City recognizes the need for additional emergency shelter facilities and encourages, through the Zoning Ordinance amendment, the development of emergency shelters. Section 3.3, "Resource Inventory" describes the vacant sites that are zoned to allow emergency shelters by-right. As demonstrated in that analysis, the City's capacity to accommodate emergency shelters exceeds the need described above.

Service Needs of People Experiencing Homelessness

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.

According to homeless service providers, a number of homeless persons face drug addiction and mental health conditions and need services to overcome these challenges. Although drug and mental health services are available to homeless persons in the County, these services are not located in Folsom and individuals have to commute long distances, often via bus or light rail, to access support services. Service providers also expressed a need for job and career services. Homeless individuals are able to access computers at the Folsom Public Library, but no career/job centers are available in Folsom to assist persons with job applications and hiring processes. Increasing transportation to services within the county and/or bringing satellite services into Folsom could assist homeless persons in accessing such services. In addition, an increase in CDBG, HOME, or other funding sources could be used by the City to support partnerships with nonprofits or other service providers.

In addition to services, one of the greatest challenges faced by homeless persons is the lack of affordable housing available in Folsom. Many homeless persons are long-time Folsom residents and want to remain in Folsom near family, friends, and other support groups. Increasing the availability of affordable housing in Folsom would help to bring homeless persons into permanent housing.

2.2.7 EXTREMELY LOW-INCOME HOUSEHOLDS

Extremely low-income households are defined as households with incomes under 30 percent of the county's median income. Extremely low-income households typically consist of minimum wage workers, seniors on fixed incomes, and persons with disabilities. This income group is likely to live in overcrowded and substandard housing conditions. In Folsom, a household of three with an income of \$23,350 in 2020 would qualify as an extremely low-income household.

Table C-28 below shows the number of extremely low-income households and their housing cost burden in Folsom, Sacramento County, and California in 2016. The data shows that while Folsom had a much smaller share of extremely low-income households (5.8 percent) than the county (16.3 percent) and state (16.2 percent), a slightly higher percentage of the city's extremely low-income households had a severe cost burden compared to the county and state.

The City of Folsom has programs in place that serve extremely low-income households. The City has partnered with Sacramento Housing and Redevelopment Agency (SHRA) to issue Housing Choice Vouchers, which provide rental assistance to extremely low-income households. The City operates the Seniors Helping Seniors Home Repair Program, which provides grants to lower-income homeowners for mobile home and single family home repairs. This program supports seniors on fixed incomes and is an important program for maintaining the existing supply of affordable housing. The City's Housing Fund also allows the City to grant funds to projects for extremely low-income households. The City's Housing Funds were recently used to fund 18 extremely low-income units included in the Talavera Ridge, Bidwell Place, and Parkway Apartments projects. As described in the constraints analysis, the City's zoning code allows single-room occupancy (SRO) housing by-right in the C-2 zone and with a CUP in the C-3 zone and R-4 zone. SROs are a potential source of housing for extremely low-income households.



TABLE C-28: HOUSING COST BURDEN OF EXTREMELY LOW-INCOME HOUSEHOLDS, 2016

	Folsom			Sacramento County			California		
	Owners	Renters	Total	Owners	Renters	Total	Owners	Renters	Total
Number of Extremely Low-Income Households	640	890	1,530	20,605	65,345	85,950	555,360	1,520,405	2,075,765
Percent of Total Households	2.4%	3.4%	5.8%	3.9%	12.4%	16.3%	4.3%	11.9%	16.2%
Number w/ cost burden > 30%	485	740	1,215	15,445	53,605	69,040	406,695	1,233,725	1,640,420
Percent w/ cost burden > 30%	75.8%	83.1%	79.4%	75.0%	82.0%	80.3%	73.2%	81.1%	79.0%
Number w/ cost burden > 50%	440	695	1,130	12,955	46,620	59,570	334,020	1,047,760	1,381,780
Percent w/ cost burden > 50%	68.8%	78.1%	73.9%	62.9%	71.3%	69.3%	60.1%	68.9%	66.6%

Source: HUD, Comprehensive Housing Affordability Strategy (CHAS) Database, 2006-2016.

2.3 Fair Housing

Assembly Bill 686, signed in 2018, requires each city or county to take actions to overcome patterns of segregation, address disparities in housing needs and access to opportunity, and foster inclusive communities. Housing elements must now include an assessment of fair housing practices, examine the relationship of available sites to areas of high opportunity, identify and prioritize contributing factors to fair housing issues, and include actions to affirmatively further fair housing (AFFH).

2.3.1 ASSESSMENT OF FAIR HOUSING ISSUES

This section examines existing conditions and demographic patterns in Folsom including integration and segregation, concentrated areas of poverty, areas of low and high opportunity, and disproportionate housing needs. The analysis is provided at both a local and regional level, describing settlement patterns across the region, as well as local data and knowledge, and other relevant factors. This analysis is used to identify and prioritize contributing factors that inhibit fair housing in Folsom.

The information in this section is partly from the Analysis of Impediments to Fair Housing Choice (AI) report, prepared for the Sacramento Valley Fair Housing Collaborative in February 2020. The AI assessed fair housing in cities and unincorporated jurisdictions of Placer, Sacramento, and Yolo counties, including the City of Folsom. Folsom is a CBDG non-entitlement jurisdiction; therefore, HUD does not report data specific to Folsom, and results in the AI specific to Folsom are limited. Folsom specific data from the American Community Survey and the HCD AFFH Data and Mapping Resources Tool has also been included where available.

Fair Housing Enforcement and Outreach

Fair housing complaints can be used as an indicator to identify characteristics of households experiencing discrimination in housing. Pursuant to the California Fair Employment and Housing Act [Government Code Section 12921 (a)], the opportunity to

seek, obtain, and hold housing cannot be determined by an individual's "race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, veteran or military status, genetic information, or any other basis prohibited by Section 51 of the Civil Code."

Fair housing issues that may arise in any jurisdiction include but are not limited to:

- housing design that makes a dwelling unit inaccessible to an individual with a disability;
- discrimination against an individual based on race, national origin, familial status, disability, religion, or sex when renting or selling a housing unit; and
- disproportionate housing needs including cost burden, overcrowding, substandard housing, and risk of displacement.

The City primarily works with the County of Sacramento to conduct outreach related to fair housing. The following resources are available to Folsom residents.

- **The Renters Helpline:** A telephone hotline that provides telephone counseling and mediation services for residents of Sacramento County to help resolve a housing crisis or dispute. The program counselors deal directly with concerns regarding landlord-tenant disputes and help refer fair housing issues to the appropriate agency. Data from the Renter's Helpline shows a total of eight calls received between April 2020 and February 2021 from Folsom residents. These calls were primarily from extremely low income non-Hispanic White tenants (7 individuals) with the remaining individuals identifying as White and Hispanic (1 individual). Sixty-three percent of the calls (or 5 calls) were related to complaints regarding a person with a disability and a reasonable accommodation request. Other calls were related to extending time to stay in unit due to COVID-19 and preferential treatments based on familial status.
- **Website Outreach:** The City provides fair housing resources on the City website and directs residents to appropriate agencies and resources for fair housing assistance.
- **Fair Housing Seminar:** The City hosted an Essentials of Fair Housing Seminar in June 2019 to help rental owners and property managers understand and comply with state and federal fair housing laws that prevent housing discrimination.
- **Code Enforcement:** Historically, code enforcement does not receive or process specific fair housing complaints in regard to the type of housing offered or not offered; however, the Code Enforcement Division will receive some rental housing complaints regarding the general lack of maintenance or dilapidation. On average, this would be less than 5 percent of the City's annual case load and all cases are investigated and brought into compliance. The goal of code enforcement is to help the community improve the quality of life and ensure the health and safety of all Folsom residents.

Housing Element Community Outreach

As discussed in Section 1.5, Public Participation, the City implemented a number of methods to receive input on housing needs and strategies. The City conducted targeted outreach to various stakeholders, including representatives of people with disabilities and the homeless, affordable housing developers, and advocates. The City also solicited input from the broader community through a community survey. Survey results generally pointed to concerns about building more housing, particularly multifamily and



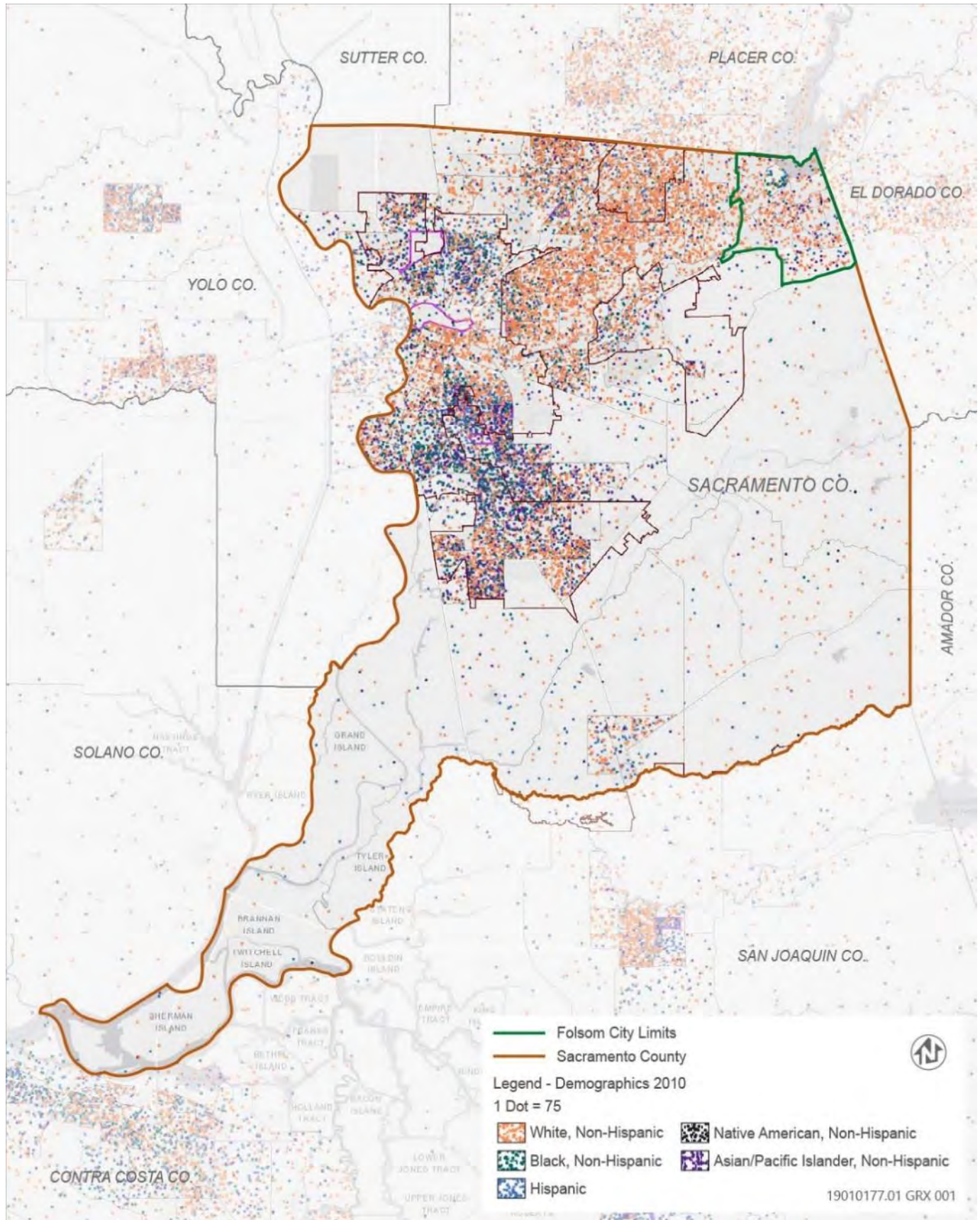
lower-income housing. In addition to outreach conducted for the Housing Element, the Sacramento Valley Fair Housing Collaborative conducted targeted outreach through focus groups and a community survey as part of research for the Regional AI. The City also supported this outreach by promoting the survey on the City's website.

Integration and Segregation Patterns and Trends

Overview of Racial and Ethnic Characteristics

The Sacramento Valley region has become more diverse in recent decades and has higher shares of Hispanic and Asian residents than the national average. In 2017, non-Hispanic White residents made up 55.7 percent of the population within the region, compared to 73 percent in 1990. Figure C-8 shows the racial and ethnic distribution in the Sacramento Region as of 2010.

FIGURE C-8: SACRAMENTO RACIAL AND ETHNIC DISTRIBUTION



Source: HUD Data Exchange AFFH Map Tool



Folsom and several other suburbs east of Sacramento are less diverse than the region as a whole; however, the diversity in Folsom has grown in the past decade (see Figure C-9). In 2010, residents who identified as a race or ethnicity other than non-Hispanic White comprised 25.8 percent of the Folsom population (not including persons in correctional facilities). In 2019, they comprised 33.6 percent of the total population (see Table C-29 below). Specifically, the Asian American community made the largest demographic gains over the past decade rising from 12.9 percent of the population in 2010 to 17.3 percent in 2019. However, Folsom’s Black community has decreased from 1.9 percent of the population in 2010 to 0.9 percent in 2019. This data suggests that the city lost about half of the it’s Black residents over the past decade.

Furthermore, the Sacramento Valley AI found a higher share of the Folsom population is foreign-born than the regional average, at 16 percent. There are a large number of Spanish, Chinese, and Hindi speakers in Folsom. No Hispanic majority or non-majority census tracts are located within Folsom, with the exception of Folsom State Prison. However, according to census data, several pockets of the city have higher Asian populations (20 percent or greater) and lower Non-Hispanic White populations (60 percent or lower) than Folsom as a whole.

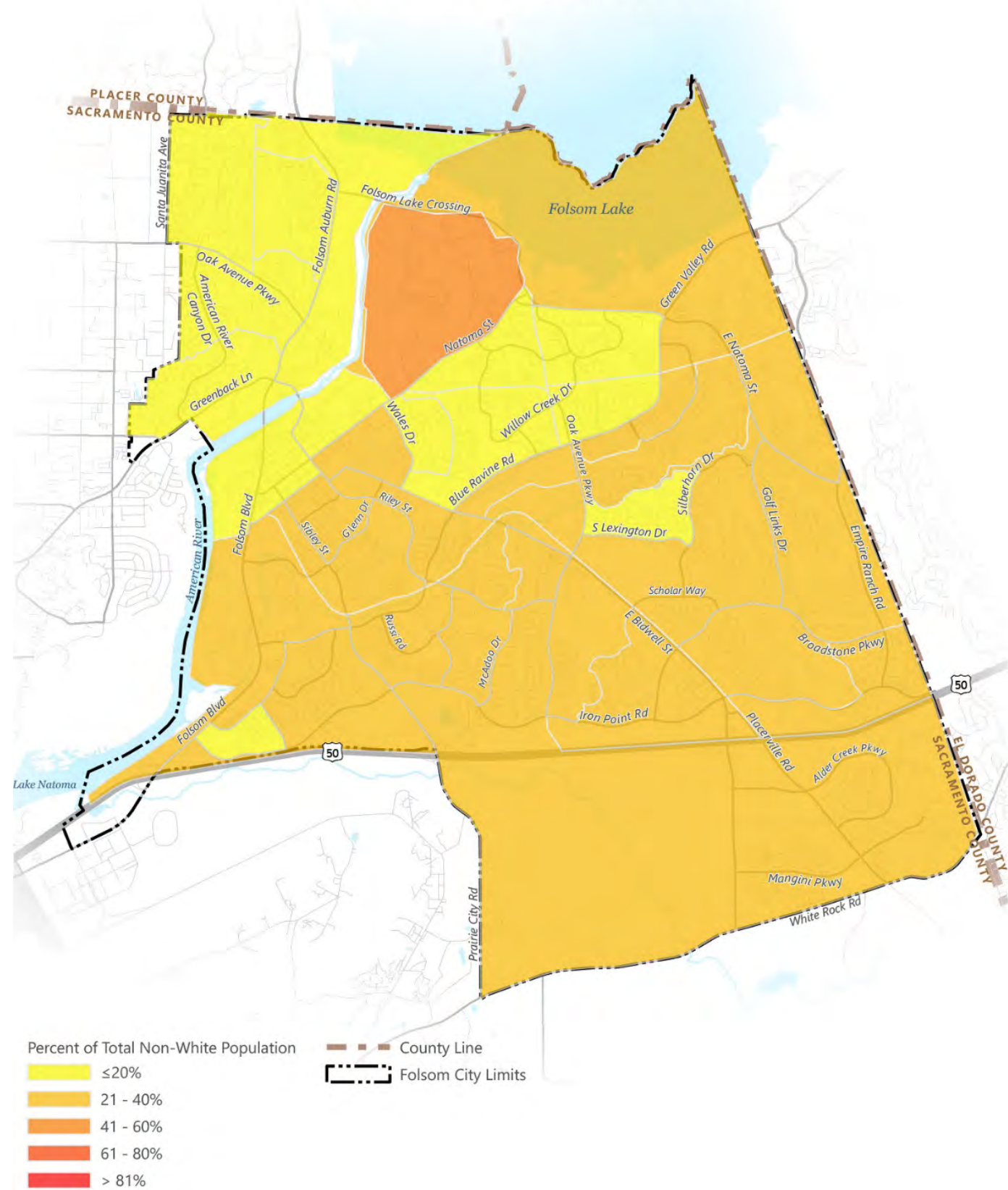
TABLE C-29: FOLSOM POPULATION BY RACE AND ETHNICITY, 2010-2019								
Racial/Ethnic Category	2010 Total Population		2010 (Not Including Persons in Group Homes)		2019 Total Population		2019 (Not Including Persons in Group Homes)	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White (non-Hispanic)	46,047	66.7%	45,098	74.2%	48,328	61.8%	49,540	66.4%
Black	5,022	7.3%	1,146	1.9%	2,565	3.3%	685	0.9%
American Indian and Alaska Native	298	0.4%	189	0.3%	261	0.3%	295	0.4%
Asian	8,221	11.9%	7,826	12.9%	13,198	16.9%	12,904	17.3%
Native Hawaiian and Other Pacific Islander	377	0.5%	314	0.5%	368	0.5%	225	0.3%
Other ¹	1,202	1.8%	1,873	3.1%	3,913	5.0%	3,901	5.2%
Hispanic (of any race)	7,901	11.4%	4,370	7.2%	9,526	12.2%	7,113	9.5%
Total	69,068	100.0%	60,816	100.0%	78,159	100.0%	74,663	100.0%

Notes: ¹Includes “other” racial category and “two or more races”

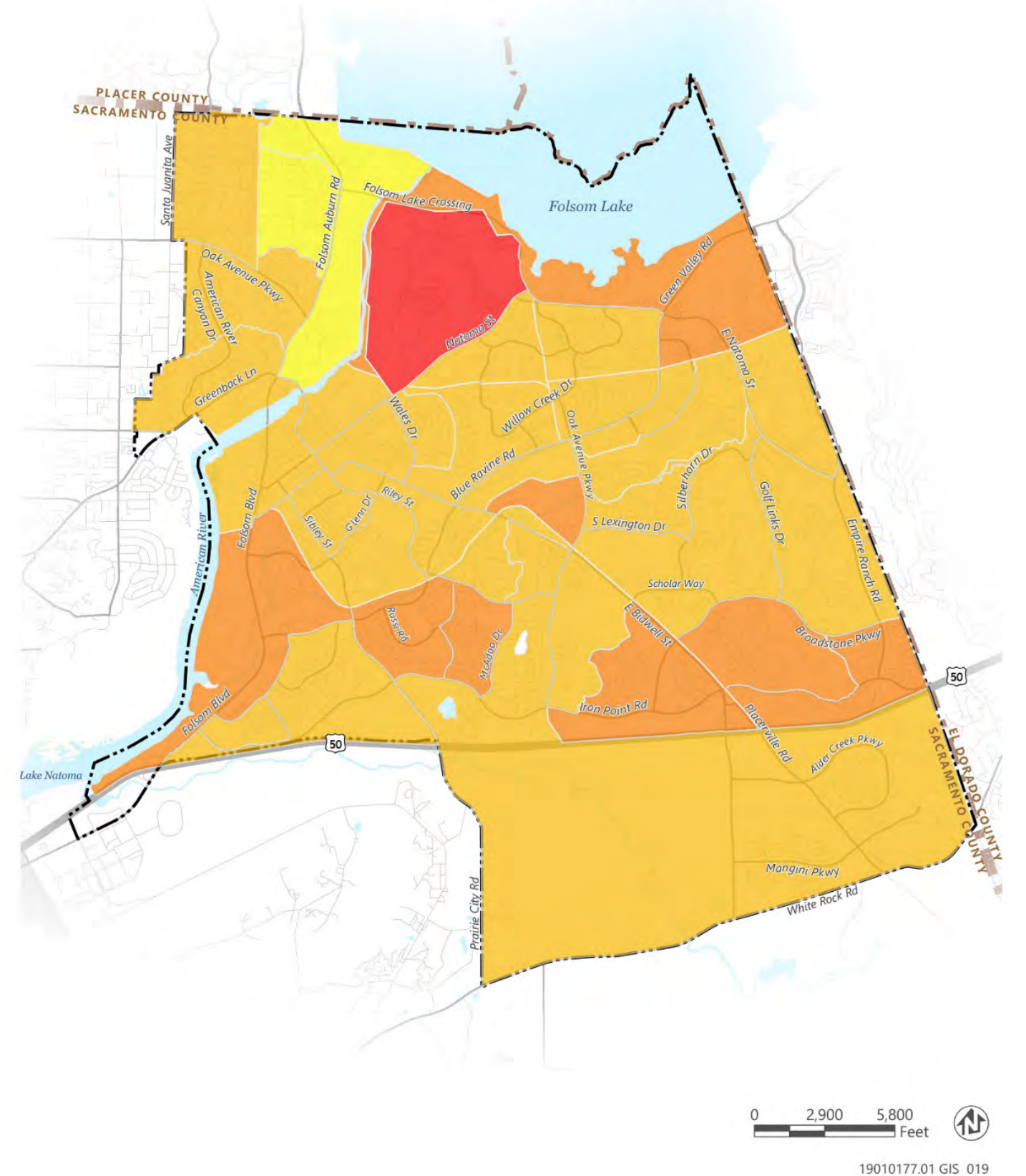
Source: U.S. Census Bureau, 2006-2010 and 2015-2019 American Community Survey 5-Year Estimates, Tables B11002B - B11002I, and DP05.

FIGURE C-9: RACIAL DEMOGRAPHICS, CITY OF FOLSOM, 2010 AND 2018

Racial Demographics in Folsom 2010



Racial Demographics in Folsom 2018



Source: U.S. Census Bureau, 2015-2019 American Community Survey 5-year estimates. California Department of Housing and Community Development AFFH Data and Mapping Tool.

Persons with a Disability

In 2019, Folsom had fewer residents with disabilities (7.6 percent) compared to Sacramento County (11.8 percent) and California (10.6 percent). Figure C-10 shows the population of persons with a disability by census tract in the city using American Community Survey data from 2015-2019. The map shows the northwestern area of the city has the greatest proportion of persons with a disability than any other area of the city, which correlates with a larger population of older residents and lower income households residing in the area, as discussed later in this section.

Population by Familial Status

As shown earlier in Table C-5, The proportion of family households in Folsom (71.5 percent) is larger than the proportion of family households in Sacramento County (66.3 percent) and California (68.8 percent) (see Figure C-11).

Compared to the rest of the Sacramento region, Folsom has a lower proportion of single parent households (13 percent), particularly fewer single mothers (see Figure C-12). As discussed in Section 2.2.4, Single-Headed Households with Children, single headed households typically only have one potential wage earner and often have more difficulty finding adequate affordable housing than families with more than one source of income. Although the low proportion of single female-headed households does not indicate a distinct fair housing issue, this trend could be a result of the limited supply of housing in Folsom that is affordable for single-headed, one-income households with children.

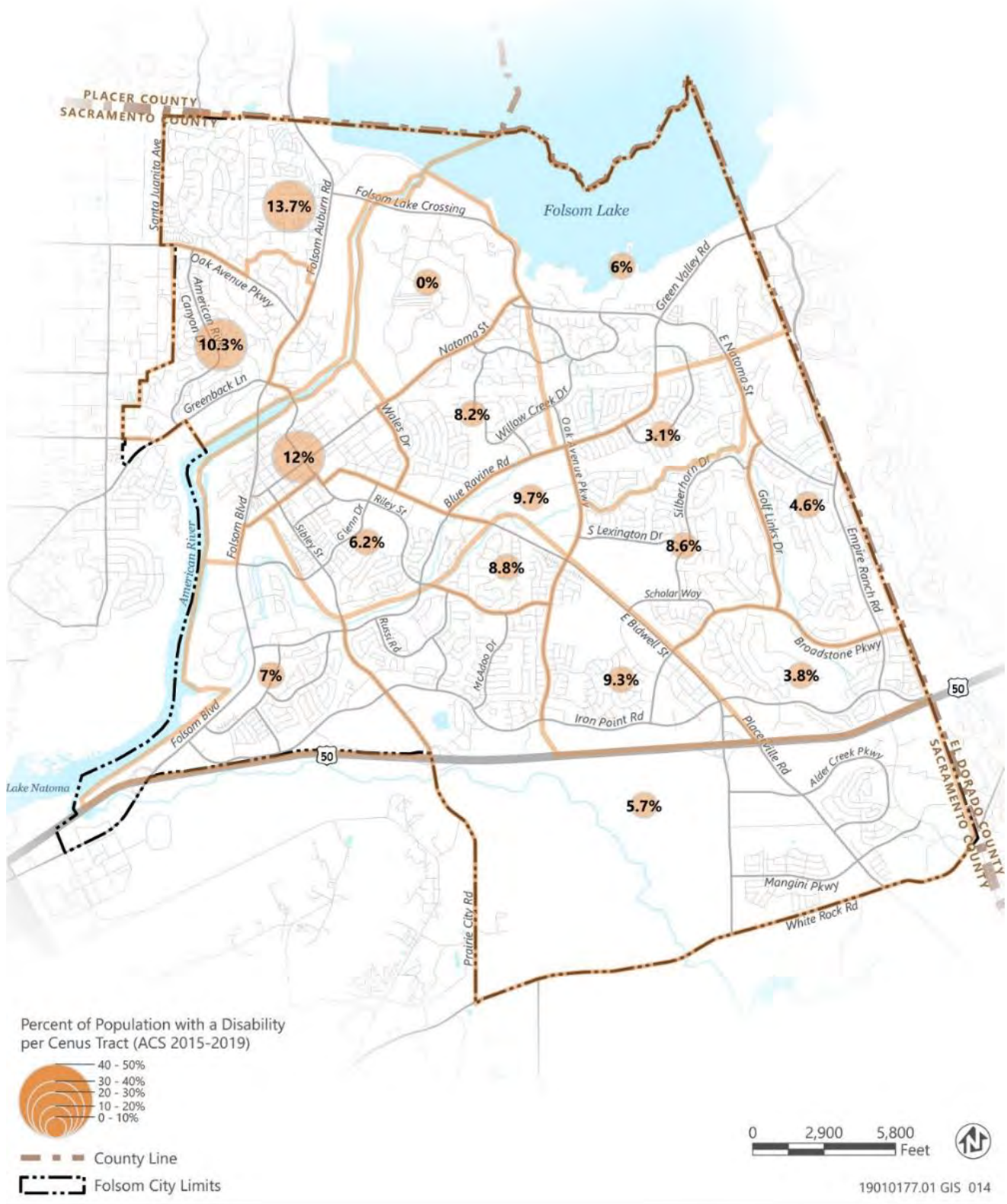
Distribution of Population by Income Level

Figure C-13 below shows the geographic distribution of median household income by block groups in Folsom. Within the city, households with higher incomes live in the eastern areas specifically along Empire Ranch Road and in the Broadstone neighborhood. Lower-income households are generally located along the northern portion of the East Bidwell corridor, Folsom Auburn Road, and Greenback Lane.

Compared to the region, there is a higher proportion of wealthier households in Folsom. As discussed in Section 2.1.1, Household Income, 54.5 percent of Folsom households in 2018 earned more than \$100,000 per year compared to 30.1 percent in the county and 35.5 percent in the state. Although there are some areas of the city with lower income levels, the city is generally more affluent than the region.

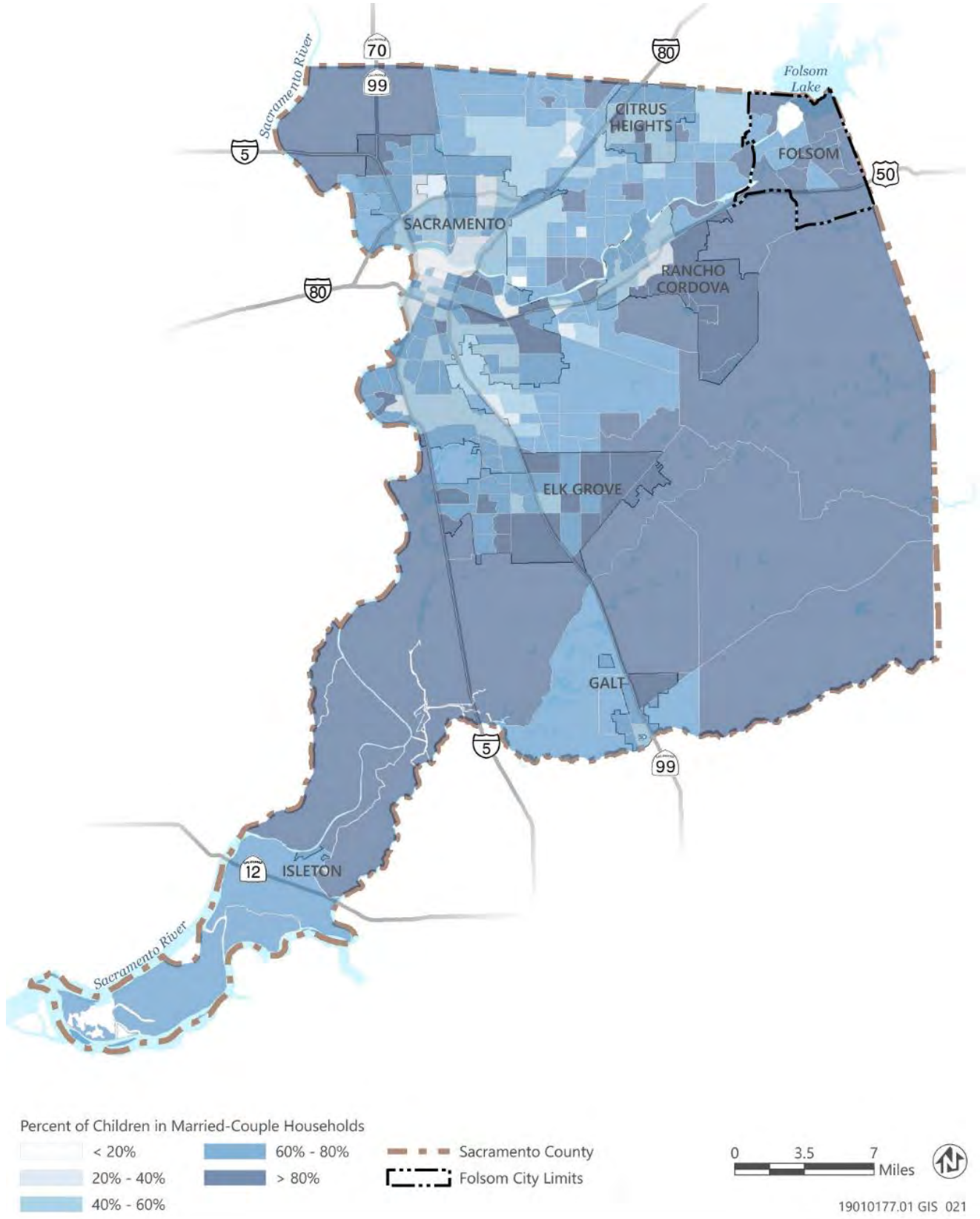


FIGURE C-10: POPULATION WITH A DISABILITY BY CENSUS TRACT, CITY OF FOLSOM, 2015-2019



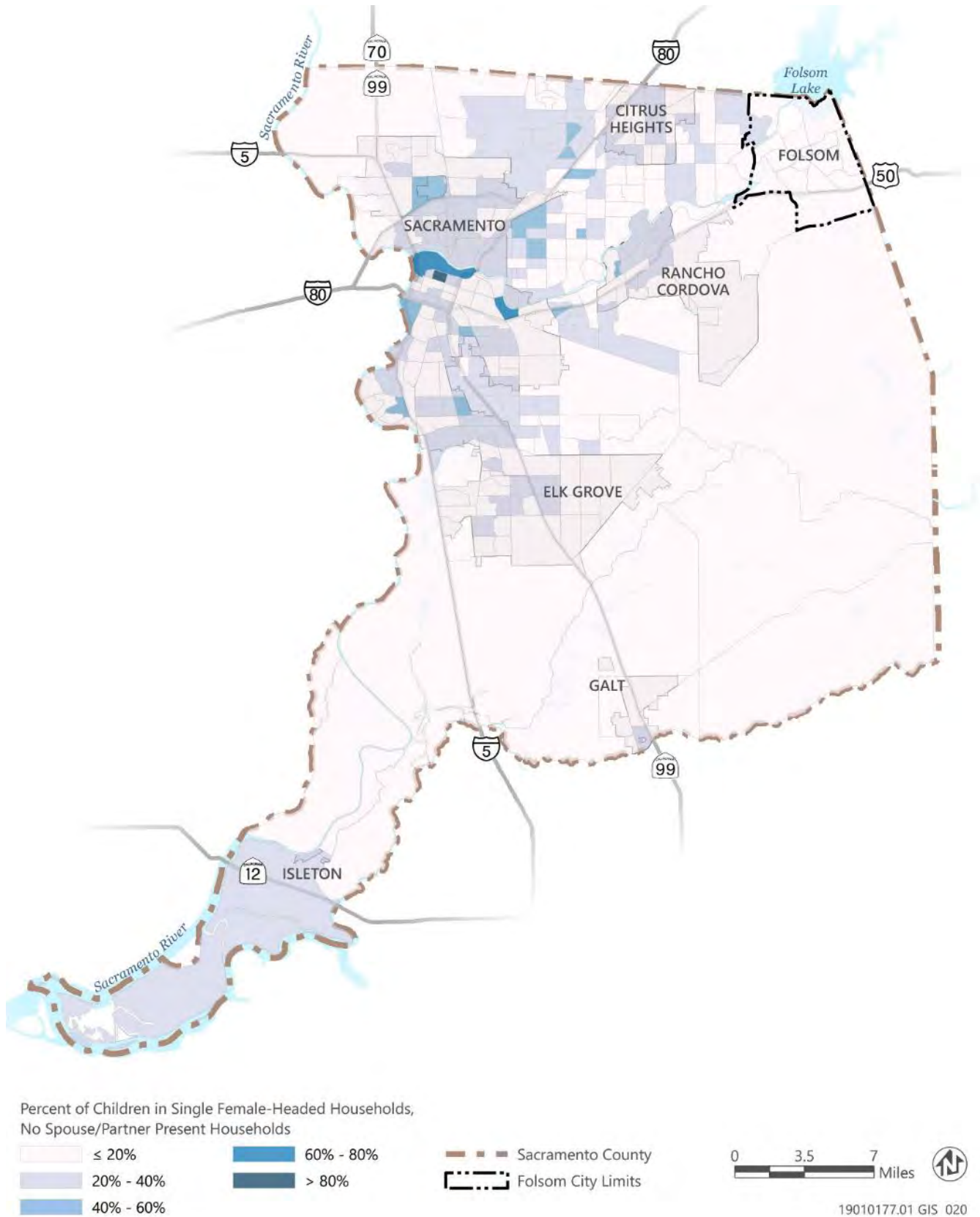
Source: U.S. Census Bureau, 2015-2019 American Community Survey 5-year estimates. California Department of Housing and Community Development AFFH Data and Mapping Tool.

FIGURE C-11: PERCENT OF CHILDREN IN MARRIED-COUPLE HOUSEHOLDS, SACRAMENTO REGION, 2015-2019



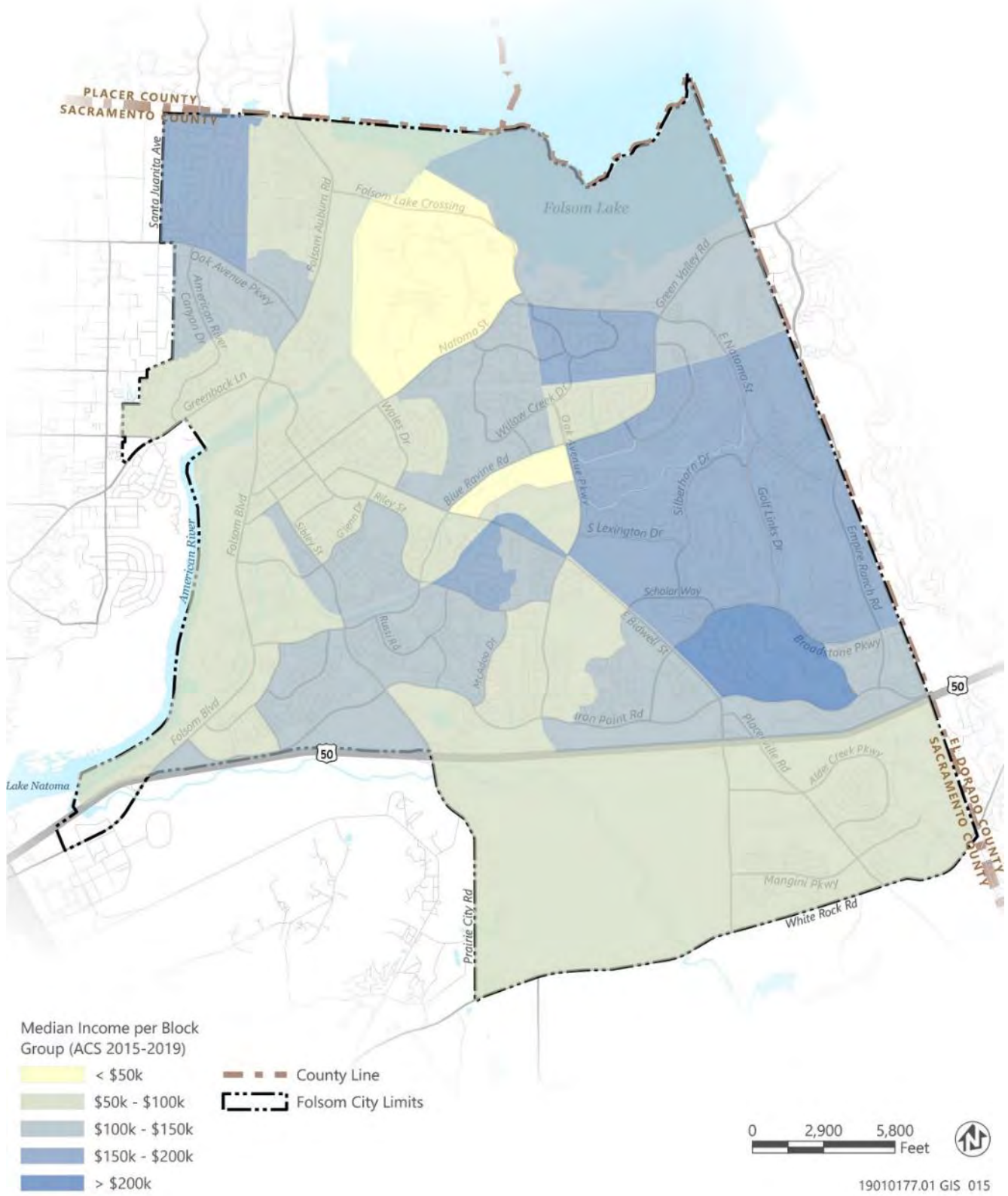
Source: U.S. Census Bureau, 2015-2019 American Community Survey 5-year estimates. California Department of Housing and Community Development AFFH Data and Mapping Tool.

FIGURE C-12: PERCENT OF CHILDREN IN SINGLE-FEMALE HEADED HOUSEHOLDS, SACRAMENTO REGION, 2015-2019



Source: U.S. Census Bureau, 2015-2019 American Community Survey 5-year estimates. California Department of Housing and Community Development AFFH Data and Mapping Tool.

FIGURE C-13: DISTRIBUTION OF MEDIAN INCOME, CITY OF FOLSOM, 2015-2019



Source: U.S. Census Bureau, 2015-2019 American Community Survey 5-year estimates. California Department of Housing and Community Development AFFH Data and Mapping Tool.

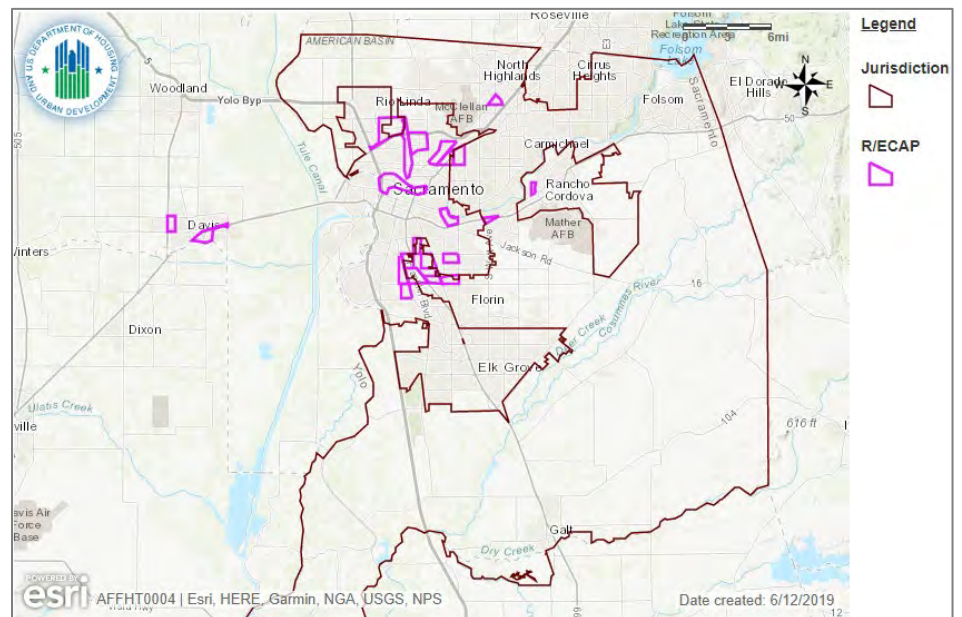
Racially or Ethnically Concentrated Areas of Poverty

Racially or Ethnically Concentrated Areas of Poverty (R/ECAP) are neighborhoods in which there are both racial concentrations and high poverty rates. HUD defines R/ECAPs as census tracts with:

- a non-White population of 50 percent or more (majority-minority) or, for non-urban areas, 20 percent, AND a poverty rate of 40 percent or more; OR
- a non-White population of 50 percent or more (majority-minority) AND the poverty rate is three times the average poverty rate for the county, whichever is lower.

As shown in Figure C-14, HUD identifies 22 R/ECAPs in the Sacramento Valley region. The majority of these areas are located in the cities of Sacramento, Rancho Cordova, and Davis. No R/ECAPs were identified within the city of Folsom.

FIGURE C-14: R/ECAPS IN THE SACRAMENTO REGION



Source: HUD Data Exchange AFFH Map Tool and Root Policy Research

Racially Concentrated Areas of Affluence

Racially or Ethnically Concentrated Areas of Affluence (RCAAs) are neighborhoods in which there are both racial concentrations and high household income rates. According to *The Declining Significance of Race: Blacks and Changing American Institutions* by William Wilson (1980), RCAAs can be defined as census tracts where 1) 80 percent or more of the population is non-Hispanic White and 2) the median household income is \$125,000 or greater (slightly more than double the national median household income in 2016). However, most median household incomes for communities in California are significantly higher than the national median income. Therefore, the median household income threshold of \$125,000 or greater is not appropriate for communities in California. Using data from the 2015-2019 American Community Survey, zero census tracts in Folsom meet RCAA criterion established in *The Declining Significance of Race: Blacks and Changing American Institution*. The closest areas identified as RCAAs under this criterion were in neighboring Granite Bay and El Dorado Hills.

Comparing the city to the surrounding region, Folsom has a greater presence of higher income levels and lower diversity than adjacent incorporated cities in the region. Additionally, the median household income in most census blocks on the eastern side of the city is over \$150,000. The median household income of one census block, located in the Broadstone district, is over \$200,000. The median household income of these census blocks is significantly higher than the 2020 Sacramento area median income (\$86,300) and the 2020 State Median Income (\$87,100). As shown in Table C-4, non-Hispanic Whites make up 62 percent of the city's total population, significantly more than in Sacramento County (45 percent) and in California (38 percent). The predominately White racial composition of Folsom neighborhoods in comparison to the region, as well as significantly higher incomes in the eastern portion of the city indicate a local RCAA.

Access to Opportunity

Across the nation, the distribution of affordable housing has been disproportionately developed in minority neighborhoods with poor environmental conditions and high poverty rates, thereby reinforcing poverty concentration and racial segregation in low opportunity and low resource areas.

Several agencies have developed "opportunity indices" to assess and measure geographic access to opportunity, including HUD; the University of California at Davis, Center for Regional Change; and HCD in coordination with the California Tax Credit Allocation Committee (TCAC).

HUD provides several "opportunity indices" to assess and measure access to opportunity in a variety of areas, including education, poverty, transportation, and employment. Folsom neighborhoods (census tracts) scored significantly higher than the Sacramento Valley region on HUD opportunity indices related to poverty, school proficiency, and labor market engagement. Opportunities related to job proximity, transit trips, and low-cost transportation in Folsom were similar to the Sacramento Valley region as a whole. There is no clear pattern of disparity associated with race or ethnicity and the locations of opportunity within the city; however, assessing access to opportunity in comparison to the region shows greater opportunity for Folsom residents.

HCD and TCAC prepare opportunity maps to determine areas with the highest and lowest resources. The TCAC/HCD Opportunity Maps are intended to display the areas, according to research, that offer low-income children and adults the best chance at economic advancement, high educational attainment, and good physical and mental health. Each census tract or block group is given a score for each indicator (i.e., education, economic, and environmental) ranging from 0 (lowest opportunity) to 1 (highest opportunity). The primary function of TCAC is to oversee the Low Income Housing Tax Credit (LIHTC) Program, which provides funding to developers of affordable rental housing. The opportunity maps play a critical role in shaping the future distribution of affordable housing in areas with the highest opportunity. As shown in Figure C-15, the entire city of Folsom is considered a high or highest resource area for economic, educational, and environmental opportunities. Based on these assessments, access to opportunity is widely spread throughout the entire city with no significant disparities.

However, when assessed from a regional perspective, disparities in access to opportunity exist throughout the Sacramento Valley region. Sacramento suburbs located west of Folsom, particularly Rancho Cordova and Citrus Heights, have a significantly greater proportion of low resource areas.

Educational Opportunity

Educational opportunity is great in Folsom, the entire city has high education scores. Figure C-16 shows the education scores used in the TCAC/HCD composite opportunity mapping. As shown in the figure, all census tracts in Folsom have scores exceeding 0.75 indicating the most positive educational outcomes. Only one small area of the northwestern city has an education score between 0.50 and 0.75 indicating a slightly less positive educational outcome than the rest of the city. In comparison to the region, Folsom ranks similarly to Granite Bay and El Dorado Hills with higher education scores than Citrus Heights and Rancho Cordova.

Economic Opportunity and Jobs Proximity Index

In the context of economic opportunity, Folsom scored positively. Most of the city ranks greater than 0.75 indicating the most positive economic outcomes. The northwestern quadrant of the city had slightly lower economic scores than the rest of the city (between 0.50 and 0.75), but still positive. The lowest scoring census tract (shown in Figure C-17) is the tract with the Folsom State Prison. In comparison to the region, economic opportunity in Folsom is higher than in Citrus Heights or Rancho Cordova but similar to Granite Bay or El Dorado Hills.

The 2014-2017 HUD job proximity index quantifies the accessibility of a given neighborhood to all jobs within a core-based statistical area. Index ratings for Folsom (see Figure C-18) show the closest proximity to jobs in the southern areas of the city, and index scores generally decline for census tracts farther north from these employment clusters. In fact, there is one census tract on the far eastern end of the city with a job index ≤ 20 , which means that those residents have the furthest proximity to jobs. In comparison to the region, Folsom generally has greater job opportunity index scores than the neighboring cities of Granite Bay and Citrus Heights.

Environmental Health

TCAC and HCD measured environmental opportunity using the exposure, pollution burden, and environmental effect indicators used in California's Office of Environmental Health Hazard Assessment CalEnviroScreen 3.0 tool. CalEnviroScreen 3.0 is a statewide risk assessment tool that measures the cumulative impacts of multiple sources of pollution. Figure C-19 shows the environmental scores used to identify TCAC/HCD opportunity areas. Folsom scored relatively well for environmental outcomes. The southern city was found to have less positive environmental outcomes than the rest of the city, with a score less than 0.25. The neighborhoods on the west end of East Bidwell Street and along Iron Point Road also had lower environmental scores than other areas of the city (between 0.25 and 0.50). Environmental scores in Folsom are generally similar to the scores in the adjacent areas of northern Sacramento County; however, environmental outcomes are significantly more positive in the northeastern portion of the city.

FIGURE C-15: TCAC/HCD OPPORTUNITY AREA MAP, SACRAMENTO REGION, 2020

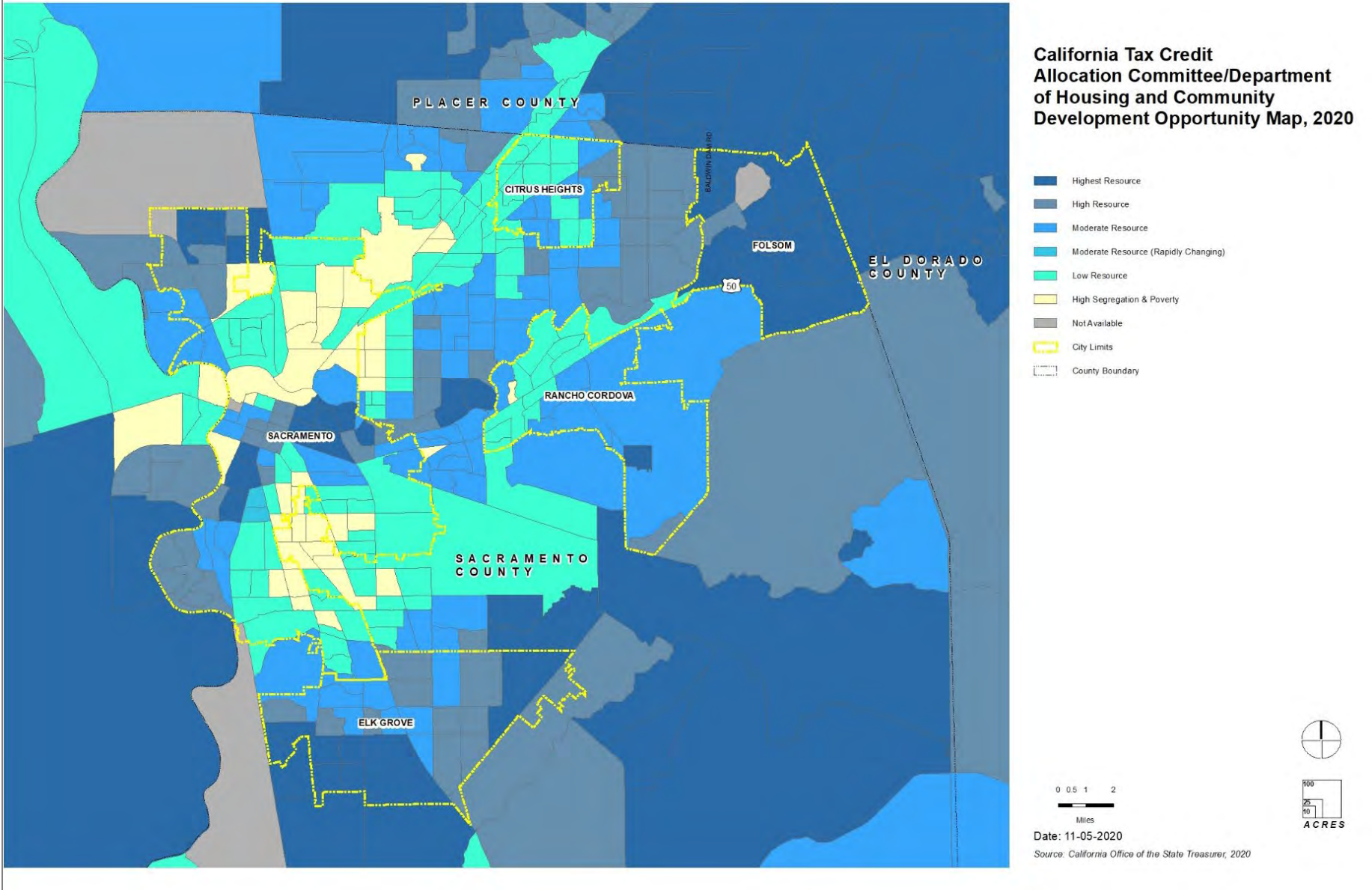
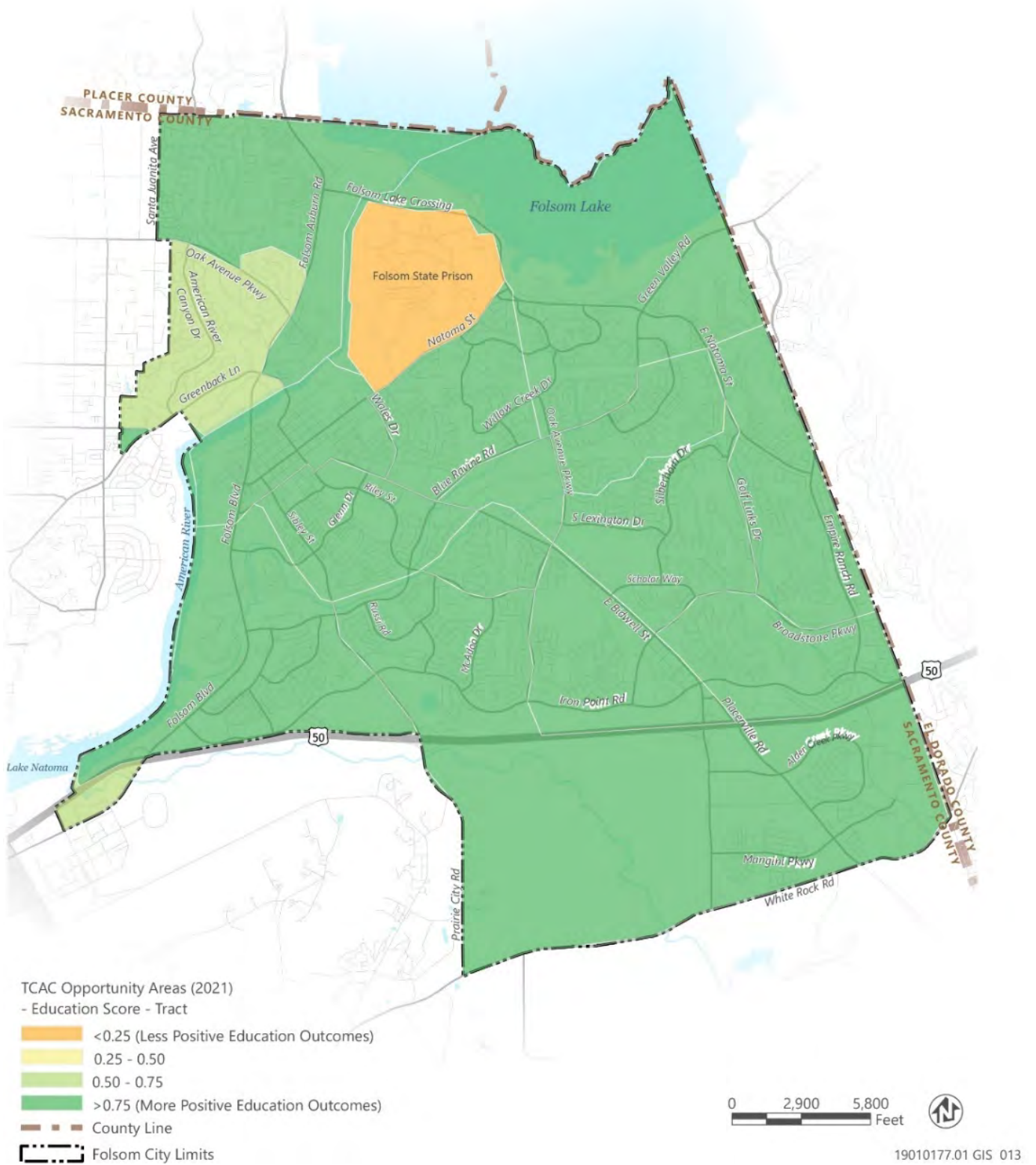
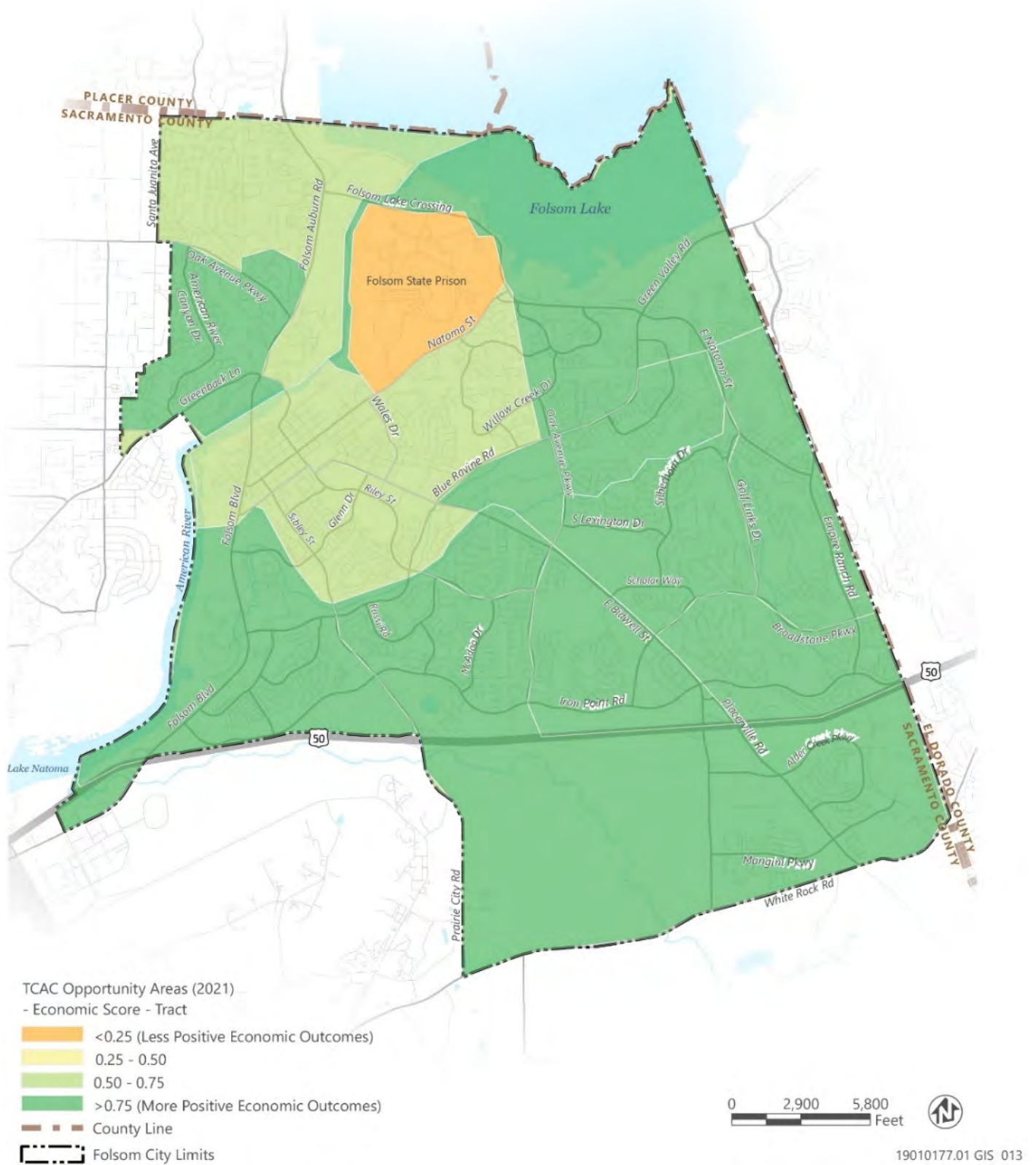


FIGURE C-16: TCAC OPPORTUNITY AREAS – EDUCATION SCORE, CITY OF FOLSOM



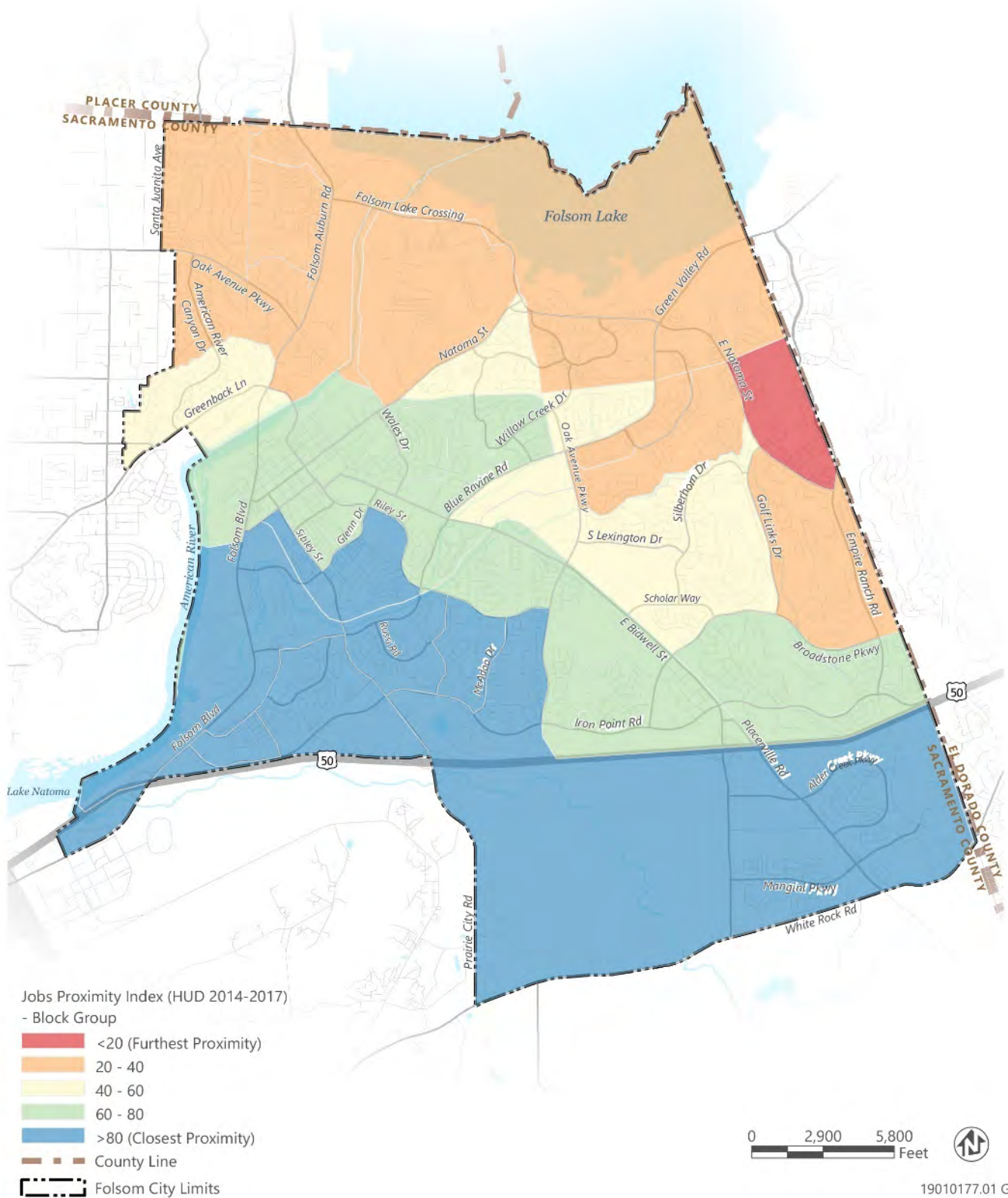
Source: HCD AFFH Data and Mapping Tool, Adapted by Ascent 2021.

FIGURE C-17: TCAC OPPORTUNITY AREAS – ECONOMIC SCORE, CITY OF FOLSOM



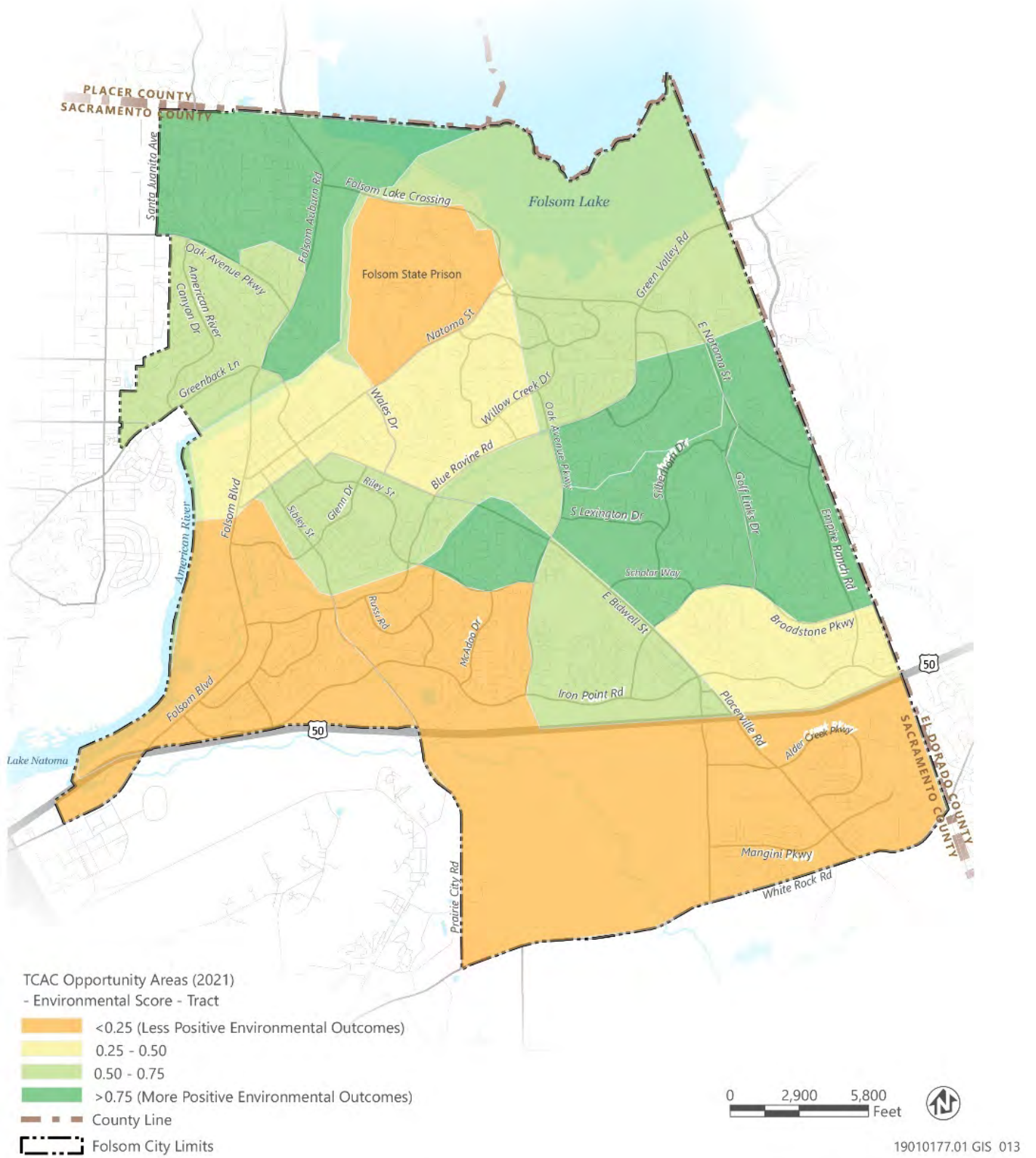
Source: HCD AFFH Data and Mapping Tool, Adapted by Ascent 2021.

FIGURE C-18: JOBS PROXIMITY INDEX, CITY OF FOLSOM



Source: HCD AFFH Data and Mapping Tool, Adapted by Ascent 2021.

FIGURE C-19: TCAC OPPORTUNITY AREAS – ENVIRONMENTAL SCORE, CITY OF FOLSOM



Source: HCD AFFH Data and Mapping Tool, Adapted by Ascent 2021.



The Relationship Between Zoning and Access to Opportunity

High opportunity areas throughout the Sacramento region, including Folsom, are almost entirely zoned for single family housing. Exclusive single family zoning does not allow for more affordable housing types, such as apartments and condominiums. In addition, until the passage of the 1968 Fair Housing Act, overt forms of racial discrimination, such as racially restrictive covenants and biased mortgage lending practices limited the ability for many minority households to purchase single-family homes in certain neighborhoods.

While these practices have been outlawed, the resulting wealth gap between White households that were able to accrue wealth through homeownership and minority households that were not, has continued to limit access to homeownership in higher opportunity areas. Housing affordability in combination with single family zoning has made high opportunity areas unreachable for many minority households, resulting in racial segregation and a higher concentration of minority residents in low opportunity areas.

Over 70 percent of the housing stock in Folsom consists of single-family detached units, which is reflective of the City's zoning. While the majority of Folsom remains zoned for exclusively single-family homes, significantly more land has been designated for multifamily housing and mixed use development in recent years. With the adoption of the 2035 General Plan in 2018, the City created the East Bidwell Mixed Use Overlay, allowing for multifamily housing and mixed use on nearly 1,000 acres of land along East Bidwell Street. The City is also planning to increase opportunities for transit-oriented development at the light rail stations through General Plan and zoning amendments. These changes to the General Plan and Zoning Code create more opportunities for a variety of housing types and income levels.

Disproportionate Housing Needs

Disproportionate housing needs show how access to the housing market differs for members of different classes. Oftentimes households living in poverty and communities of color face disproportionately high housing problems compared to the population as a whole. Housing problems may include housing cost burden, overcrowding, or substandard housing.

Regional Overview

The Sacramento Valley Fair Housing Collaborative conducted a regional survey to assess housing problems for the Sacramento Valley AI. The study surveyed 3,388 residents from across the region. The survey results showed that overall, 44 percent of households in the region experience any of four housing problems: cost burden greater than 30 percent, more than one person per room, incomplete kitchen facilities, and/incomplete plumbing facilities. The survey also found Black (58 percent) and Hispanic (56 percent) households in the region have the highest rates of experiencing any of the four housing problems. White, non-Hispanic (39 percent) households are the least likely to experience housing problems across the region and in each jurisdiction.

Overpayment

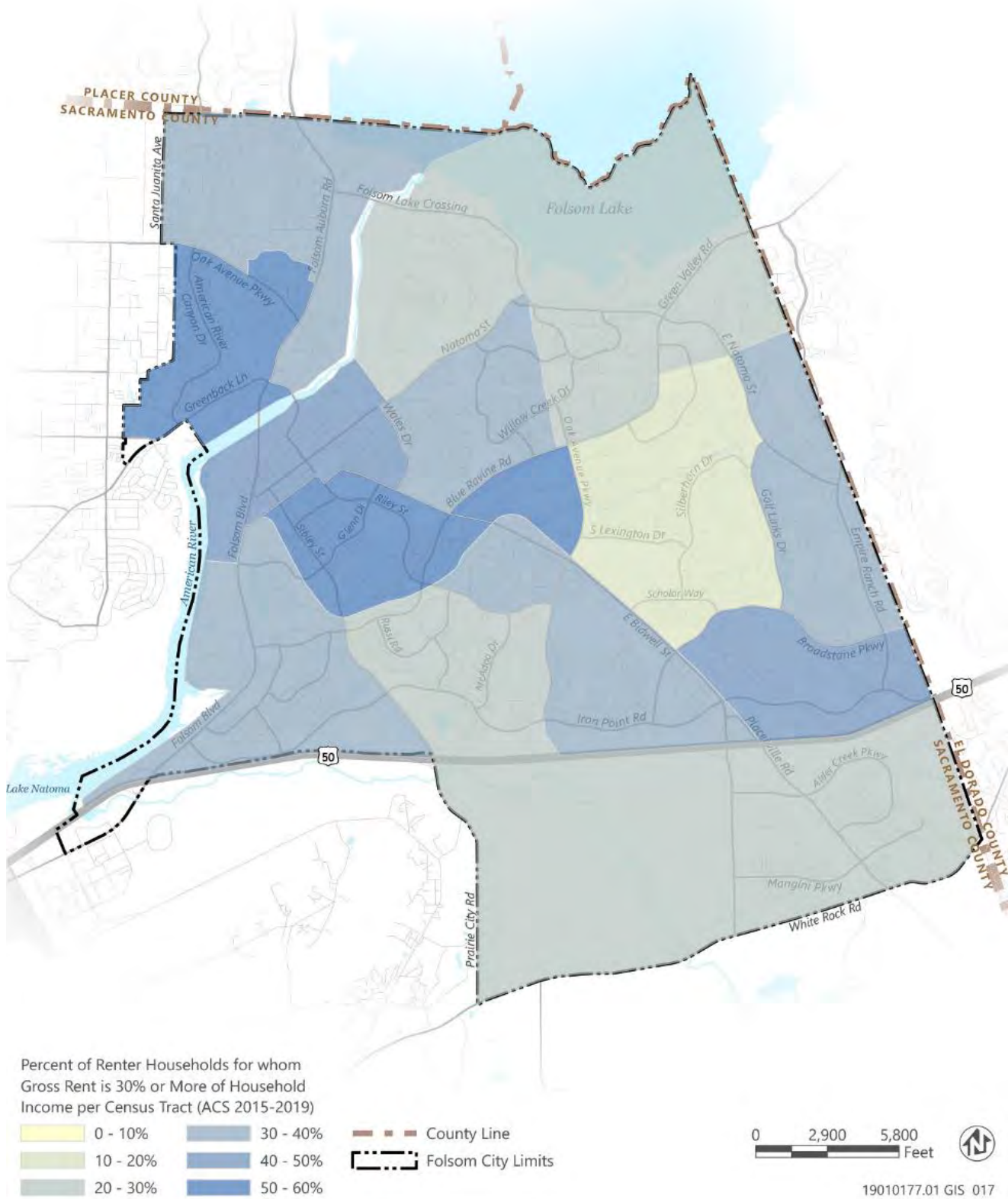
As previously described, overpayment or cost-burden is defined as households paying more than 30 percent of their gross income on housing related expenses, including rent or mortgage payments and utilities. As shown earlier in Table C-16, 29.2 percent of all households in Folsom were considered overpaying for housing in 2015 which was less than that of Sacramento County (39.4 percent) and California (42 percent).

Cost burdens were significantly more severe for lower-income households in Folsom. Table C-16 shows 73.9 percent of lower income households were burdened by housing costs, compared to just 16.7 percent of non-low-income households. The rate of cost burdened lower-income households was higher than in the county (68.9 percent) and the state (69.3 percent). Further analysis shows that rates of housing cost burden were greater among low-income renter households (84.2 percent) than among low-income owner households (65.7 percent). As shown in Figure C-20 renter households experienced higher rates of cost burden throughout the city, including the historic and central commercial districts, in neighborhoods near Glenn Drive and Blue Ravine Road, and in the Broadstone and Empire Ranch neighborhoods. Owner-occupied households experienced lower rates of cost burden in the city overall, but slightly higher rates of cost burden were evident in the Broadstone and Lexington Drive neighborhoods, along Folsom Auburn Boulevard, and the southern portion of Natomas Street (see Figure C-21).

Overcrowding

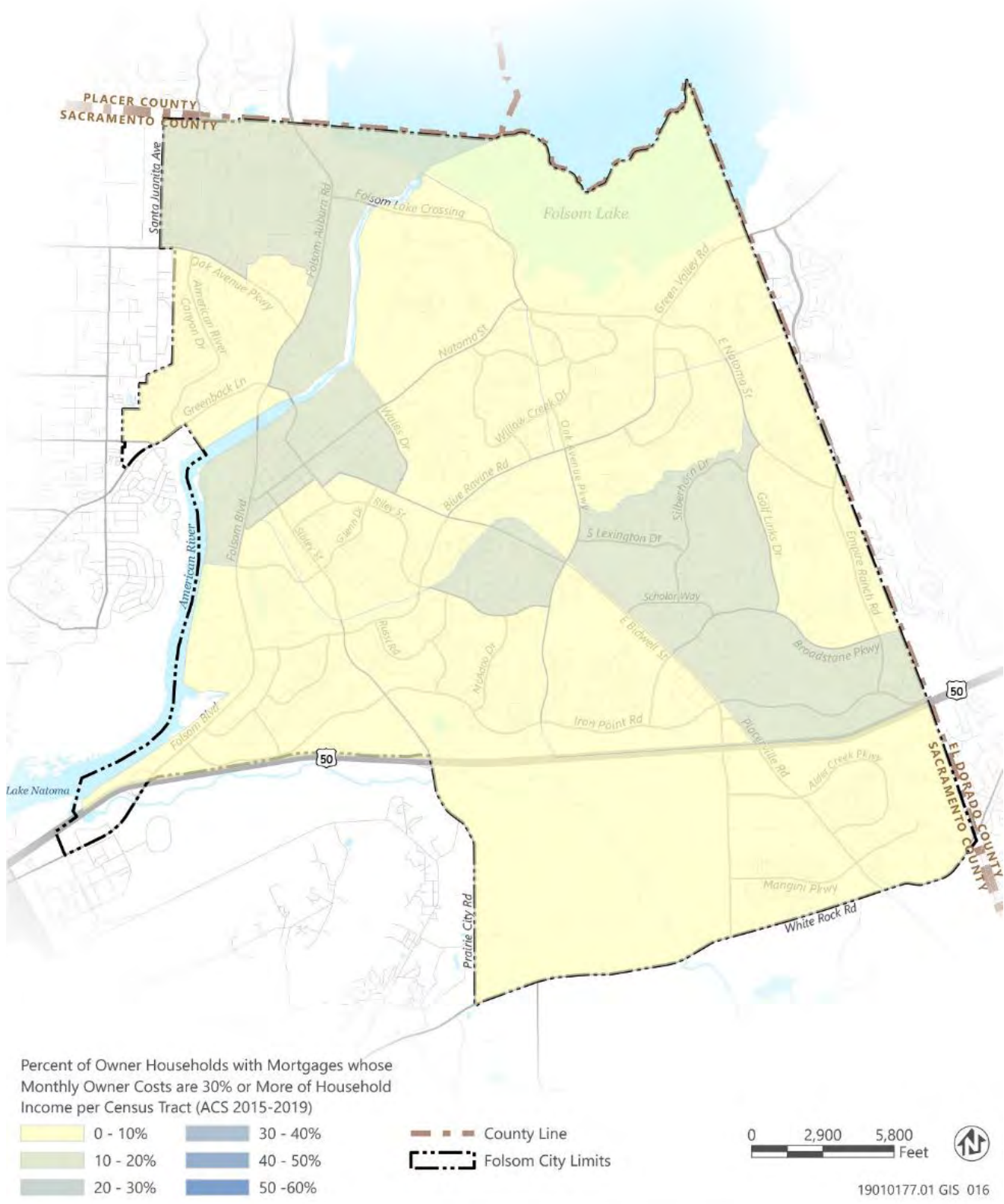
Compared to the rest of Sacramento County and California, overcrowding is less of a problem in Folsom. As shown earlier in Table C-13, 1.3 percent of housing units (360 units) in Folsom were considered overcrowded in 2018 compared to 4.9 percent in the county and 8.2 percent in the state. Figure C-22 shows the distribution of overcrowded households in the city and the proportion of overcrowded households for each census tract in Folsom is equal to or less than the statewide average. Furthermore, less than one percent of units in Folsom, 0.2 percent (45 units), were severely overcrowded. In contrast, 1.3 percent of units in the county and 2.9 percent in the state were severely overcrowded. Overall, overcrowding was more prevalent among renter-occupied units than among owner-occupied units. When broken out by tenure, approximately 63 percent of all overcrowded households in Folsom were renter households.

FIGURE C-20: OVERPAYMENT BY RENTERS, CITY OF FOLSOM, 2015-2019



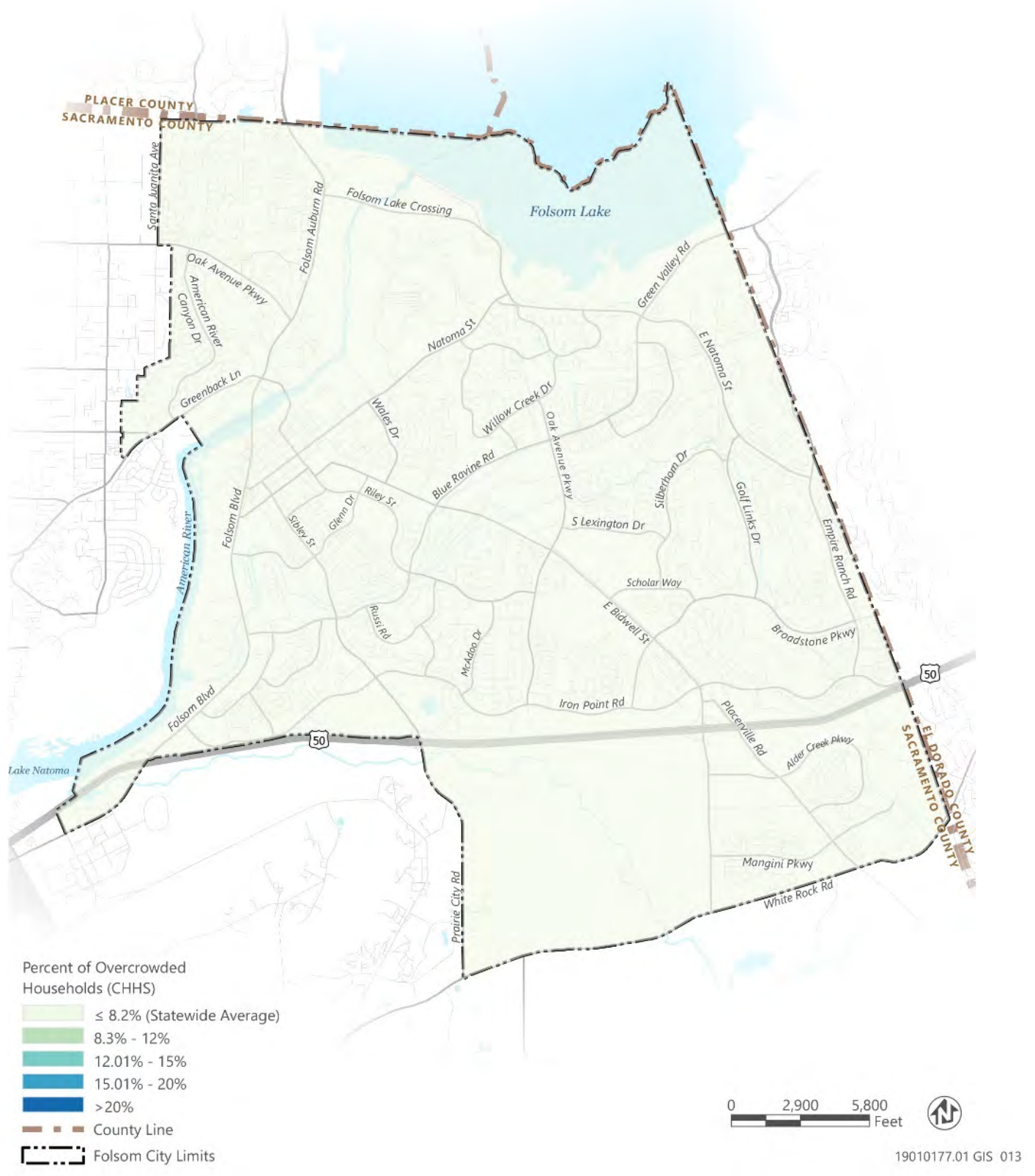
Source: U.S. Census Bureau, 2015-2019 American Community Survey 5-year estimates. California Department of Housing and Community Development AFFH Data and Mapping Tool.

FIGURE C-21: OVERPAYMENT BY HOMEOWNERS, CITY OF FOLSOM, 2015-2019



Source: U.S. Census Bureau, 2015-2019 American Community Survey 5-year estimates. California Department of Housing and Community Development AFFH Data and Mapping Tool.

FIGURE C-22: OVERCROWDED HOUSEHOLDS, CITY OF FOLSOM



Source: HCD AFFH Data and Mapping Tool, Adapted by Ascent 2021.

Substandard Housing

As previously described in Section 2.1.2, Housing Characteristics and Trends, substandard housing conditions is a minor issue in Folsom. As shown in Table C-12, over 60 percent of the housing stock in Folsom was 30 or less years old in 2020. Only 4 percent of participants from the 2021-2029 Folsom Housing Element Community Survey stated their home needed one or more major upgrades (i.e., new foundation, plumbing, electrical) indicating that the majority of the housing stock is in good condition. The City identifies substandard housing conditions through code enforcement and rehabilitation programs, such as the Seniors Helping Seniors program. Code enforcement cases are distributed throughout the city and occur in old and new neighborhoods. The City typically only receives one to two cases per year related to housing conditions. Most requests received through the Seniors Helping Seniors program occur within mobile home parks. Since 2016, the City has received 9 requests for water pipe replacement due to low water pressure through the Seniors Helping Seniors program. All of the requests occurred in mobile home parks located in the northern portion of the city. Four requests were in Pinebrook Village, three in Lake Park Estates and two in Lakeside Village.

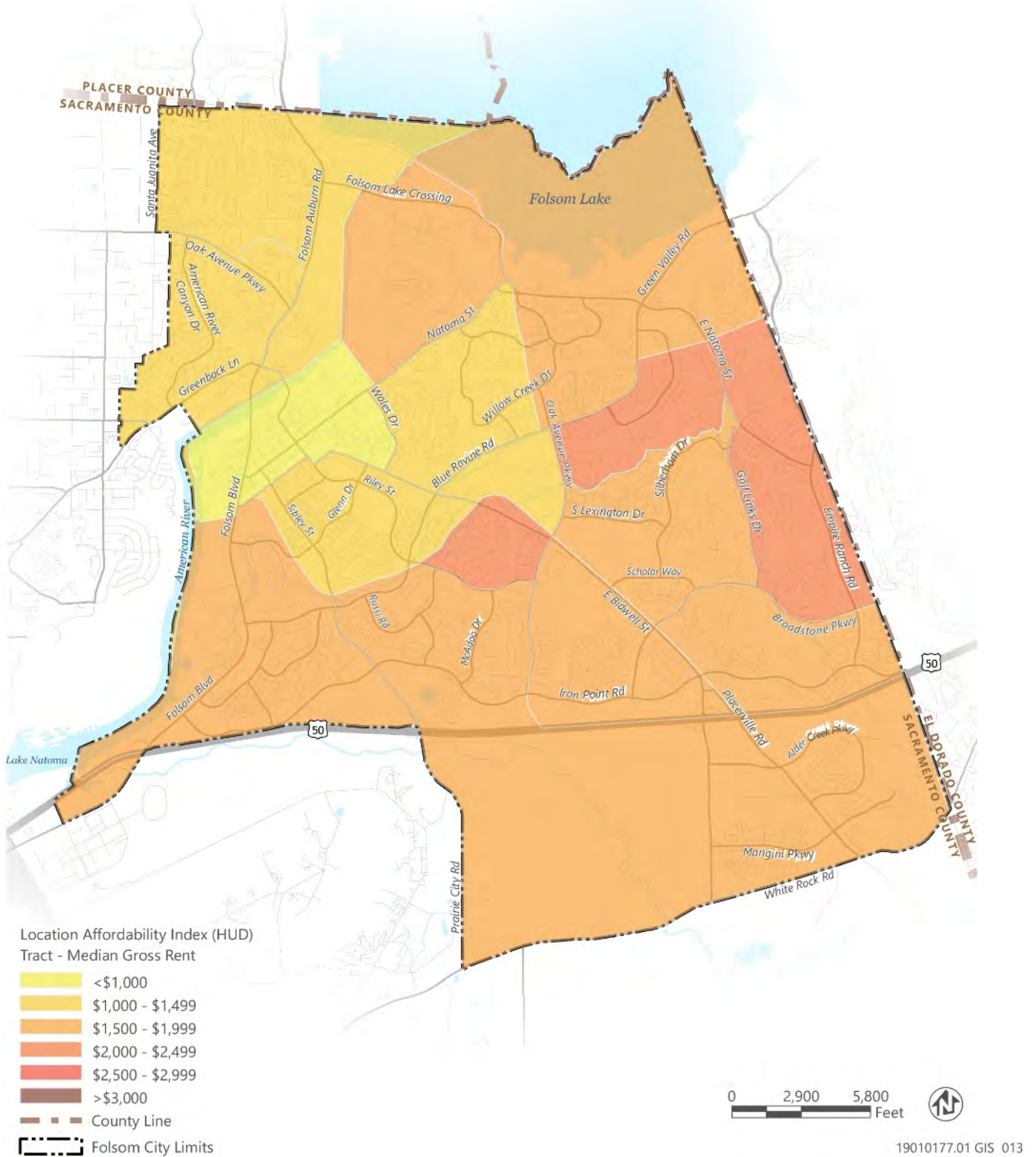
Displacement Risk

The rising cost of housing is becoming an increasingly important housing security issue in the Sacramento region, especially for renters. Gentrification, or the influx of capital and higher-income residents into working-class neighborhoods, is often associated with displacement, which occurs when housing costs or neighborhood conditions force people out and drive rents so high that lower-income people are excluded from moving in. The UC Berkeley Urban Displacement Project identifies areas within certain metropolitan regions of California that are susceptible to displacement. The data does not indicate that any areas of Folsom are vulnerable to displacement. While no sensitive communities were identified as currently experiencing gentrification or at risk of displacement in Folsom through the Urban Displacement Project methodology, the housing market is at risk of excluding lower income households.

Housing costs in Folsom have increased dramatically over the past decade. Folsom is a highly desirable community with good schools and access to jobs, amenities, and quality open space. Demand for housing, in part driven by an influx of individuals moving from the Bay Area into Folsom, has driven the median home sales price to increase by nearly 95 percent, from \$287,000 in 2012 to \$559,100 in 2020. Consequently, home prices are out of reach for both lower-and moderate-income families seeking housing in Folsom.

Figure C-23 below shows the Location Affordability Index in the City of Folsom. First launched by HUD, the index measures standardized household housing and transportation cost estimates. Using 2012-2016 ACS data, the index ratings show that the majority of Folsom has rents greater than \$2,000 a month. In neighborhoods along Empire Ranch, rents are more than \$2,500. As was discussed previously, the average rent in Folsom was \$1,944 in 2021. These rents are primarily affordable to moderate-income households, but out of reach for lower-income households. As shown in the figure, lower median rents are in the northwestern portion of the city, the historic district and the central city. While lower median rents may indicate displacement risk, much of the rental housing in these areas is deed restricted affordable housing that is not at risk of converting to market rate; therefore, protecting residents from being displaced.

FIGURE C-23: LOCATION AFFORDABILITY INDEX, CITY OF FOLSOM



Source: HCD AFFH Data and Mapping Tool, Adapted by Ascent 2021.

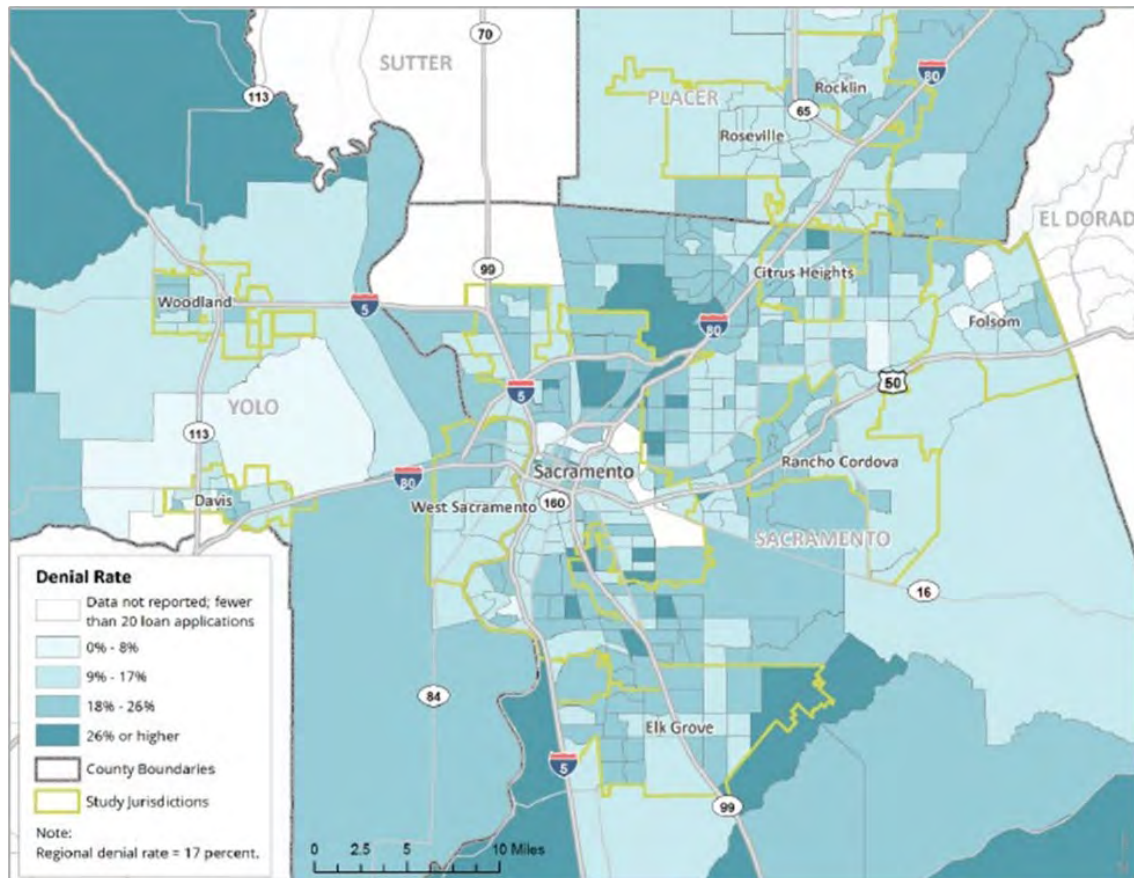
Other Relevant Factors

Regional Loan Denial Rates

Throughout the Sacramento Valley region, homeownership rates vary widely by race and ethnicity. However, all minority groups experience higher rates of loan denial than non-Hispanic White applicants. In addition, Hispanic households are more likely than any other group to receive a subprime loan. Subprime mortgages are a type of housing loan most often given to individuals that have weak credit history. Subprime mortgages carry higher interest rates, and thereby are more expensive, because there is a pre-determined higher risk of default. A concentration of subprime mortgages in areas with concentrations of minorities is a potential consequence of historically punitive practices, such as redlining. Despite efforts to reform long-standing practices of discrimination in the housing credit system, patterns of inequality still exist. The Great Recession and housing crisis of the early 2000s brought to light the unusually high concentration of non-White residents with subprime mortgages and property foreclosures across the country.

In 2017, there were 89,838 loan applications filed in the Sacramento Valley region for owner-occupied homes, 4.7 percent of loans were subprime, which is slightly higher than the national rate of 4 percent. Figure C-24 shows loan denial rates by census tracts within the region according to federal Home Mortgage Disclosure Act (HMDA) data from 2017. Denial rates varied substantially by census tract. Overall, within the region, the loan denial rate was 17 percent. Census tracts within Folsom generally had denial rates between 9-17 percent.

FIGURE C-24: REGIONAL DENIAL RATES BY CENSUS TRACT, 2017



Source: FFIEC HMDA Raw Data, 2017; Root Policy Research, 2020



The AI survey also included information on regional loan denial patterns that may be applicable to Folsom. Low-Income households and those receiving Section 8 housing choice vouchers were most likely to be denied housing to rent or buy. African American (53 percent), Native American (49 percent), and Hispanic survey respondents (42 percent) were more likely than non-Hispanic White (27 percent) or Asian survey respondents (21 percent) to have experienced denial of housing to rent or buy. Large families, households that include a member with a disability, and households with children under age 18 all experienced housing denial at rates higher than the region overall. Common reasons for being denied housing among survey respondents included income (including type of income), credit, and eviction history.

Racially Restrictive Covenants

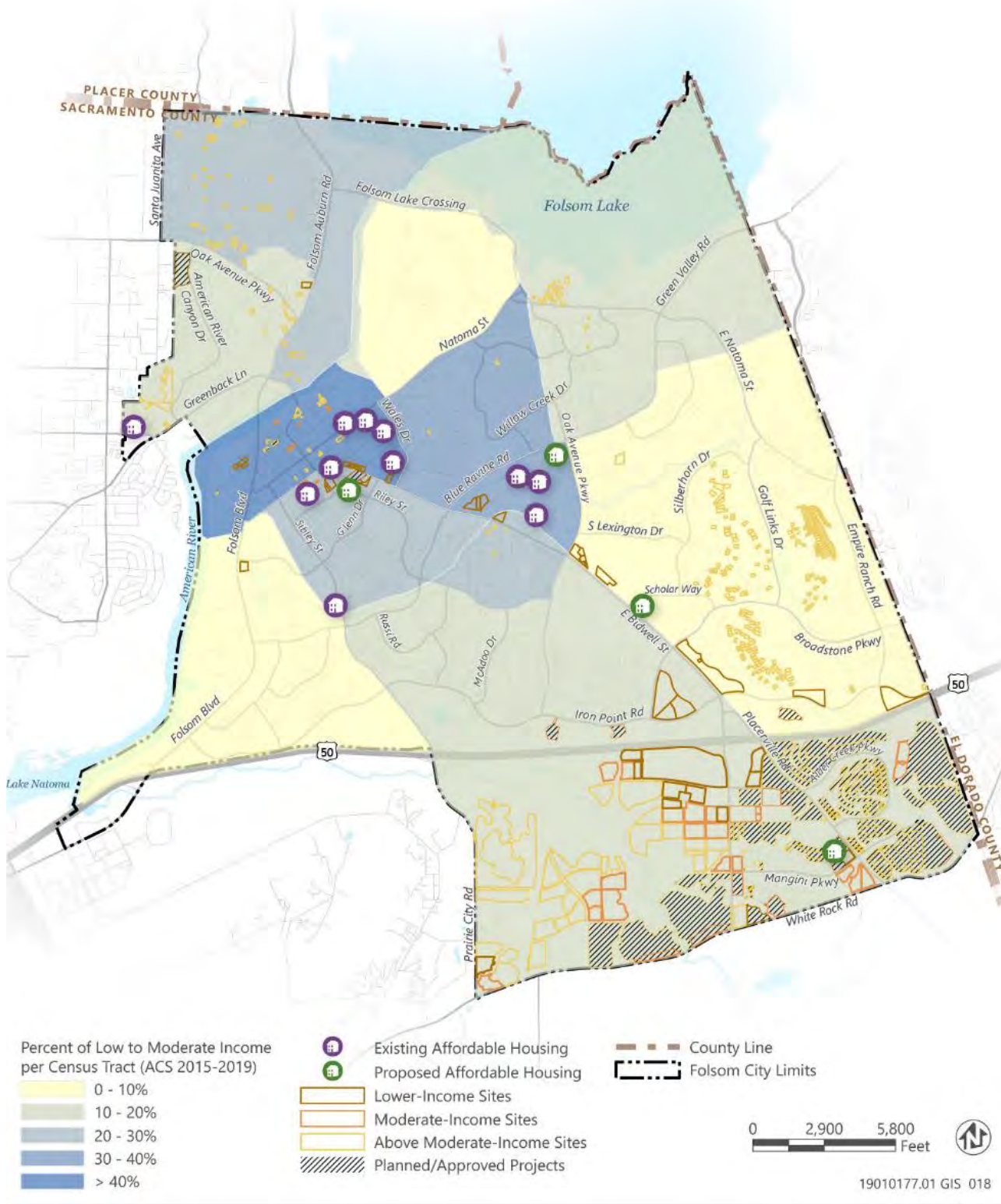
Throughout the country, racially restrictive covenants were used to prevent communities of color from living in or owning property in specific neighborhoods. When a restrictive covenant existed on a property deed, the owner was legally prohibited from selling to members of the specific minority group or groups listed. The popular use of racially restrictive covenants emerged in 1917, when the U.S. Supreme Court deemed city segregation ordinances illegal. Then, the Fair Housing Act of 1968 outlawed racially restrictive covenants and government-sponsored redlining. Although discriminatory practices as these are now outlawed, about 8 percent of the housing stock in Folsom was built prior to 1970 (see Table 12) and prior to the Fair Housing Act meaning some of these units could potentially have been built under racially restrictive covenants.

2.3.2 SITES INVENTORY

A primary goal of the assessment is to ensure available sites for lower-income housing are located equitably across a region and within communities with fair access to opportunities and resources. Ensuring that sites for housing, particularly lower income units, are in high resource areas rather than concentrated in areas of high segregation and poverty requires jurisdictions to plan for housing with regards to the accessibility of various opportunities including jobs, transportation, good education, and health services.

Figure C-25 shows the location of vacant and underutilized sites in the sites inventory compared to areas of the city with higher concentrations of low-moderate income populations. The figure also highlights the location of existing affordable housing, planned and approved affordable projects, and vacant and underutilized lower-income sites. As shown in Figure C-25, there is a concentration of existing and planned affordable housing in the central city along East Bidwell near Wales Drive. Many of the lower-income sites are also within this area. This area of the city has access to jobs, services, and transit. The FPASP, in the southern portion of the city, makes up a large proportion of the sites inventory. The area is just starting to develop with housing, and does not yet have immediate access to jobs, services, or transit. However, as the area builds out, new schools, employment centers, and other amenities will be provided, making this an attractive area for affordable housing.

FIGURE C-25: EXISTING AND PROPOSED AFFORDABLE HOUSING LOCATIONS RELATIVE TO THE PERCENT OF LOW TO MODERATE INCOME HOUSEHOLDS PER CENSUS TRACT



Source: U.S. Census Bureau, 2015-2019 American Community Survey 5-year estimates. California Department of Housing and Community Development AFFH Data and Mapping Tool. City of Folsom, 2020. Ascent, 2021.



Location of Existing Affordable Housing

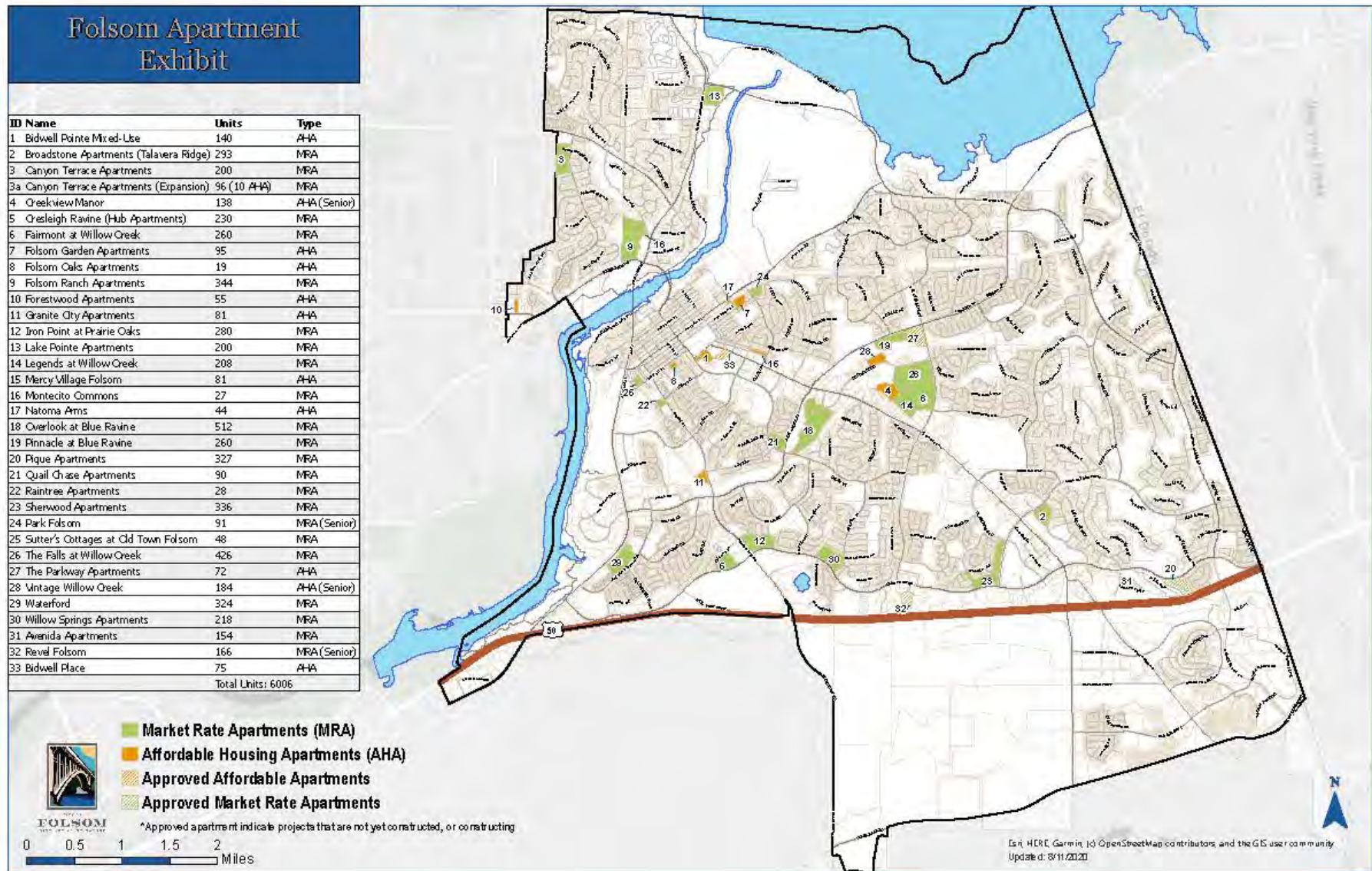
The geographic distribution of publicly supported housing is an important factor in examining fair housing choice and segregation by income and race/ethnicity. The map below, Figure C-26, shows the location of all affordable and market rate apartments in the city as of August 2020. There are 10 multifamily developments providing deed-restricted affordable housing in Folsom, including Talavera Ridge – a 293-unit market rate project providing six extremely low-income units. Most affordable housing in Folsom is located in the city center along Wales Drive and East Bidwell Street, which are areas with access to services, jobs, and bus lines that connect to the Sacramento Regional Transit light rail system.

In the next several years, additional affordable housing will become available throughout Folsom. Parkway Affordable Apartments, currently under construction, will provide 72 units near Oak Avenue Parkway and Blue Ravine Road. Bidwell Street Studios (not shown on the map), a construction project that is currently underway to convert the Folsom Lodge Motel, will provide 24 units of affordable housing. Scholar Way Affordable Senior Apartments, a proposed 110-unit project located in the College District along the East Bidwell Corridor, brings affordable units near education and employment opportunities. Mangini Place, a proposed 152-unit affordable apartment project, is planned to be built in the FPASP area; a new neighborhood in the southern portion of the city that will have new schools, a transit corridor, about 1,000 acres of open space, and thousands of new jobs. In total, approximately 300 affordable housing units located throughout the city are approved and in the pipeline.

Potential Effect on Patterns of Segregation

The City's existing affordable housing stock and proposed housing sites inventory were evaluated to ensure sites planned for future development would not further segregation patterns and trends. As noted, the City's segregation pattern is low and therefore this evaluation focused on whether the inventory was spread throughout the community. As shown in the figures below, existing affordable housing is concentrated in the city center along Wales Drive and East Bidwell Street. Sites identified in the Housing Element are distributed throughout the city including new growth areas. The Housing Element sites inventory identifies vacant land within the FPASP area suitable to accommodate 1,344 lower income units, accounting for over 30 percent of the city's lower-income housing capacity. In addition, the sites inventory also identifies land within the transit priority areas, in the new development areas along East Bidwell Street, and along Iron Point Road, near employment centers.

FIGURE C-26: AFFORDABLE AND MARKET RATE APARTMENT LOCATIONS, CITY OF FOLSOM



Source: City of Folsom, 2020.



Potential Effect on Access to Opportunity

Although the 2020 TCAC/HCD Opportunity Areas identification process (shown in Figures C-15 through C-19) indicates that all of Folsom is a high resource area, further growth in the small concentration of existing affordable housing in the Central City could strain resources in the area and result in limited access to opportunity. While it is important to disperse affordable housing to provide integrated neighborhoods and avoid any imbalance in the supply and demand of resources, the existing affordable housing stock, although concentrated, provides good access to education, employment, health services, and transit. The Housing Element sites inventory identifies capacity for 124 lower-income units in the Central City. However, this is a small proportion of the total lower-income capacity (approximately 3 percent), and the majority of lower-income capacity is identified in other portions of the city, including the FPASP. Development of the FPASP is underway, and new opportunities, including schools, employment centers, and medical centers are planned. This addition of new amenities and resources, as well as a balanced distribution of affordable housing, will ensure that the access to opportunity and high resource is maintained.

Potential Effect on Disproportionate Housing Needs

As discussed above, overpayment is a housing need challenging lower-income residents in Folsom. Renters in the Broadstone neighborhood experience the highest rates of cost burden or overpayment in the city. In distributing housing capacity throughout the city and identifying capacity in new growth areas, such as the FPASP, the Housing Element sites inventory could potentially ease cost burden in areas of high overpayment. In addition, planned affordable housing developments, including Parkway Affordable Apartments, near Oak Avenue Parkway and Blue Ravine, and Scholar Way Affordable Senior Apartments in the College District, near Scholar Way and East Bidwell will further distribute affordable housing and provide residents protection from displacement pressures.

2.3.3 FAIR HOUSING ISSUES, CONTRIBUTING FACTORS, AND PROPOSED ACTIONS

Folsom is a highly desirable community within the Sacramento region. Fair housing issues in the city are primarily related to the high cost of housing. High housing costs and a limited supply of affordable housing have led to the exclusion of lower-income households from Folsom's neighborhoods. Contributing factors to the City's fair housing issues include: (1) past zoning and land use regulations that resulted in the dominance of single-family homes and a limited variety of housing types; (2) limited supply of affordable housing; and (3) lack of community support for low income and higher density housing.

Zoning and Land Use Regulations

The predominant land use in Folsom is single-family homes and historically Folsom neighborhoods were zoned almost exclusively for single-family homes. The City of Folsom 1992 Housing Element supported a market-based strategy for addressing housing needs in the community and contributed to the predominance of single-family homes. At the time of the 1992 Housing Element adoption, the City 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. Thus, the

1992 Housing Element did not include mandatory housing programs to facilitate affordable housing development, such as inclusionary zoning, land dedications for affordable housing, or contributions to a housing trust fund. Furthermore, residential developments were not encouraged to achieve the highest allowed density. Rather, the lowest-allowed density was permitted by right, and any density above that level was required to provide additional amenities. The 1990s, particularly the late 1990s, was a period of major growth in employment, retail services, and housing in the City; however, despite this rapid growth, neither the private sector nor non-profit developers developed any affordable housing projects in the City from 1992 to 2001. This lack of affordable housing development and the City's failure to include housing programs to facilitate affordable housing resulted in a lawsuit (Ronald Hallfeldt v. City of Folsom et.al) being brought against the City in 2001. The City was found out of compliance with state law for not providing its fair share of the regional housing needs of lower-income residents. As a result, the City entered into a Settlement Agreement with Legal Services of Northern California that, among other things, required the City to rezone 128 acres of land to Multifamily High Density by December of 2002, amend City ordinances to remove governmental constraints to affordable housing, and adopt a Housing Trust Fund ordinance and a Fee Waiver/Deferral ordinance to assist the City with increasing and improving the supply of affordable housing. The City also amended its Zoning Code to encourage home builders to use multi-family designated land for the highest allowed density consistent with the requirements of State law.

The City's Inclusionary Housing Ordinance (IHO) has been one component of the City's efforts to address affordable housing in Folsom; however, in 2011 which was during a time of a challenging housing market, the City recognized that the IHO was acting as a constraint to the production of housing, both market rate and affordable. As a result, and after lengthy deliberation and public input, the City decided to sunset the City's IHO. This action was met with the Sacramento Housing Alliance filing a lawsuit against the City. The claim asserted that the City's action sunsetting the IHO was inconsistent with the 2009 Housing Element in that the City had identified quantified objectives attributable to the IHO and the City could not achieve the objectives without the IHO. The court agreed with the Petitioner and as a result it was necessary for the City to prepare a focused revision to the 2009 Housing Element. The revision to Program 19i of the 2009 Housing Element Policy Document resulted in the City modifying the IHO by changing the percentage requirements and adding an in-lieu fee option in order to reduce constraints on the production of moderate-income and market-rate housing.

Over the past two decades, the City has continued to implement several land use changes to expand zoning for multifamily housing. Recently, with the adoption of the 2035 General Plan in 2018, the City created the East Bidwell Mixed Use Overlay, allowing for multifamily housing and mixed use on nearly 1,000 acres of land along East Bidwell Street. The Housing Element includes several programs to further expand the variety of housing allowed in the city, which will serve to affirmatively further fair housing. Program H-2 calls for increasing densities in key areas of the city, including the East Bidwell corridor, transit priority areas, and the FPASP town center. This will increase opportunities for multifamily housing. The Housing Element also includes Programs H-4 and H-5 to promote ADU tools and resources and to develop an ADU incentive program to encourage homeowners to develop affordable ADUs and junior ADUs to encourage more affordable housing types within traditionally single-family neighborhoods creating mixed-income neighborhoods. The Housing Element also



includes Program H-31 directing developers to establish a marketing strategy to attract renters and buyers of diverse demographic groups into the city, which can help to overcome some of the historic exclusion associated with exclusive single-family zoning.

Limited Supply of Affordable Housing

Folsom is known for its high quality of life, good schools, rich amenities, and access to open space. From a regional perspective, the limited supply of affordable housing in Folsom prevents lower-income households in the region for accessing the amenities. Many low-income workers in retail and service jobs commute into Folsom from other areas of the region because they cannot afford housing in Folsom. Any actions to facilitate more affordable housing in Folsom will serve to affirmatively further fair housing by providing lower-income households access to the high quality of life in Folsom.

Changes in State law regarding the RHNA process resulted in a higher allocation of lower-income units to areas of high opportunity, including Folsom. By addressing the lower-income RHNA for the 6th cycle the City is helping to address disparities in regional access to opportunity. Given that the entire city is categorized as a high resource area, all sites identified to accommodate the lower-income housing need for the 6th planning cycle are located within high resource areas and thereby affirmatively furthering fair housing.

The City has seen an increase in affordable housing developments in recent years and several programs in the Housing Element will continue to support and facilitate affordable housing. The City's inclusionary housing ordinance has and will continue to result in the creation of affordable units and funding to support new affordable housing construction. Housing Element programs that facilitate affordable housing development include:

- Program H-2 to create additional lower income housing capacity;
- Program H-11 to identify local funding for affordable housing development;
- Program H-12 to provide incentives for affordable housing development;
- Program H-14 to facilitate affordable housing developments on larger sites;
- Programs H-15, H-16, H-17 to facilitate affordable housing development on City-owned land;
- Program H-20 to promote the Housing Choice Voucher Program and distribute affordable housing throughout the city; and,
- Program H-22 to expand existing affordable housing developments.

Community Attitudes

The City has an obligation under State law to provide opportunities for higher density and lower-income housing. In response to the general lack of support for higher density housing and lower income housing displayed in the Housing Element community survey, the City has included Program H-10 to provide information on the need for and benefits of affordable housing in the community. As outlined in Program H-32, the City will also continue to provide and promote fair housing services and resources to Folsom residents through programs such as the Renter's Helpline should a dispute or complaint arise.

2.4 Regional Housing Needs Allocation

In March 2020, SACOG adopted its final *SACOG Regional Housing Needs Plan Cycle 6 (2021-2029)*. Required by State law, the RHNA is part of a statewide statutory mandate to address housing issues that are related to future growth. The RHNA allocates to cities and counties each jurisdiction’s “fair share” of the region’s projected housing needs by household income group over the RHNA projection period (June 30, 2021, through August 31, 2029).

The core of the RHNA is a series of tables that indicate for each jurisdiction the distribution of projected housing needs for each of four household income groups. The RHNA represents the target number of new housing units that are needed in the community. The allocations are 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.

As shown in Table C-30, SACOG allocated Folsom a total of 6,363 housing units for the period of 2021-2029. The allocation is equivalent to a yearly need of approximately 776 housing units. Of the 6,363 housing units, 4,396 units are to be affordable to moderate-income households and below, including 829 moderate-income units, 1,341 low-income units, and 2,226 very low-income units. Consistent with Government Code Section 65583(a)(1) the City presumes that 50 percent of the very low-income households qualify as extremely low-income households. As such, there is a projected need for 1,113 extremely low-income housing units.

TABLE C-30: REGIONAL HOUSING NEEDS ALLOCATION, CITY OF FOLSOM, JUNE 30, 2021 TO AUGUST 31, 2029						
	Very Low	Low	Moderate	Above Moderate	Total	Average Yearly Need ¹
RHNA	2,226	1,341	829	1,967	6,363	776
Percent of Total	35.0%	21.1%	13.0%	30.9%	100.0%	-

Note: ¹Based on an 8.2-year planning period

Source: Sacramento Area Council of Governments, *Regional Housing Needs Plan 2021-2029 (February 2020)*.

This page intentionally left blank.

3 Resource Inventory

This section analyzes the resources and opportunities available for the development, rehabilitation, and preservation of housing in the city of Folsom. Included is an evaluation of the availability of land resources and the financial administrative resources available to support housing activities.

3.1 Residential Sites Inventory

The residential sites inventory identifies and describes the land available for new housing construction and compares the capacity of available land to the City's RHNA for the projection period (June 30, 2021 through August 31, 2029). This includes sites that have an approved residential project that is expected to be built within the RHNA projection period, vacant land suitable and available for residential development, and non-vacant underutilized land suitable and available for redevelopment. The sites inventory also includes a projection of the number of ADUs and multi-generational housing units expected to be built during the projection period.

3.1.1 METHODOLOGY AND ASSUMPTIONS

The housing element must identify specific sites or parcels that are appropriate and available for residential development. Land suitable for residential development includes:

- vacant sites with zoning that allows for residential development; and
- nonvacant, underutilized sites with zoning that allows for residential development and are capable of being developed at a higher density or with greater intensity.

Sites that are in the process of being made available (i.e., planned) for residential uses via rezones or specific plan amendments may be included in the inventory, provided the housing element includes a program that commits the local government to completing all necessary administrative and legislative actions early in the planning period.

Relationship Between Density and Income Categories

Density can be a critical factor in the development of affordable lower-income housing. Higher density development can lower per-unit land cost and facilitate construction in an economy of scale. As shown in Table C-31, the following assumptions were used to determine the inventoried income categories according to the maximum allowed density for each site:

- **Lower-Income Sites.** State law (Government Code Section 65583.2(c)(3)) establishes a "default density standard" of 30 units per acre for the City of Folsom. This is the density that is "deemed appropriate" in State law to accommodate Folsom's lower-income RHNA. Sites with land use designations that allow for development at 30 units per acre were included in the inventory as meeting the lower-income RHNA.
- **Moderate-Income Sites.** Sites with a land use designation/zoning district that allow for multi-family development at densities of 7 to 20 units per acre were inventoried as available for moderate-income residential development.



- **Above Moderate-Income Sites.** Sites with a land use designation/zoning district that only allows for single-family housing and limited attached housing at densities of 7 units per acre or lower were inventoried for above moderate-income units.

The sites included in the inventory are classified based on the General Plan land use designations since the City is currently (2020) in the process of updating the Zoning Code for consistency with the General Plan. The Zoning Code update is expected to be completed Fall 2021.

TABLE C-31: RELATION OF DENSITY TO INVENTORIED INCOME LEVELS, CITY OF FOLSOM, 2021		
General Plan	Maximum Density	Inventoried Income Level
Single Family	4 units/acre	Above moderate-income
Single Family High Density	7 units/acre	Above moderate-income
Multifamily Low Density	12 units/acre	Moderate-income
Multifamily Medium Density	20 units/acre	Moderate-income
Multifamily High Density	30 units/acre	Low-and very-low income
Mixed Use	30 units/acre	Low- and very-low income
Historic Folsom Mixed Use	30 units/acre	Low- and very-low income
East Bidwell Mixed Use Overlay	30 units/acre	Low- and very-low income

Source: Ascent Environmental, Inc. 2020.

Realistic Density Assumptions

The inventory uses the following assumptions to determine realistic buildout capacity for the sites.

- **Lower-Income Sites.** Lower-income unit capacity was counted at 90 percent of maximum residential buildout capacity, or 27 units per acre for Multifamily High Density (MHD), Mixed Use (MU), Historic Folsom Mixed Use (HF), and East Bidwell Mixed Use Overlay (EBC) sites, unless otherwise noted for specific reasons for specific parcels. This density assumption is based on a review of recent multifamily housing developments, including several affordable housing developments.

As shown in Table C-32, several recent multifamily residential development projects were approved or built at densities ranging between 22.8 units per acre and 35.9 units per acre in the MHD land use designation. The average density of recent multifamily developments, excluding additional units granted through density bonus, is 27 units per acre. It is important to note that recent affordable developments have been approved and/or built at densities over 30 units per acre (e.g., Bidwell Place and Bidwell Point). In addition, the City most recently received two applications for multifamily development in the FPASP at 30 units per acre (e.g., Mangini Apartments and Mangini Place). Affordable developers have recently indicated that they consider 27 units per acre an appropriate density for future affordable housing developments under consideration.

TABLE C-32: DENSITIES OF RECENT MULTIFAMILY RESIDENTIAL PROJECTS, CITY OF FOLSOM, 2021						
Project Name	Land Use Designation	Maximum Allowable Density	Gross Acreage	Net Acreage	Number of Units	Buildout Density (units/acre)
Bidwell Place ^{1,2}	EBMU	30	3.24	2.09	75	35.9
Bidwell Pointe ^{1,2}	EBMU	30	4.2	4.2	140	33.3
Parkway Affordable Apartments ¹	MHD	30	10.1	3.5	72	20.6
Scholar Way Senior Apartments ¹	EBMU	30	4.57	4.2	110	26.2
Talavera Ridge	MHD	30	11.48	11.48	293	25.5
HUB	MHD	30	10.1	10.1	230	22.8
Alder Creek Apartments	MHD	30	10.75	10.75	265	24.7
Mangini Apartments	MHD	30	9.3	9.3	278	29.9
Mangini Place ¹	MU	30	5.02	5.02	152	30.3
Average Density for Projects (including units granted through density bonus)						28
Average Density for Projects (excluding units granted through density bonus)³						27

¹ Affordable Housing Project

² Buildout density includes units granted through density bonus

³ For projects granted density bonus, where the buildout density exceeds the allowable density, the maximum allowable density was used to calculate average density.

Source: City of Folsom, Ascent, 2021

- Moderate-Income Sites.** Moderate-income unit capacity was counted at 80 percent of maximum residential buildout capacity, or 16 units per acre for MMD and 10 units per acre for MLD sites, unless otherwise noted for specific reasons for specific parcels. This density assumption is based on a review of recent housing developments and current market rents. As described in Section 3.2, “Housing Needs Assessment,” multifamily housing developments were generally priced at rents affordable to moderate-income households.
- Above Moderate-Income Sites.** For small, subdivided parcels, it was assumed that one single family unit would be built per parcel. For larger parcels that have not been subdivided, above moderate-income unit capacity was counted at 80 percent of maximum residential buildout capacity, or 6 units per acre for SFHD and 3 units per acre for SF sites.
- Sites in the Folsom Plan Area Specific Plan.** The capacity on sites located within the FPASP is based on the allocated units identified in the Specific Plan. The Specific Plan assumes, on average, that residential sites will be built at approximately 80 percent of maximum residential capacity. The SP-MU zone allows both vertical and horizontal mixed use.

Site Size

Per State law, sites smaller than half an acre or larger than 10 acres are not considered adequate to accommodate lower income housing need unless it can be demonstrated that sites of equivalent size were successfully developed during the prior planning period or other evidence is provided that the site can be developed as lower income housing.



The lower-income sites inventory only includes sites larger than 0.5 acres. Sites that are designated for high density residential development (i.e., up to 30 units per acre) but are less than 0.5 acres in size have been identified as appropriate to accommodate moderate-income units.

The lower-income sites inventory includes six sites larger than 10 acres. These sites have been reviewed closely to determine appropriate residential development assumptions as described below. In addition, the Housing Element includes a program to facilitate affordable housing development on large sites.

The FPASP MU 158 site is an 11.5-acre mixed-use site located in the FPASP Town Center. The FPASP proposes development of 150 multifamily units on a portion of the site along with 43,560 square feet of commercial development. The inventory is consistent with the adopted specific plan and assumes only 150 units would be developed on a portion of the larger site.

The lower-income sites inventory also includes an 11.5-acre multifamily high density site located along Iron Point Road. The site is steeply sloped, and therefore, would not be entirely developed. The site is also included in the Broadstone Unit No. 3 Specific Plan (SP 95-1) and is supported by infrastructure implemented as part of the Specific Plan. Due to slope constraints, the sites inventory conservatively assumes the site would only be built at 60 percent of the maximum allowable density, resulting in 207 units. This site is considered appropriate for lower income residential development because infrastructure is available, the site is proposed for development under a specific plan, and the number of units has been reduced to account for slope constraints.

The lower-income sites inventory also identifies a portion of the Folsom Lake College campus for residential development. Although the campus is a large site (151 acres), only a small portion of the campus is included in the inventory. This portion encompasses an estimated 5.8-acres of vacant developable land located just north of the main entrance to the campus and is within the East Bidwell Mixed Use Overlay. Because the developable portion is substantially less than 10 acres and only 156 units are inventoried on the site, this site is appropriate for lower income residential development. The Housing Element includes a program to work with the College to facilitate development of the site.

The lower-income sites inventory also includes a large site (37.18 acres), along Cavitt Drive, bordering East Bidwell Street. The site is designated and zoned commercial but is within the East Bidwell Mixed Use Overlay. The site is entirely vacant and is owned by one landowner. The owner has expressed interest in developing multifamily residential on a portion of the site and developing commercial uses on the remainder of the site. To account for the non-residential development potential of the site, only 10 acres of the site are assumed for residential development. Because no more than 10 acres of the site are included in the inventory, this site is considered appropriate for lower income residential development.

The lower-income sites inventory also includes a large site (43.99 acres), consisting of 3 parcels, located along Iron Point Road, near the Palladio retail center. The existing Kaiser Permanente Folsom Ambulatory Surgery Center is located on a portion of the site; however, the remaining 38 acres are vacant. Because the land use designation and

zoning allow for non-residential uses, the sites inventory only assumes approximately 25 percent of the site, or 10 acres, would be developed for residential uses. As such, no more than 10 acres of the site are included in the inventory and the site is considered appropriate for lower income residential development.

Lastly, the sites inventory includes a 19.25-acre site located at Iron Point Road and Empire Ranch Road in the Empire Ranch Specific Plan area. A specific plan amendment is proposed, in conjunction with the adoption of the housing element, to expand the Regional Commercial Center (RCC) land use designation to allow for multifamily residential as a permitted use. During the housing element update process, City staff discussed development opportunities with the property owner. The property owner suggested that the site would be appropriate for mixed-use development including high density residential development that would be compatible with the surrounding neighborhood and future planned highway interchange. Based on the developable acreage of the site and discussions with the property owner, the sites inventory assumes approximately 8 acres of the site would be developed as residential. Because no more than 10 acres are included in the inventory, infrastructure is available, and the site is proposed for development under a specific plan, this site is considered appropriate for lower income residential development.

Sites Identified in Previous Housing Elements

Per the statute (Government Code Section 65583.2(c)) a non-vacant site identified in the previous planning period and a vacant site that has been included in two or more previous consecutive planning periods cannot be used to accommodate the lower income RHNA unless the site is subject to a policy in the housing element requiring rezoning within three years of the beginning of the planning period to allow residential use by right for housing developments in which at least 20 percent of the units are affordable to lower income households.

A few of the sites included in the inventory for lower-income housing have been included in previous housing element planning periods. These sites are identified in Table C.1-1 (see Attachment C.1). Housing Element Policy H-3.7 commits the City to allowing residential use by right on these sites for housing developments in which at least 20 percent of the units are affordable to lower income households. This only applies to 4 lower-income sites outside the FPASP since sites within the FPASP are vacant and were only included in one previous housing element.

Potential Constraints

All parcels (or portions of parcels) included in the inventory were reviewed to confirm vacancy status, ownership, adequacy of public utilities and services, possible environmental constraints (i.e., wetlands, flood zones, fire risk, and steep slopes), and other possible constraints to development feasibility. Environmental constraints are shown on Figure C.1-2 (see Attachment C.1). Any constraints found are noted in Table C.1-1 (see Attachment C.1).

Most sites in the inventory do not have known constraints. No sites included in the inventory are constrained by wetlands. Three sites are located within flood zones. Two sites within the transit priority areas are located within the 500-year flood zone: the Glenn Station site (APN 071-0020-078) and a small site within the Historic District (APN 070-0051-032). The 500-year flood zone is considered a moderate to low risk area and



no special development standards are required for development within these zones. A portion of the site identified at 790 Hana Way (APN 072-0031-024), along the East Bidwell corridor, is located within the 100-year flood zone (FEMA AE zone). However, the majority of the site is located outside of the 100-year flood zone. The first habitable floor of new buildings constructed on the site, adjacent to the 100-year flood zone, must be elevated to 289 feet above sea level (two feet above the base flood elevation of approximately 287 feet above sea level).

Several sites identified are located in areas of moderate to high fire risk. However, there are no constraints to development within these areas. All development would meet the adopted building code which includes requirements for fire-resistant building materials. Developments would also be reviewed by the City Fire Department to confirm access requirements are met.

One site identified in the inventory at 2800 Iron Point Road (APN 072-0270-124) has steep slopes. Although slopes on the site do not exceed 30 percent, substantial grading would be required to support housing development. In order to reflect the realistic development capacity of the site, the inventory only assumes development at 60 percent of the maximum allowable density. This would allow for grading of the site and the construction of retaining walls necessary to accommodate housing on the site.

Underutilized Sites

The sites inventory includes a mix of vacant and underutilized sites. The majority of lower-income sites, 77 percent, are vacant. Although 23 percent of identified sites are underutilized, the small proportion limits the potential for existing uses to impede residential development. Underutilized sites included in the inventory for lower-income housing have been vetted by City staff and have been deemed available for multifamily development, see additional details in Attachment C.2. The inventory applies assumptions for redevelopment potential on underutilized sites, based on current tenant improvements, market trends, and the age and condition of buildings. The City has recently approved several affordable housing developments on underutilized sites, including the projects listed below and anticipates further redevelopment of underutilized sites.

- **Bidwell Pointe Mixed-Use Project** – a 140-unit mixed use project (approved 2018), with 100-units deed-restricted as affordable at 125 East Bidwell Street, an underutilized site previously occupied by the Folsom Cordova Unified School District main district office building.
- **Bidwell Place Affordable Apartments** – a 75-unit deed-restricted affordable apartment project approved (2020) at 403 East Bidwell Street, an underutilized site partially developed for parking for the adjacent Bank of America.
- **Scholar Way Affordable Senior Apartments** – a 110-unit senior affordable apartment project approved (2020) at 89 Scholar Way, an underutilized site partially developed as The Church of Jesus Christ Latter-day Saints.
- **Bidwell Studios** – a 25-unit affordable apartment project approved (2020) at 501 East Bidwell Street, an underutilized site occupied by the Folsom Lodge Motel. The project would convert the existing Folsom Lodge Motel into studio apartment units.

Mixed Use Sites

The sites inventory also identifies sites designated for commercial or mixed use land uses but allow for multifamily residential development. Fifty-eight percent of lower-income capacity is on sites that are designated for mixed use. Most of the sites designated as mixed-use are located in the FPASP and within the East Bidwell Mixed Use Overlay. The FPASP allocates residential units for mixed use and commercial sites, while also accounting for commercial development on a portion of the sites. Because these units are planned for in the Specific Plan, it is unlikely that units would not be built.

The East Bidwell Mixed Use Overlay allows sites to be built with a mix of residential and commercial uses, with 100 percent residential, or with 100 percent commercial. Sites identified in the East Bidwell Mixed Use Overlay have been vetted through property owner outreach conducted during the housing element update process to identify the sites with the best opportunity for residential development. The assumed capacity of the sites inventory reflects the potential for commercial development to also occur along the corridor.

For larger sites identified in the East Bidwell Mixed Use Overlay, the sites inventory only assumes residential development on a portion of the site, based on property owner consultation and site conditions. The other portion of each site is expected to be built with commercial uses. This is reflected in the assumed capacity for the sites.

The smaller sites identified within the East Bidwell Mixed Use Overlay are those considered most suitable for residential development, based on site conditions, the existing uses, and recent residential development trends. In addition, the inventory applies assumptions for the potential for residential redevelopment on underutilized sites. Several recent multifamily affordable housing projects have been approved in the East Bidwell Mixed Use Overlay and the City anticipates further development of this area. For example, Bidwell Pointe, Bidwell Place, Scholar Way Apartments, and Bidwell Studios (described above) are projects recently approved for affordable housing within the East Bidwell Mixed Use Overlay. For these reasons, the mixed use sites included in the sites inventory are considered appropriate to accommodate lower-income housing.

3.1.2 PLANNED OR APPROVED PROJECTS

There are several residential projects that have either been approved or are in the planning process and are expected to be built during the RNHA projection period (June 30, 2021, through August 31, 2029). Table C-33 shows the inventory of approved projects and planned projects (application under review) within the city of Folsom. For each project, the table shows the name of the development, APN(s), location, acreage of the site, number of units by income, project status, and additional notes. Figure C.1-1 (see Attachment C.1) shows the city-wide inventory, including all approved and planned projects.

Only projects with deed-restricted affordable units are counted toward the lower-income RHNA. Projects that include market-rate multifamily are assumed to meet the moderate-income RHNA based on the analysis of market rate rents in other recently built multifamily developments. Projects that include market-rate single-family units are assumed to meet the above-moderate-income RHNA.

As shown in Table C-33, there are a total of 5,369 units in planned and approved projects including: 129 very low-income units, 216 low-income units, 1,209 moderate-income units, and 3,815 above moderate-income units.

TABLE C-33: PLANNED AND APPROVED PROJECTS, CITY OF FOLSOM, 2021

Name of Development	Assessor Parcel Number (APN)	Address	Land Use Designation	Acreage	Total Number of Units	Very Low-Income Units	Low-Income Units	Moderate-Income Units	Above Moderate-Income Units	Status as of June 30, 2021	Notes
Canyon Terrace Apartments	213-0060-025	1600 Canyon Terrace Lane	MMD	16.96	96		10	86		Approved on July 9, 2019	Expansion of an existing apartment complex including 10 deed restricted low-income units as required per the development agreement.
Bidwell Place Affordable Apartments	071-0190-060; 071-0190-061	403 E. Bidwell Street	MU	3.44	75	8	67			Approved on May 6, 2020	75-unit deed restricted affordable apartment project proposed by St. Anton Communities (includes 4 extremely low-income units - 30% of the area median income).
Revel Active Adult Apartments	072-2680-011	2075 Iron Point Road	RCC	6.02	166			166		Approved on June 20, 2018	166-unit independent living community for residents aged 55 and over including 54 two-bedroom units, 99 one-bedroom units, and 13 studio units. Independent living units are reported as housing units to the California Department of Finance.
Scholar Way Affordable Senior Apartments	072-0270-102	89 Scholar Way	MHD	4.2	110	76	34			Approved on November 18, 2020	110-unit senior affordable apartment community proposed by USA Properties on the Church of Jesus Christ of Latter-day Saints property.
Folsom Station - Granite House	070-0052-024	Sutter Street	HF	0.48	30			6	24	Approved on June 6, 2007	Mixed use development including 30 one- and two-bedroom loft units ranging from 672 square feet to 1,185 square feet in size.
Folsom Station - Leidesdorff Building	070-0052-022	825 Leidesdorff Street	HF	0.36	13				13	Approved on June 6, 2007	Mixed use development including 13 loft units ranging from 733 square feet to 1,125 square feet in size.
Folsom Station - Sutter Row	070-0052-026	Sutter Street	HF	0.55	17				17	Approved on June 6, 2007	Mixed use development including 17 loft units ranging from 856 square feet to 1,686 square feet in size.
Mangini Ranch Phase 1	Various	134; 150; 153; 154	SFHD; MLD	192.04	337				337	Approved on June 25, 2015	Estimated construction completion 2024
Creekstone	Various	143	MLD	7.79	71				71	Approved on May 26, 2020	Estimated construction completion 2023; Developed as single family homes
Mangini Ranch Phase 2	Various	82A; 82B-2; 83; 84	SFHD; MLD	53.53	545				545	Approved on February 13, 2018	Estimated construction completion 2025
Rockcross	Various	79B	MLD	17.18	118				118	Approved on July 14, 2020	Estimated construction completion 2023; Developed as single family homes
White Rock Springs Ranch	Various	214; 215A; 215B; 215C; 217	SF; SFHD	100.34	395				395	Approved on March 22, 2019	Estimated construction completion 2024
Carr Property	Various	129	SF; SFHD	5.67	24				24	Approved on June 28, 2016	Estimated construction completion 2023
Russell Ranch	Various	270A; 270B; 270C	SF; SFHD; MLD	214.25	960				960	Approved on June 28, 2016	Estimated construction completion 2026; 1,027 total units approved
Broadstone Estates	Various	SF 89A; SF 89B	SF	23.94	81				81	Approved on June 28, 2016	Estimated construction completion 2026
Folsom Heights	Various	236; 237; 238	SF; SFHD	97.46	407				407	Approved on July 11, 2017	Estimated construction completion 2028
Enclave at Folsom Ranch	Various	78; 79A	MLD	75.17	111				111	Approved on November 8, 2016	Estimated construction completion 2023; Private, gated residential neighborhood of 111 single-family units.
Toll Brothers at Folsom Ranch	Various	167; 170; 171A; 171B; 246	SF; SFHD; MLD	314.30	804			92	712	Approved on March 10, 2020	Estimated completion 2026; Approved 1,225-unit residential subdivision with 167 attached townhome units and 1,058 single-family units; 804 units mapped.
Alder Creek Apartments	072-3670-012; 072-3670-011	Old Ranch Way	SP-MHD	10.8	265			265		Approved on February 23, 2021	265-unit market rate apartment complex proposed within the FPASP (Parcels 82B-1 and 151).
Avenida Senior Apartments	072-2270-006	115 Healthy Way	RCC	6.89	154			154		Approved on June 15, 2020	154-unit market-rate senior multifamily apartment community including 93 one-bedroom and 61 two-bedroom units.
Mangini Ranch Apartments	072-3380-005	MHD 138	MHD	9.26	278			278		Approved on May 5, 2021	A market-rate 278-unit multifamily development proposal from Van Daele Homes for FPASP Parcel 138.

TABLE C-33: PLANNED AND APPROVED PROJECTS, CITY OF FOLSOM, 2021

Name of Development	Assessor Parcel Number (APN)	Address	Land Use Designation	Acreage	Total Number of Units	Very Low-Income Units	Low-Income Units	Moderate-Income Units	Above Moderate-Income Units	Status as of June 30, 2021	Notes
Bungalows	072-3380-027	MMD 137	MMD	9.46	160			160		Approved on June 2, 2021	A market-rate 160-unit residential development proposal from Van Daele Homes for FPASP Parcel 137.
Mangini Place	portion of 072-3370-007	MU 148	MU	5.02	152	45	105	2		Under review; Application received December 28, 2020	A 152-unit affordable multifamily project from St. Anton Communities for FPASP Parcel 148.
Total				1,175.12	5,369	129	216	1,209	3,815		

Source: City of Folsom, 2021

3.1.3 VACANT AND UNDERUTILIZED SITES

This section describes the vacant and underutilized sites available to meet the RHNA. The inventory includes sites from several different geographic areas of the city. This section describes the characteristics of each area, the land suitable to accommodate residential development and the unit capacity for each income level. All vacant and underutilized sites identified in the inventory are shown in Table C.1-1 and Figure C.1-1 (see Attachment C.1). Sites identified for multifamily high density housing suitable to accommodate lower-income housing needs are described in further detail in Attachment C.2.

East Bidwell Corridor Housing Sites

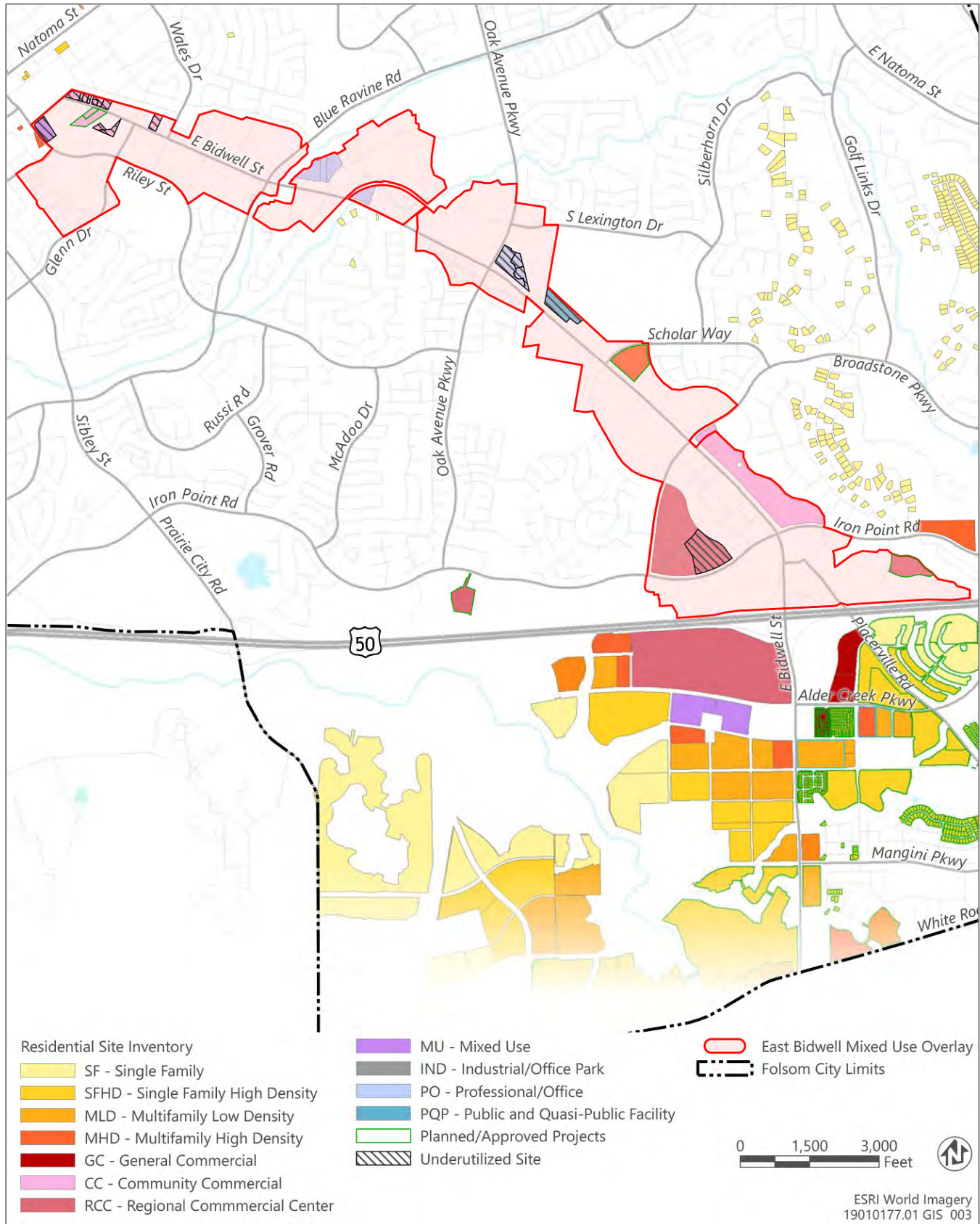
The General Plan Update, adopted in 2018, created the East Bidwell Mixed Use Overlay to increase development opportunities along East Bidwell Street between Coloma Street and U.S. Highway 50, as shown in Figure C-27. The General Plan provides standards for mixed use development allowing 20 – 30 dwelling units per acre or a floor area ratio of 0.5 to 1.5. Appropriate uses include multifamily housing, shops, restaurants, services, and offices. Policy LU 3.1.5 encourages new development along the corridor including both horizontal and vertical mixed-use with an emphasis on medium- and higher-density housing.

During the housing element update process, City staff contacted property owners to assess residential development potential along the corridor. The City was selective in determining which sites should be included in the inventory. The inventory includes vacant land and underutilized land.

The following is a description of land available for residential development within each of the four districts along the East Bidwell corridor: the Central Commercial District, the Creekside District, the College District, and the Broadstone District.



FIGURE C-27: MAP OF EAST BIDWELL CORRIDOR SITES



Central Commercial District

The Central Commercial District stretches from Coloma Street to Blue Ravine Road and encompasses older commercial establishments. This area is characterized by strip mall developments, big box retail, services, and gas stations. General Plan Policy LU 3.1.6 encourages mixed-use projects that create a walkable, vibrant district. It is expected that this area of East Bidwell Street will continue to be redeveloped and transformed with new residential and mixed use development, especially as the economic impacts of the coronavirus pandemic transform the retail sector.

This area has seen a significant increase in redevelopment of underutilized sites with affordable housing development in recent years, including Bidwell Pointe (constructed in 2018), Bidwell Place (approved in 2020), and Bidwell Studios, a planned conversion of the Folsom Lodge Motel to affordable housing (approved in 2020 and currently (2021) under construction). In addition, the City applied for funding in 2020 to construct sidewalks on Riley Street between Sutter Street and Bidwell Street to improve pedestrian connectivity between the Central Commercial District and the Historic District.

The sites inventory includes the planned affordable housing development: Bidwell Place (see Table C-33). The inventory also identifies several underutilized sites appropriate for residential development. These sites have been vetted to determine suitability for residential development. One of the sites is owned by the Folsom Cordova Unified School District (FCUSD). The school district has expressed an intent to sell the property and would provide first right of refusal to affordable housing developers in accordance with Government Code Section 54222. There are four other underutilized sites included in the inventory. These sites were identified based on current tenant improvements, market trends, and the age and condition of buildings.



Folsom Cordova Unified School District Site

While this area has redevelopment potential, not all of the underutilized sites are expected to redevelop with housing during the planning period, given that the sites also allow for commercial development. The inventory assumes that only 25 percent of the sites would be redeveloped with housing during the planning period, which is essentially equivalent to one of the four identified sites redeveloping with housing. This is reflected in the capacity calculation for each site. With the exception of one site, the capacity analysis for these sites is based on the assumption that the existing uses would be replaced with new residential development. The East Bidwell Mixed Use Overlay allows for stand-alone residential development and as described above; several recent affordable housing projects have recently been approved on underutilized sites in this area. Based on the allowed uses and recent market trends, the inventory assumes 100 percent residential development on the underutilized sites. For the Folsom Lake Bowl parking lot site, the existing bowling alley and barber shop are anticipated to remain. The site has been identified because there is additional capacity for infill development on the undeveloped portion of the site.



Underutilized site in the Central Business District (Source: Google, April 2019)

Sites identified for residential development in the Central Commercial District are reflected in Figure C-28. The sites inventory identifies 9.6 acres of vacant and underutilized land in this area, and based on the assumptions described above, assumes a realistic capacity of 124 lower-income units within the planning period (see Table C-34). Additional details describing the existing uses on the site are included in Attachment C.2.

FIGURE C-28: MAP OF EAST BIDWELL CORRIDOR – CENTRAL COMMERCIAL DISTRICT





Creekside District

The Creekside District stretches from Blue Ravine Road to Oak Avenue Parkway and primarily consists of medical and office professional uses centered around Mercy Hospital Folsom. General Plan Policy LU 3.1.7 encourages development of medical offices, housing, and retail and service uses to create a medical and assisted living district.

The sites inventory includes two vacant sites within the Creekside District. The vacant site located at 1571 Creekside Drive, on the north corner of East Bidwell Street and Creekside Drive, behind existing retail, is suitable for housing development. The City has received interest from an affordable housing developer to construct multifamily units on the Creekside Drive site and anticipates an application in the near future. In addition, a vacant site located at 790 Hana Way is also available for multifamily development. Sites identified for residential development in the Creekside District are reflected in Figure C-29.

The sites inventory includes 10.1 acres in this area with a realistic capacity for 216 lower-income units (see Table C-34).

College District

The College District expands from Oak Avenue Parkway to Scholar Way. Folsom Lake College is a defining feature of the district. General Plan Policy LU 3.1.8 encourages a vibrant, walkable district with student and faculty housing, retail, and daily service uses for students, faculty, and staff.

The sites inventory assumes development of the parcels owned by Lakeside Church, located at 745 Oak Avenue Parkway, northwest of the Folsom Lake College campus. The parcels consist of vacant land, a parking lot, and overhead powerlines. The inventory only includes the vacant portions of the site and excludes the areas occupied by the existing parking lot and overhead powerlines (APN 072-1310-012; a portion of APN 072-1310-011; and a portion of APN 072-1310-010). The site would require a lot split and reconfiguration.

The sites inventory also includes a site on the Folsom Lake College campus (APN 072-0270-023). The site includes a portion of the College property fronting on East Bidwell Street included within the East Bidwell Mixed Use Overlay, near the campus entrance. During the housing element update process, the City contacted Los Rios Community College District to discuss potential housing opportunities at the site. Although no plans for housing are currently included in the campus master plan, the District has indicated interest in continuing conversations with the City about the potential for residential development on the College property. As outlined in Housing Element Program H-2, the City will continue to collaborate with property owners, including the community college district, to pursue housing opportunities.

Sites identified for residential development in the College District are reflected in Figure C-30. The sites inventory identifies 13.2 acres in this area with a realistic capacity for 356 lower-income units (see Table C-34).

FIGURE C-29: MAP OF EAST BIDWELL CORRIDOR – CREKESIDE DISTRICT



FIGURE C-30: MAP OF EAST BIDWELL CORRIDOR – COLLEGE DISTRICT



Broadstone District

The Broadstone District stretches from Scholar Way to the U.S. Highway 50 interchange and encompasses the City's newest shopping and entertainment district, including the Palladio. General Plan Policy LU 2.1.2 encourages an emphasis on high-density residential and pedestrian- and bicycle-friendly development to support a vibrant gathering place for the community.

Several developments have recently occurred in the district, including a 293-unit apartment complex located on Broadstone Parkway, Talavera Ridge, which includes six (6) extremely-low income units and was built in 2019/2020. As shown in Table C-33, a development proposal for Scholar Way Affordable Senior Apartments, a 110-unit affordable development, was approved by the City in November 2020.

Although much of the district has been built out in recent years, and most remaining vacant sites are currently (2020) proposed for development, potential for development of remaining vacant sites and redevelopment of some areas exists. The inventory includes the 43.99-acre site located directly west of the Palladio. The site encompasses three parcels and includes the existing Kaiser Permanente Folsom Ambulatory Surgery Center as well as the surrounding vacant land. A previous entitlement for hospital development proposed by Kaiser Permanente on the site has expired and the site remains vacant and is suitable for residential development. The site is located near daily services, transit, and employment uses. In addition, Program H-2 included in the Housing Element commits the City to ongoing coordination with property owners in the East Bidwell Corridor, including Kaiser Permanente. Considering site size and the potential for non-residential development, the inventory assumes approximately 25 percent of the site, or 10 acres, would be developed for lower-income housing within the planning period.



Vacant land surrounding the Kaiser Permanente Folsom Ambulatory Surgery Center



The inventory also includes the 37.18-acre site just north of East Bidwell Street, along Cavitt Drive. The site is adjacent to the recently constructed Talavera Ridge apartment complex and is owned by Elliot Homes who has indicated interest in some multifamily residential development on the site. The inventory assumes 10 acres would be developed for lower-income housing within the planning period.

Sites identified for residential development in the Broadstone District are reflected in Figure C-31. In addition to the planned and approved projects, the inventory assumes 20 acres with a realistic capacity for 540 lower-income units (see Table C-34).

Summary

Table C-34 shows the inventory of housing sites identified along the East Bidwell corridor. The inventory identifies 52.9 acres with a realistic capacity of 1,236 lower-income units. Housing Element Program H-2 commits the City to continue coordinating with property owners in the East Bidwell corridor to identify opportunities for residential development. In addition, Housing Element Program H-2 would increase residential capacity by increasing densities along the East Bidwell corridor.

FIGURE C-31: MAP OF EAST BIDWELL CORRIDOR – BROADSTONE DISTRICT



TABLE C-34: EAST BIDWELL CORRIDOR HOUSING SITES, CITY OF FOLSOM, JUNE 2021

Assessor Parcel Number (APN)	Address	Land Use Designation	Zoning Designation	Acres	Maximum Allowed Residential Density	Maximum Units	Expected Density	Realistic Capacity for Lower Income Units	Notes
CENTRAL COMMERCIAL DISTRICT									
071-0190-093*	955 Riley St.	MU	MU	2.94	30	88	27	79	FCUSD Site; Inventory assumes 100% build out during planning period, based on property owner input.
071-0190-048	511 E. Bidwell St.	CC - EBMU	C-2	0.54	30	16	27	4	Total area of APN 071-0190-048 is 2.04 acres; Inventory only includes vacant area behind Folsom Lake Bowl and the entire adjacent parcel (APN 071-0320-026 - existing parking lot); commercial component would remain. Underutilized site - inventory assumes 25% build out during planning period.
071-0320-026				1.06	30	32	27	7	
<i>Subtotal</i>				<i>1.6</i>		<i>48</i>		<i>11</i>	
071-0082-016	300 E. Bidwell St.	CC - EBMU	C-2	1.02	30	31	27	7	Strip Mall between Coloma St and Rumsey Way - Underutilized site - 25% build out during planning period
071-0082-015	314 E. Bidwell St.			0.25	30	8	27	2	
071-0082-017	320 E. Bidwell St.			0.45	30	14	27	3	
071-0082-012	330 E. Bidwell St.			0.27	30	8	27	2	
<i>Subtotal</i>				<i>1.99</i>		<i>61</i>		<i>13</i>	
071-0083-012	402 E. Bidwell St.	CC - EBMU	C-2	0.29	30	9	27	2	Strip Mall between Rumsey Way and Market St - Underutilized site - 25% build out during planning period
071-0083-011	404 E. Bidwell St.			0.63	30	19	27	4	
071-0083-010	412 E. Bidwell St.			0.74	30	22	27	5	
<i>Subtotal</i>				<i>1.66</i>		<i>50</i>		<i>11</i>	
071-0360-013	616 E. Bidwell St.	CC - EBMU	C-2	1.41	30	42	27	10	Snowline Hospice Thrift Store - Underutilized site - 25% build out during planning period
Subtotal - Central Commercial District				9.6		289		124	

TABLE C-34: EAST BIDWELL CORRIDOR HOUSING SITES, CITY OF FOLSOM, JUNE 2021									
Assessor Parcel Number (APN)	Address	Land Use Designation	Zoning Designation	Acres	Maximum Allowed Residential Density	Maximum Units	Expected Density	Realistic Capacity for Lower Income Units	Notes
CREEKSIDE DISTRICT									
071-0040-161	1571 Creekside Dr.	PO - EBMU	BP (PD)	2.79	30	84	19.5 (see notes)	150	Creekside (Cummings) Site; Unit count based on a potential affordable housing project proposed by an affordable housing developer.
071-0040-162	1591 Creekside Dr.			2.1		63			
071-0040-163	1575 Creekside Dr.			2.82		85			
<i>Subtotal</i>				7.71		232		150	
072-0031-024	790 Hana Way	PO - EBMU	BP (PD)	2.43	30	73	27	66	500-yr flood zone; AE flood zone
Subtotal – Creekside District				10.14		305		216	
COLLEGE DISTRICT									
072-1310-012	701 Oak Avenue Pkwy	PO - EBMU	BP (PD)	4.46	30	134	27	120	Lakeside Church - inventory only includes vacant portions of sites excluding areas constrained by existing parking lot and overhead powerlines - would require lot split and reconfiguration. APN 072-1310-012 total size is 4.48 acres; APN 072-1310-011 total size is 4.2 acres; APN 072-1310-010 total size is 4.79 acres
portion of 072-1310-011	741 Oak Avenue Pkwy			1.34		40		36	
portion of 072-1310-010	731 Oak Avenue Pkwy			1.58		47		43	
<i>Subtotal</i>				7.38		221		199	7.37 of developable land
portion of 072-0270-023	100 Scholar Way	PQP - EBMU	A-1-A	5.81	30	174	27	157	Folsom Lake College (151.14-acre parcel) - The inventory only includes 5.81 acres of developable land within the EBMU overlay.
Subtotal – College District				13.18		395		356	

TABLE C-34: EAST BIDWELL CORRIDOR HOUSING SITES, CITY OF FOLSOM, JUNE 2021

Assessor Parcel Number (APN)	Address	Land Use Designation	Zoning Designation	Acres	Maximum Allowed Residential Density	Maximum Units	Expected Density	Realistic Capacity for Lower Income Units	Notes
BROADSTONE DISTRICT									
072-0270-155	1565 Cavitt Drive	CC - EBMU	C-2	10	30	300	27	270	Total parcel size is 37.18 acres; vacant site; assumed 10 acres of residential development.
072-1190-128	Broadstone Pkwy								Kaiser Site (43.99-acre site) - 38.05 acres of the site are vacant; assumed 10 acres of residential development. APN 072-1190-128 total size is 23.73 acres; APN 072-1190-129 total size is 7.9 acres; APN 072-1190-130 total size is 12.36 acres.
072-1190-129	2376 Iron Point Rd								
072-1190-130	285 Palladio Pkwy	RCC - EMBU	C-3 (PD)	10.00	30	300	27	270	
Subtotal				10.00		300		270	
Subtotal - Broadstone District				20.00		600		540	
Total East Bidwell Corridor Sites				52.93		1,589		1,236	

*APN 071-0190-093 is an underutilized site and was identified in the 5th cycle sites inventory. Per Housing Element Policy H-3.7, the City will allow developments that include at least 20 percent affordable units by-right.

Source: Ascent, 2020; City of Folsom, 2020

Transit Priority Area Opportunity Sites

The Folsom 2035 General Plan Update highlighted the SACOG Transit Priority Areas within one-half mile of the City's three light rail stations, consistent with the SACOG Metropolitan Transportation Plan/Sustainable Communities Strategy prepared in 2016. The General Plan outlines several land use policies to encourage transit-oriented development and a variety of housing around transit stations, including Policies LU 4.1.1 and LU 4.1.2.

The sites inventory assumes residential development on several sites located within the SACOG Transit Priority Areas. Most of these are smaller, single-family designated sites within the City's Historic District, which are included in the inventory of moderate- and above-moderate income sites. Two multifamily high density sites appropriate for lower-income housing are located in close proximity to the light rail stations. The light rail parking lot at the Glenn/Robert G Holderness Station (2.73 acres) is a City-owned lot suitable for high density transit-oriented development. The City, in coordination with SACOG, analyzed the development potential of the site in the Transit-Oriented Development Action Plan prepared by SACOG. Housing Element Program H-15 calls for the City to pursue opportunities to support an affordable developer in constructing lower-income housing on the site. In addition, the Leidesdorff site consists of three vacant parcels located on Leidesdorff Street in the Historic District (2.64 acres) suitable for lower-income housing.

The sites inventory identifies a realistic capacity of 145 lower-income units within the SACOG Transit Priority Areas. Lower-income housing opportunity sites within the Transit Priority Areas are identified in Table C-35 and Figure C-32.



Existing parking lot at Glenn/Robert G Holderness Station

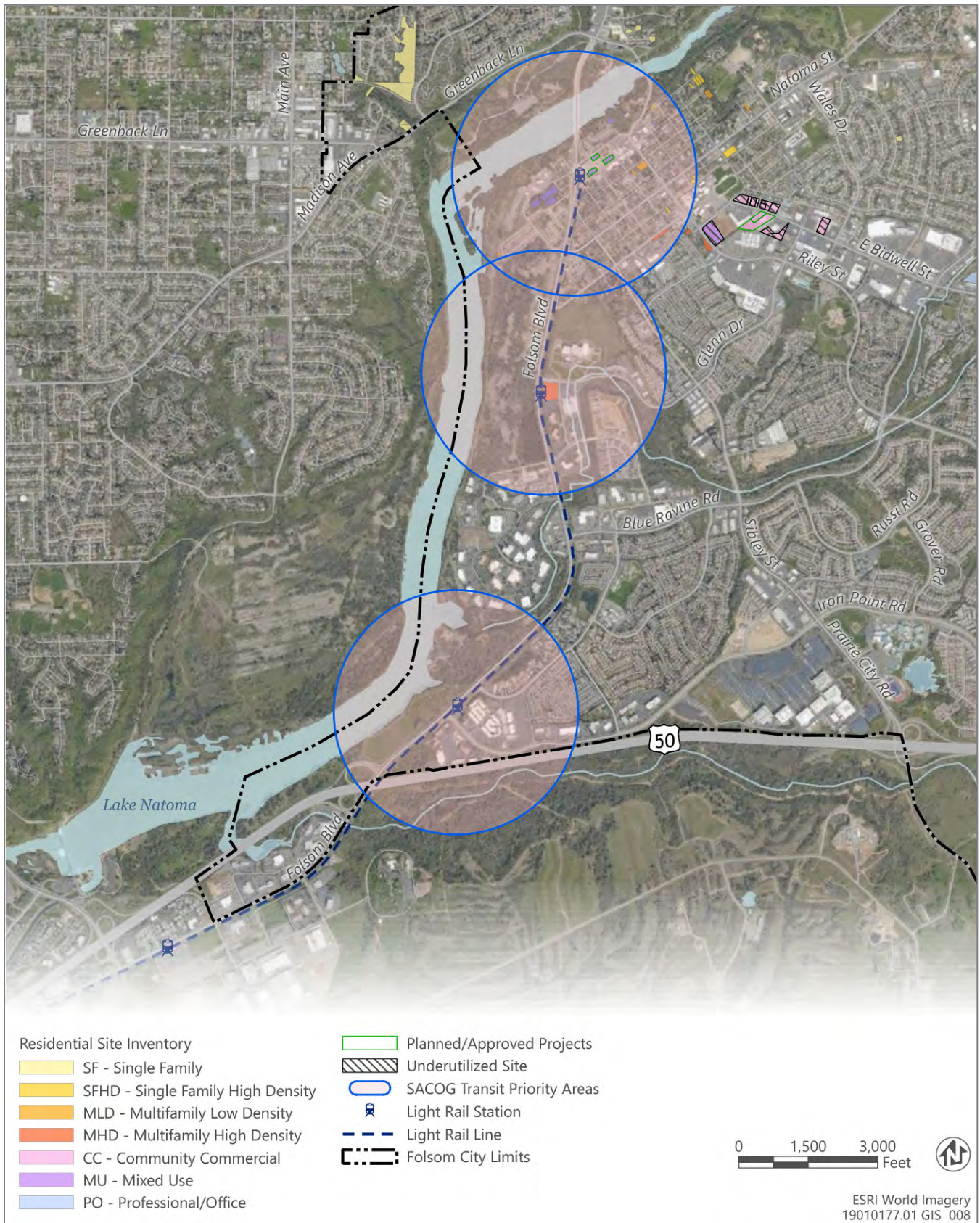
TABLE C-35: TRANSIT PRIORITY AREA LOWER-INCOME HOUSING SITES, CITY OF FOLSOM, JUNE 2021

Site Name	Assessor Parcel Number (APN)	Address	Land Use Designation	Zoning Designation	Acres	Maximum Allowed Residential Density	Maximum Units	Expected Density	Realistic Capacity for Lower Income Units
Leidesdorff Site*	070-0042-002	1118 Sutter St	HF	HD	0.65	30	19	27	17
	070-0046-024	1108 Sutter St	HF	HD	0.70	30	21	27	19
	070-0046-026	Leidesdorff St	HF	HD	1.29	30	39	27	35
Glenn Station Site*	071-0020-078	1025 Glenn Dr	MHD	SP 93-2 (R-4)	2.73	30	82	27	74
Total Transit Priority Area Lower-Income Sites					5.37		161		145

*Sites included in two consecutive previous planning periods (4th and 5th cycle inventories). Per Housing Element Policy H-3.7, the City will allow developments that include at least 20 percent affordable units by-right.

Source: Ascent, 2020; City of Folsom, 2020

FIGURE C-32: MAP OF SACOG TRANSIT PRIORITY AREAS





Although no residential units located within the Iron Point Station Transit Priority Area are identified in the sites inventory for the planning period, the City has initiated discussions with the owner of the Folsom Premium Outlets regarding the potential for housing at the outlets. While there are no foreseeable plans for housing at this time, representatives from the ownership group expressed interest in continuing to explore the potential for future housing development at the Folsom Premium Outlets. As outlined in Housing Element Program H-2, the City will coordinate with property owners in transit priority areas, including the Folsom Premium Outlets to support transit-oriented multifamily housing development. This site could be added to the inventory in the future should an opportunity for housing be identified.

Additionally, Housing Element Program H-2 commits the City to identifying appropriate sites to increase residential densities in Transit Priority Areas. As part of the City's comprehensive zoning code update, the City will develop and adopt appropriate development standards for transit-oriented development, as outlined in Housing Element Program H-3. This program will provide additional capacity for lower-income housing units at opportunity sites, such as the existing light rail parking lot site at Glenn Station.

Folsom Plan Area Specific Plan Housing Sites

The FPASP is a 3,510-acre comprehensively planned community that creates new community development patterns based on the principles of Smart Growth and Transit Oriented Development. The FPASP was approved in 2011, and development is underway in the area. Tentative subdivision maps have been approved for the following projects, as of October 2020:

- Folsom Heights: A 530-unit residential project, located along the eastern boundary of the plan area, approved on July 11, 2017. The 407 single family and single family high density units have been mapped. The remaining 123 multifamily low density units have not been mapped. The project is anticipated for completion in 2028.
- White Rock Springs Ranch: A 139-acre residential project approved on March 22, 2016 consisting of 395 single family units. All units have been mapped and are estimated for completion in 2024.
- Carr Property: A 28-unit single family residential project, approved on June 28, 2016. All units have been mapped and construction is underway. Building permits for 4 units have been pulled prior to the projection period and the remaining 24 units are anticipated for completion in 2023.
- Russell Ranch: A 1,027-unit residential project on 437.6 acres in the eastern portion of the plan area, approved on March 13, 2018. 852 single-family units have been mapped and construction is underway. Building permits for 67 units have been pulled prior to the projection period. The remaining 960 units are anticipated for completion in 2026.
- Broadstone Estates: A 81-unit single family subdivision along the northern boundary of the plan, approved on June 28, 2016. All units have been mapped and are estimated for completion in 2026.
- Mangini Ranch Phase 1: A 1,815-unit residential project consisting of single family, multifamily, and mixed use housing, approved on June 25, 2015. Of the single-family units, 24 included a multi-generational suite (see further detail on multi-generational housing under Accessory Dwelling Units below). 872 single family and

multifamily units have been mapped and building permits for 535 units have been pulled. The remaining 337 units are estimated for completion in 2024.

- Creekstone: A 71-unit single family development, located within Mangini Ranch Phase 1, was approved and mapped on May 26, 2020. The project is estimated for completion in 2023.
- Mangini Ranch Phase 2: A 901-unit residential project consisting of single family and multifamily housing, approved on February 13, 2018. 545 units have been mapped. The project is anticipated for completion in 2025.
- Rockcross: A 118-unit single family development, located within Mangini Ranch Phase 2, was approved and mapped on July 14, 2020. The project is estimated for completion in 2023.
- The Enclave at Folsom Ranch: A private, gated residential neighborhood of 111 single-family units approved on November 8, 2016. All units are mapped, and site improvements are underway. The project is anticipated for completion in 2023.
- Toll Brothers at Folsom Ranch: A 1,225-unit residential subdivision including both active adult and traditional housing, approved on March 10, 2020. The majority of the project is single family (1,058 units). Two multifamily low density sites, located within the project, will be constructed with 167 attached townhouse units. Of the 1,225 total units, 804 units have been mapped and are estimated for completion in 2026.

Although the majority of approved development to-date has consisted of single-family homes, several multifamily projects are in the planning stages and are anticipated to be developed during the planning period. The City has recently approved an application for Alder Creek Apartments, a 265-unit market rate apartment complex and has received two applications for an additional 278-unit apartment complex and a 160-unit bungalow development from Van Daele Homes. The City also recently received an application for a 152-unit affordable housing development from St. Anton (see Table C-33).

The backbone infrastructure for the FPASP area was completed in 2018, as described in the “Adequacy of Public Facilities and Infrastructure” section below, and several of the recently approved residential developments have already been completed or are currently under construction. Development of the FPASP will depend on market demand, but the FPASP development group expects the completion of an average of 600 single family units per year, during the planning period. Although buildout of the plan may extend beyond the planning period, the sites are anticipated to be available within the planning period. This is particularly true of multifamily high density sites which are located along major arterials where infrastructure would be available.

Based on the specific plan allocations by zone, the sites inventory identifies vacant land available for 1,344 lower-income units, 2,615 moderate-income units, and 2,190 above-moderate income units within the FPASP. Table C-36 and Figure C-33 show the inventory of housing sites identified for residential development in the FPASP. Additional details of sites identified in the FPASP are shown in Table C.1-1 (see Attachment C.1).



FIGURE C-33: MAP OF FOLSOM PLAN AREA SPECIFIC PLAN

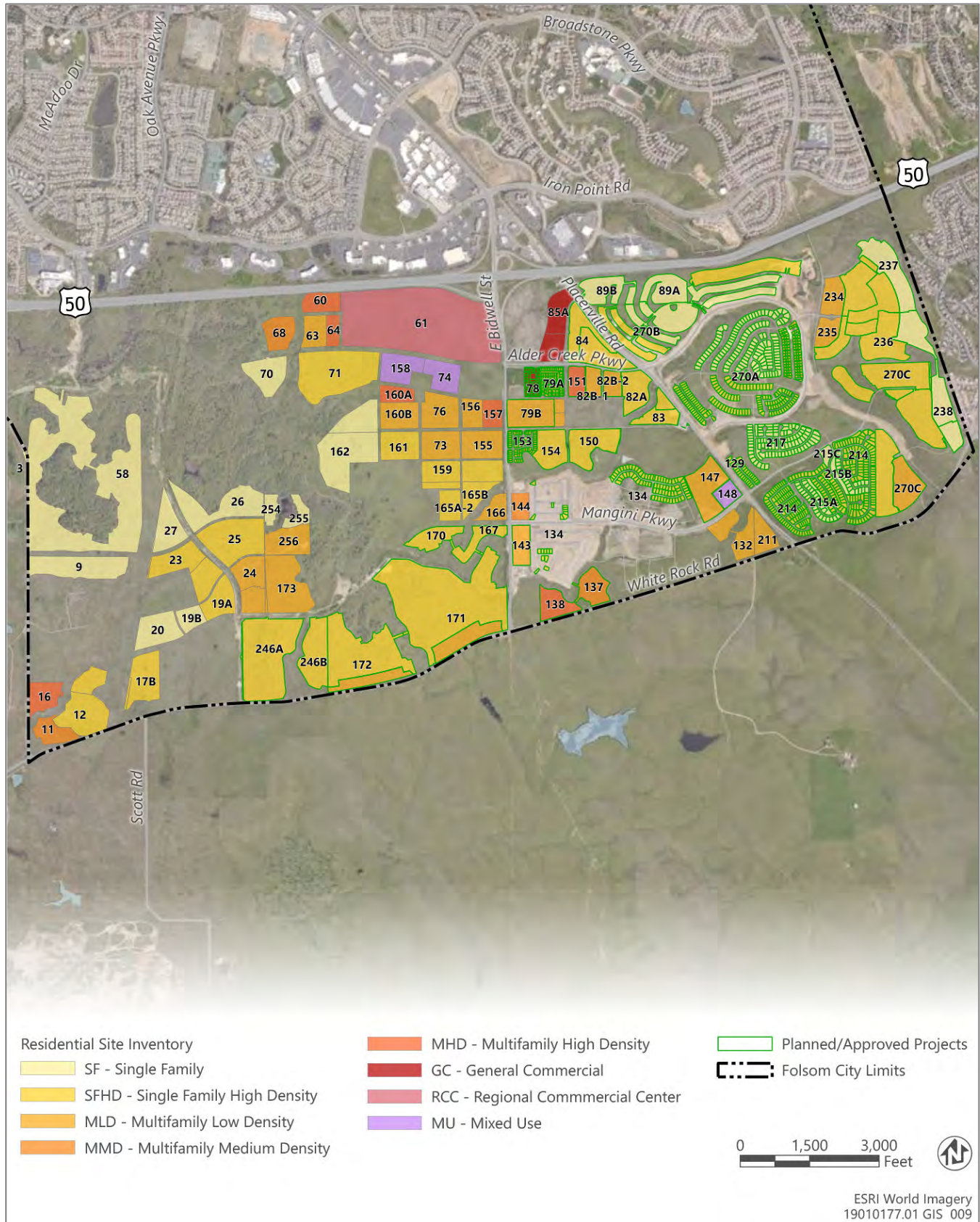


TABLE C-36: FOLSOM PLAN AREA SPECIFIC PLAN VACANT HOUSING SITES, CITY OF FOLSOM, JUNE 2021								
Land Use Designation	Zoning Designation	# of Sites	Acres	Maximum Allowed Residential Density	Lower Income Units	Moderate-Income Units	Above Moderate-Income Units	Notes
SF - Single Family	SP-SF	11	252.43	4	-	-	833	
SFHD – Single Family High Density	SP-SFHD	11	234.94	7	-	-	1,357	
MLD – Multifamily Low Density	SP-MLD	16	182.75	12	-	1,657	-	
MMD – Multifamily Medium Density	SP-MMD	4	23.44	20	-	440	-	
MHD – Multifamily High Density	SP-MHD	5	34.22	30	836	-	-	
GC – General Commercial	SP-GC	1	14.30	Various – see notes	221	122	-	Per MAM approved 3/17/2020 - 8.2ac and 221 dwelling units of MHD housing; 6.1ac and 122 units of MMD housing
RCC – Regional Commercial Center	SP-RCC	1	42.40	Various – see notes	156	396	-	Per MAM approved 3/17/2020 - 7.5ac and 156 dwelling units of MHD Housing; 9.9ac and 198 units of MMD housing; 25.0ac and 198 units of MLD
MU – Mixed Use	SP-MU	2	21.48	30	131	-	-	
Total Folsom Plan Area Specific Plan Sites			805.96		1,344	2,615	2,190	

Source: Ascent, 2020; City of Folsom, 2020



Additional Housing Sites

The sites inventory includes several other housing sites distributed throughout the city. Sites appropriate to accommodate the lower-income housing need include multifamily high-density sites along Iron Point Road, Folsom Auburn Road, and Riley Street. Table C-37 shows the additional housing sites identified to meet the lower-income RHNA. Other sites identified in the inventory consist of vacant subdivided single-family lots and small infill mixed use and multifamily sites, which are included in Table C.1-1 (see Attachment C.1).

The sites inventory identifies an additional 172.2 acres that can accommodate a realistic capacity of 491 lower-income housing units, 7 moderate-income housing units, and 337 above moderate-income housing units.

TABLE C-37: ADDITIONAL LOWER-INCOME HOUSING SITES, CITY OF FOLSOM, JUNE 2021									
Assessor Parcel Number (APN)	Address	Land Use Designation	Zoning Designation	Acres	Maximum Allowed Residential Density	Maximum Units	Expected Density	Total Lower-Income Units	Notes
213-0071-006*	7071 Folsom Auburn Rd	MHD	R-1-ML	1.89	30	57	27	51	Choi Property – Water infrastructure is not currently available; however, the City has planned infrastructure improvements to construct a water supply main in 2021.
072-0270-124	2800 Iron Point Rd	MHD	R-4	11.52	30	346	18	207	Elliot Homes Iron Point Site. Steeply sloped, large site – Inventory assumes buildout at 60% of max. density consistent with 5 th cycle inventory.
072-1170-113	Iron Point Rd	RCC	SP 92-3	11.5	30	345	27	217	Total site size is 19.25 acres, of which 11.5 acres are developable. Proposed specific plan amendment to expand the Regional Commercial Center (RCC) land use designation to allow for multifamily residential as a permitted use, in conjunction with housing element adoption. Based on property owner input, we assume that 70 percent of the developable portion or 8 acres of the site would be developed as multifamily residential.
071-0190-076	Riley St	MHD	R-3	0.58	30	17	27	16	City-owned Site
Total Additional Sites				25.49		765		491	

*Vacant site included in two consecutive previous planning periods (4th and 5th cycle inventories). Per Housing Element Policy H-3.7, the City will allow developments that include at least 20 percent affordable units by-right.

Source: Ascent, 2020; City of Folsom, 2020

Summary of Vacant and Underutilized Sites

As shown in Table C-38, vacant and underutilized sites provide capacity for 3,216 lower-income units (i.e., low- and very low-), 2,666 moderate-income, and 2,537 above-moderate-income units on vacant and underutilized sites.

TABLE C-38: SUMMARY OF VACANT AND UNDERUTILIZED SITES, JUNE 2021					
	Acreage	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Units
East Bidwell Corridor Sites	52.93	1,236	0	0	1,236
Transit Priority Area Sites	8.38	145	44	10	199
Folsom Plan Area Specific Plan Sites	805.96	1,344	2,615	2,190	6,149
Additional Housing Sites	172.15	491	7	337	835
Total	1,039.42	3,216	2,666	2,537	8,419

Source: City of Folsom, and Ascent, 2020.

3.1.4 ACCESSORY DWELLING UNITS

An ADU is an additional self-contained living unit, either attached to or detached from the primary residential unit on a single lot. It has cooking, eating, sleeping, and full sanitation facilities. ADUs can be an important source of affordable housing since they can be constructed relatively cheaply and have no associated land costs. ADUs can also provide supplemental income to the homeowner, allowing the elderly to remain in their homes or moderate-income families to afford houses.

Government Code Section 65583.1 states that a city or county may identify sites for ADUs based on the number of ADUs developed in the prior housing element planning period, whether or not the units are permitted by right, the need for ADUs in the community, the resources or incentives available for their development, and any other relevant factors.

From January 2013 through December 2017, the City of Folsom issued an average of approximately 5 ADU permits per year. In response to changes in State law that went into effect in 2018 making it easier and cheaper to build ADUs, the production of ADUs has increased in recent years, and in 2020 the City issued permits for 15 ADUs.

It is anticipated that the production of ADUs will continue to increase. The City Council adopted an update to the City's ADU ordinance in July 2020 to comply with recent changes in State law. Requirements of the new ADU ordinance are described in detail under the discussion on Land Available for a Variety of Housing Types, below. Based on these changes and previous ADU production trends, it is assumed that the production of ADUs will increase five-fold resulting in an average production of 24 ADUs per year during the planning period. This is equal to 194 ADUs during the projection period.

In order to determine assumptions of ADU affordability in the Sacramento region, SACOG conducted a survey of existing ADU rents throughout the region in January and February 2020. SACOG concluded that 56 percent of ADUs were affordable to lower-income households, as shown in Table C-39. These affordability assumptions have been pre-approved by HCD for use in the Housing Element. Based on these assumptions, it is

anticipated that of the total 194 ADUs anticipated in the projection period, 109 are assumed affordable to lower-income households, 83 to moderate-income households; and 2 to above moderate-income households.

TABLE C-39: AFFORDABILITY OF ACCESSORY DWELLING UNITS IN SACRAMENTO, PLACER, AND EL DORADO COUNTIES	
Income Level	Percent of Affordable ADUs
Extremely Low	15%
Very Low	6%
Low	35%
Moderate	43%
Above Moderate	1%

Source: SACOG 2020.

Multi-Generational Housing in the FPASP

Several recent residential developments in the Sacramento region have constructed single-family housing products with attached multi-generational suites. These multi-generational houses are single-family homes that have a second separate living space, or suite, that is complete with, at minimum, a private entrance (in addition to a shared door with the main house), a bedroom, and a kitchen or kitchenette.

Home builders in the FPASP have produced multi-generational houses in recent developments constructed in 2019 and 2020, including construction of 24 units with multi-generational suites by Lennar and construction of over 35 units with multi-generational suites by Taylor Morrison in the Mangini Ranch development. In addition, 172 units with multi-generational suites are proposed by Toll Brothers in the approved Regency at Folsom Ranch development and 34 units with multi-generational suites are proposed by Lennar in the approved White Rock Springs development. These products provide an alternative to traditional ADUs and allow secondary units to be constructed on small lots.

The City has not tracked these multi-generational units in the same way that it has tracked traditional ADUs. However, new City permitting procedures require multi-generational suites to be tracked as separate units and reported to DOF. Based on discussions with developers and home builders in the FPASP, the City anticipates that the production of multi-generational units would increase during the planning period.

A study conducted by The Gregory Group in June 2020 predicts that 50 percent of residential development projects proposed by home builders in the FPASP would offer multi-generational housing products as an option for new homebuyers to select. This was based on the success of currently selling projects that offer multi-generational housing products, the aging of the population, and the demand and desire for parents and children to reside in the same house, the increasing need for affordable housing, and the desire from developers to encourage and incentivize builders that provide multi-generation housing products that diversify the community and housing price points. In addition, the study found that of 19 residential development projects in the Sacramento Region that offer floor plans with multi-generational suites, 23.1 percent of new home sales included a multi-generational housing unit.



According to the study provided by The Gregory Group, it is estimated that 600 single family units would be built per year in the FPASP based on current market trends. This would result in the construction of 4,800 single-family units during the eight-year planning period. As such, 50 percent or 2,400 units of the 4,800 single-family units anticipated to be developed in the FPASP during the planning period would be within residential development projects that would offer multi-generational housing products. Based on new home sales of multigenerational housing products in the Sacramento Region, 23.1 percent of the 2,400 units are anticipated to be multi-generational housing units. Therefore, it is anticipated that 554 multi-generational housing units would be produced within the FPASP.

A recent survey conducted by the City, in coordination with SACOG, on multi-generational units within the region, conveyed that 53 percent of units were used to house family members over the age of 65 and 20 percent of units were used to house other family members, such as college-aged individuals. The remaining units surveyed were used as a home office, guest room, or extra space. Survey respondents who used or planned to use multigenerational units for housing did not intend to charge rent. This reflects similar studies finding that multigenerational units are often offered free of rent to house older individuals or young adults (typically college students) on fixed incomes. Multi-generational units provide housing to these individuals that would otherwise require housing outside of the family home, thereby meeting housing needs for extremely low-income residents. Based on this analysis, the inventory assumes 70 percent, or 387 units, of the anticipated multigenerational housing units would serve lower-income individuals. The remaining 30 percent of anticipated multigenerational housing units are not included in the inventory to account for units that would be used as a home office or guest room.

As shown in Table C-40, a total of 581 ADUs/multi-generational units are projected to be become available within the planning period: 496 lower-income units, 83 moderate-income units, and 2 above moderate-income units.

TABLE C-40: ACCESSORY DWELLING UNITS AND MULTI-GENERATIONAL UNITS				
Unit Type	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Units
Accessory Dwelling Units	109	83	2	194
Multi-Generational Units in the FPASP	387	0	0	387
Total	496	83	2	581

Source: City of Folsom, 2020; The Gregory Group, 2020.

3.1.5 TOTAL RESIDENTIAL HOLDING CAPACITY VS. PROJECTED NEEDS BY HOUSING TYPE AND INCOME GROUP

Table C-41 below provides a summary of residential holding capacity in the city of Folsom compared to its share of the regional housing need as assigned in the RHNA. Folsom has a total residential capacity (14,369) in excess of its RHNA for all units (6,363), including the residential capacity to meet the RHNA for each income category. The City has a surplus capacity of 4,387 units for above moderate-income households and a surplus capacity of 3,129 units for moderate-income households. Folsom also has a surplus capacity of 490 units for lower-income households (i.e., low- and very low-).

TABLE C-41: ESTIMATED RESIDENTIAL CAPACITY COMPARED TO RHNA BY INCOME, CITY OF FOLSOM, 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
<i>East Bidwell Mixed Use Corridor Sites</i>	1,236		0	0	1,236
<i>Transit Priority Area Sites</i>	145		44	10	199
<i>Folsom Plan Area Specific Plan Sites</i>	1,344		2,615	2,190	6,149
<i>Additional Housing Sites</i>	491		7	337	835
Estimated Residential Capacity of Accessory Dwelling Units and Multi-Generational Units	496		83	2	581
Residential Capacity	4,057		3,958	6,354	14,369
<i>Surplus</i>	<i>490</i>		<i>3,129</i>	<i>4,387</i>	

Source: City of Folsom, and Ascent, 2020.

3.2 Adequacy of Public Facilities and Infrastructure

This section addresses the adequacy of public facilities, services, and infrastructure to accommodate planned residential growth through the end of the housing element planning period (2029). The following information regarding the adequacy of public facilities and infrastructure is based largely on information from the 2015 Urban Water Management Plan, the 2016 Water Master Plan Update, the 2011 Folsom Specific Plan Area Water Supply Assessment, the 2014 City of Folsom Plan Area Wastewater Master Plan Update, and the 2019 Sewer System Management Plan. The City has determined that water, sewer and dry utility service is or will be made available to all properties identified in the sites inventory within the timeframe of the housing element.



3.2.1 WATER

There are five separate water service areas in Folsom: the Ashland Area, the Nimbus Area, Folsom Service Area - East, Folsom Service Area - West, and the Folsom Plan Area. One of the San Juan Water District's (SJWD) water service areas, the American River Canyon Area, is also located within the city boundaries. SJWD provides retail water service to the American River Canyon area. The Ashland Service Area is located north of the American River. The San Juan Water District serves as the water wholesaler to this Service Area, while the City of Folsom serves as the water retailer. The Folsom Service Area - East includes the area of the City located south of the American River roughly bounded by East Bidwell Street and Oak Avenue Parkway to the west and Highway 50 to the south. The City is the water provider for this area as well as the remaining Folsom Service Area -West located within the City limits. The City also provides water service to the Nimbus Service Area located southwest of the city limits in the unincorporated county, which consists of Aerojet properties and the proposed developments Easton Place and Glenborough at Easton. This area is bounded roughly by U.S. 50 to the north, Sunrise Boulevard to the west, White Rock Road to the south, and Prairie City Road to the east. In addition, the El Dorado Irrigation District (EID) provides water service to the proposed Folsom Heights development, located in the Folsom Plan Area, as described below.

The sole source of water supply for the city is Folsom Lake. The City has a pre-1914 water right entitlement of 22,000 acre-feet annually (AFA) from the American River. Through a perpetual lease with the Golden State Water Company, the City has acquired an additional 5,000 AFA, which is also a pre-1914 water right entitlement. In 1997, the City acquired an additional Central Valley Project (CVP) water entitlement of 7,000 AFA from the United States Bureau of Reclamation (Reclamation) through a subcontract with the Sacramento County Water Agency (SCWA). In 2020, the City and Reclamation converted the CVP water service sub-contract (7,000 AFA) into a repayment contract through a direct agreement between the City and Reclamation. This repayment contract supersedes the sub-contract with SCWA and provides for the City to be a direct contractor to Reclamation. The City's total water right and contract entitlement is 34,000 AFA. In addition, the San Juan Water District delivers approximately 1,000 AFA for the Ashland Service Area, and EID is required to provide water supply to meet the demands of 530 residential dwelling units in the proposed Folsom Heights development, located in the Folsom Plan Area and within the EID water service area.

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

The Folsom Plan Area is included in the Folsom Water Service Area. While the Folsom Plan Area Environmental Impact Report anticipated that water for the Folsom Plan Area would be pumped from the Freeport intake, the Folsom Specific Plan Area EIR evaluated a local water source option. The City has opted for a local water supply solution that is environmentally superior and less costly. Through conservation and the removal of leaks in the existing city water distribution lines, the city water supply now has enough

capacity to serve the buildout of the Folsom Plan Area. The local water supply agreement supplies 5,600 AFA to the Folsom Plan Area. The projected potable water demand for the approved specific plan, including amendments through March 2020, is 5,359 AFA.

The Phase 1 Backbone Water Infrastructure to serve the first approximately 2,500 dwelling units in the Folsom Plan Area was completed in September of 2019. The Phase 1 Water Infrastructure consists of a 24-inch and 18-inch water main that extends from an existing 18-inch water main in Iron Point Road to the Zone 4/5 water booster pump station (BPS) on Placerville Road. From the Zone 4/5 BPS water is conveyed to the Zone 5 Reservoir/Zone 6 BPS in the Russell Ranch development. These Phase 1 Backbone Infrastructure improvements are currently serving the residential homes being constructed in the Folsom Plan Area. The design for the Phase 2 Water Backbone Infrastructure is currently underway. The Phase 2 Water Backbone Infrastructure which will provide adequate water for full buildout of the Folsom Plan Area is anticipated to be complete in the next 3 to 5 years.

For the portion of the city south of the American River, treated water is supplied through the Folsom Water Treatment Plant. The plant has a nominal capacity of 50 million gallons per day (mgd) and has been retrofitted to accommodate recycling of up to 10 percent of plant operations backwash water. For the area north of the American River, water is diverted through the Sydney N. Peterson Water Treatment Plant, where it is then pumped or conveyed by gravity to the Ashland and American River Canyon areas.

The annual water supply for the City's water service areas during normal years, as indicated in the 2015 Urban Water Management Plan, is 38,790 acre-feet. The projected treated water demand for general plan build-out in 2035 is 31,852 AFA (City of Folsom, 2015 Urban Water Management Plan). The City has adequate water supply to serve projected demand through the time frame of this housing element (2029).

3.2.2 SEWER

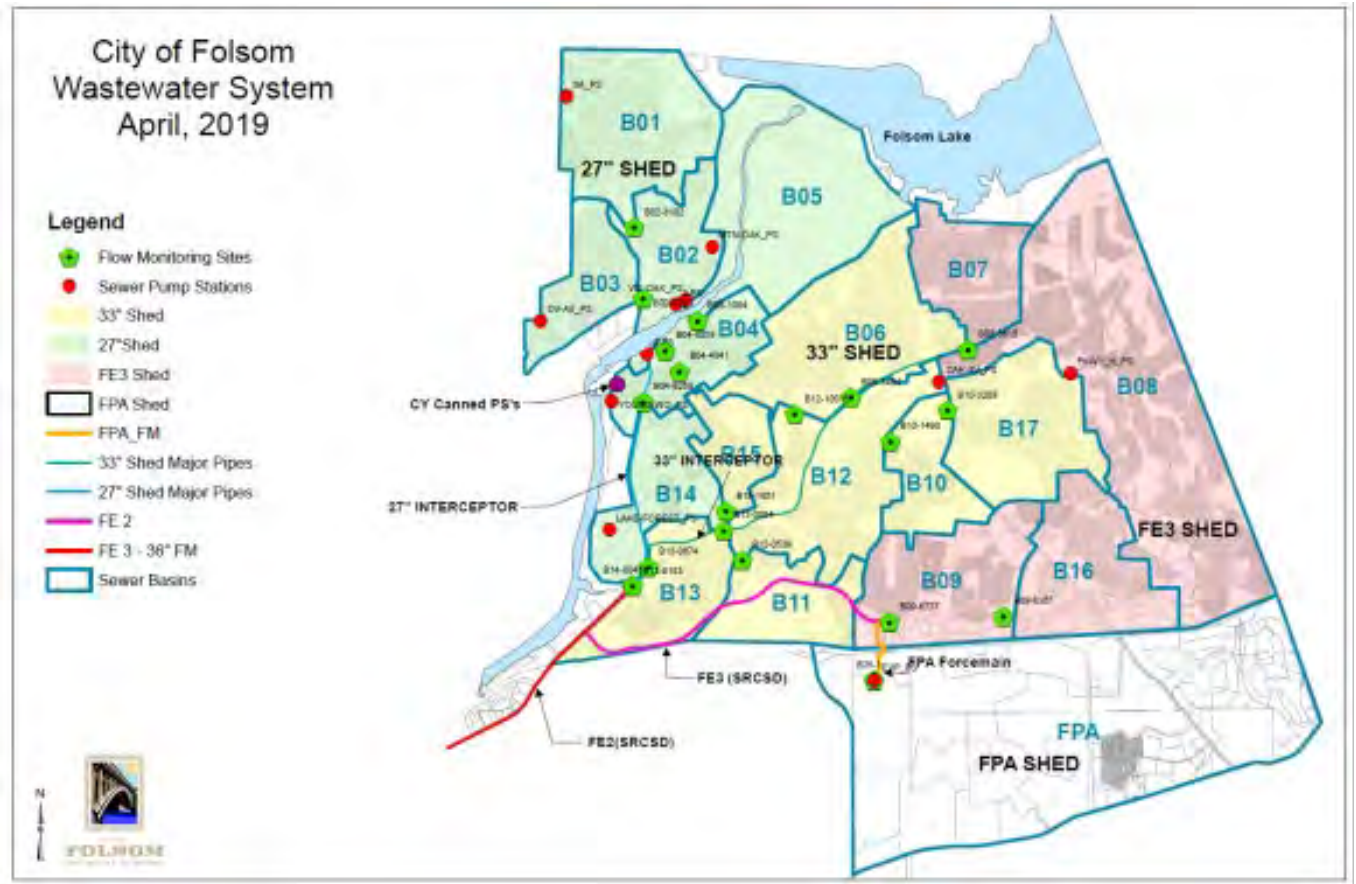
The City of Folsom Environmental and Water Resources Department is responsible for the sanitary sewer system for the city of Folsom. The City collects sewage within the city limits, including Folsom Prison, for eventual treatment at the Sacramento Regional County Sanitation District (Regional San) plant located 25 miles southwest of the city, on the Sacramento River.

The City's sanitary sewer system is made up of approximately 255 miles of sanitary sewer pipe, ranging in size from 2 to 33 inches in diameter and pumped throughout the system by eleven primary pump stations and 6 "can" pump stations located at the City's Corporation Yard. The City has four major sewer sheds that all discharge to a 54-inch main interceptor (FE2) on Folsom Boulevard, which is owned, operated, and maintained by Regional San. The 4 major sewer sheds are made up of a 27-inch trunk sewer, a 33-inch trunk sewer, a shed connected to the main 54-inch interceptor by the new FE3 connector, and a fourth shed (Folsom Plan Area) located south of U.S. Highway 50.

The 27-inch trunk sewer runs north to south along Folsom Boulevard serving the west side of the City and collects wastewater from the northwest portion of the City, including the north side of the American River. The 33-inch trunk sewer system runs east to west along Blue Ravine Road and primarily serves the east area of the City. The

Folsom East Interceptor Section 3C (FE3C) project, completed October, 2003, transfers flow off of the City’s 33-inch pipeline by taking flow from the County’s Folsom East Interceptor Section 3B (FE3B) pump station directly to the County’s 54-inch FE2 pipeline, via the new FE3C pipeline. All of the flow from the Folsom Plan Area shed located south of U.S. Highway 50 flows through gravity sewer to the Easton Valley Parkway (EVP) Pump Station. Flow is pumped from the EVP Pump Station through a force main and into the FE3B pump station. Flow from the FE3B pump station discharges into the County’s 54-inch FE 2 pipeline, via the FE 3C pipeline. See Figure C-34 showing the City’s wastewater system.

FIGURE C-34: MAP OF FOLSOM WASTEWATER SYSTEM



The Sacramento Regional Wastewater Treatment Plant (SRWTP) has a permitted dry-weather flow design capacity of 181 mgd, which it is not expected to exceed until after 2030. The wastewater treatment plant has a plan for expanding this capacity beyond projected inflows, ensuring the wastewater from the area of Folsom, south of Highway 50, can be treated.

Around 189 acres in the northeast corner and eastern edge of the area lie within the El Dorado Irrigation District (EID), which will handle wastewater treatment for those properties. The existing EID wastewater conveyance system may need to be expanded to handle flows from this area of Folsom south of Highway 50. The El Dorado Hills Wastewater Treatment Plant expanded its dry-weather inflow capacity to 4.0 mgd in 2010 and plans to complete additional improvements to increase capacity to 5.4 mgd

by 2025. However, this expansion was not designed to accommodate the FPASP flows from the area south of Highway 50, so the treatment plant may need additional expansion.

The Folsom Plan Area's sanitary sewer system is served by the City of Folsom, with the exception of a small zone (Folsom Heights Development) in the northeast that is served by El Dorado Irrigation District. The service area is composed of three major sewer sheds: the Easton Valley Parkway, Prairie City Road, and Mangini Parkway/Oak Avenue Parkway. The system is comprised of gravity mains ranging from 6 to 30 inches in diameter totaling approximately 89,500 feet in length. The system is designed to convey the FPA buildout design flow, equaling approximately 14.31 mgd.

The Backbone Sanitary Sewer Infrastructure to serve the Folsom Plan Area was completed in July of 2018. The Backbone Sanitary Sewer System consists of the EVP Sewer Lift Station and Forced Main and approximately 4 miles of 24-inch to 30-inch Gravity Sewer Trunk Main. The EVP sewer lift station and the gravity trunk main are sized to serve the full buildout of the Folsom Plan Area. The Forced Mains from the EVP sewer lift station convey sewage under US Highway 50 to the existing Regional San Sewer Lift Station on Iron Point Road. From the Regional San Sewer Lift Station, sewage flow from the Folsom Plan Area is conveyed to the Regional San Interceptor Trunk Sewer Main in Iron Point to Folsom Boulevard. Future development in the Folsom Plan Area will construct infrastructure improvements to convey sewage to the completed Backbone Sanitary Sewer Infrastructure.

3.2.3 DRY UTILITIES

Electricity is provided to Folsom by the Sacramento Municipal Utility District (SMUD) and gas is provided to Folsom by Pacific Gas and Electric (PG&E). Telephone, cable and broadband services are provided to Folsom by a variety of services providers, including AT&T, Comcast, and Verizon. Access to dry utilities is available to all sites identified north of US 50. Access to dry utilities in Folsom Plan Area is available and/or planned as part of the backbone infrastructure improvements. These improvements will be completed concurrent with development of the Folsom Plan Area and are anticipated to be available during the planning period. All of the sites identified in the inventory have existing or planned access to dry utilities, including gas and electric.

3.3 Land Available for a Variety of Housing Types

State housing element law (Government Code Section 65583(c)(1) and 65583.2(c)) requires that local governments analyze the availability of sites that will "facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobile-homes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing."

This section discusses the availability of sites and relevant regulations that govern the development of the types of housing listed above and also discusses sites suitable for redevelopment for residential use (as required by Government Code Section 65583(a)(3)) and second units.



3.3.1 MULTIFAMILY RENTAL HOUSING

Folsom’s Multifamily Low Density (MLD), Multifamily Medium Density (MMD), Multifamily High Density (MHD), Mixed Use (MU), and Historic Folsom Mixed Use (HF) General Plan land use designations allow multifamily housing. The MLD designation allows housing between 7 and 12 units per acre; the MMD designation allows between 12 and 20 units per acre; the MHD, MU, and HF designations allow between 20 and 30 units per acre. Folsom’s regulations make no distinction between rental and ownership housing.

3.3.2 MANUFACTURED HOUSING

Manufactured housing can serve as an alternative form of affordable housing in low-density areas where the development of higher-density multifamily residential units is not allowed.

Manufactured Homes on Lots

Sections 65852.3 and 65852.4 of the California Government Code specify that a jurisdiction shall allow the installation of manufactured homes on a foundation on all “lots zoned for conventional single family residential dwellings.” Except for architectural requirements, the jurisdiction is only allowed to “subject the manufactured home and the lot on which it is placed to the same development standards to which a conventional single family residential dwelling on the same lot would be subject.” The architectural requirements are limited to roof overhang, roofing material, and siding material.

The only two exceptions that local jurisdiction are allowed to make to the manufactured home siting provisions are if: 1) there is more than 10 years difference between the date of manufacture of the manufactured home and the date of the application for the issuance of an installation permit; or 2) if the site is listed on the National Register of Historic Places and regulated by a legislative body pursuant to Government Code Section 37361.

Folsom’s Municipal Code is consistent with State law. Manufactured homes that are placed on permanent foundations are allowed in any zoning district allowing single family homes.

3.3.3 MOBILE HOME PARKS

Section 65852.7 of the California Government Code specifies that mobile home parks shall be a permitted use on “all land planned and zoned for residential land use.” However, local jurisdictions are allowed to require use permits for mobile home parks. The Folsom Zoning Code allows mobile home parks in the residential mobile-home zone (RMH Zone) and requires a use permit.

The City’s Single Family High Density land use designation allows mobile home parks. The areas designated as Single Family High Density in the land use diagram and the areas designated as RMH zoning designation are consistent.

The City does not have a mobile home conversion ordinance. Table C-42 identifies the mobile home parks located in Folsom and the total number of spaces in each park.

TABLE C-42: MOBILE HOME PARKS, CITY OF FOLSOM, 2020		
Property	Year Built	Number of Spaces
Cobble Ridge	1970	39
Folsom Manor Mobile Estates	1969	63
Folsom Trailer Village	1974	60
Lake Park Estates	Unknown	196
Lakeside Village Mobile Park	1976	181
Pinebrook Village	Unknown	336
Total		875

Source: City of Folsom, 2020.

3.3.4 HOUSING FOR FARMWORKERS

Caretaker and employee housing (including farmworker housing) is permanent or temporary housing that is secondary or accessory to the primary use of the property. Such dwellings are used for housing a caretaker employed on the site of a nonresidential use where a caretaker is needed for security purposes, or to provide twenty-four-hour care or monitoring, or where work is located at remote locations.

The provisions of Section 17020 (*et seq.*) of the California Health and Safety Code relating to employee housing and labor camps supersede any ordinance or regulations enacted by local governments. Such housing is allowed in all jurisdictions in California pursuant to the regulations set forth in Section 17020. Section 17021.5(b) states, for example:

“Any employee housing providing accommodations for six or fewer employees shall be deemed a single family structure with a residential land use designation for the purposes of this section. For the purpose of all local ordinances, employee housing shall not be included within the definition of a boarding house, rooming house, hotel, dormitory, or other similar term that implies that the employee housing is a business run for profit or differs in any other way from a family dwelling. No conditional use permit, zoning variance, or other zoning clearance shall be required of employee housing that serves six or fewer employees that is not required of a family dwelling of the same type in the same zone.”

A single-family unit housing employees in Folsom would be treated like any other single-family unit. There are no provisions in the City’s code to restrict employee housing for six or fewer employees.

California Health and Safety Code Section 17021.6, concerning farmworker housing, states that:

“Any employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household, ... shall not be deemed a use that implies that the employee housing is an activity that differs in any other way from an agricultural use. No conditional use permit, zoning variance, or other discretionary zoning clearance shall be required of this employee housing that is not required of any other agricultural activity in the same zone.”

As stated previously in this report, the city of Folsom is not an agricultural community. Since there are no large agricultural operations nearby that would attract a substantial



permanent or seasonal farmworker population, there is no identifiable need for farmworker employee housing.

The only zone in which agricultural uses are allowed in the city is the Agricultural-Reserve District (A-1-A), which is applied to areas that are planned for urban development, but where agricultural uses are allowed in the interim. The zone is not intended for permanent agricultural operations, and currently none of the properties with A-1-A zoning are used for agriculture. Most A-1-A-zoned sites are developed with public facilities or single-family housing. California Health and Safety Code Section 17021.6 requires cities and counties to allow farmworker housing wherever agriculture is allowed. To comply with State law, the Housing Element includes a program to either amend the A-1-A district to allow for farmworker housing or to rezone A-1-A sites to be consistent with existing uses and remove the A-1-A district.

3.3.5 EMERGENCY SHELTERS

State housing element law (California Government Code Sections 65582, 65583, and 65589.5) requires local jurisdictions to identify a zone or zones where emergency shelters are allowed as a permitted use without a conditional use permit. The identified zone must have sufficient capacity to accommodate at least one emergency shelter and must be suitable (i.e., contain compatible uses) for an emergency shelter, which is considered a residential use. The law also requires permit procedures and development and management standards for emergency shelters to be objective and encourage and facilitate the development of emergency shelters. Emergency shelters must only be subject to the same development and management standards that apply to other residential or commercial uses within the identified zone, with some exceptions.

Assembly Bill 139, passed in 2019, revised State housing element law by requiring that emergency shelters only be required to provide sufficient parking to accommodate all staff working in the emergency shelter, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone. In addition, Assembly Bill 101, passed in 2019, requires that Low Barrier Navigation Center development be a use by right in mixed-use zones and nonresidential zones permitting multifamily uses if it meets specified requirements.

Chapter 17.108 of the Municipal Code contains the City's regulations for emergency shelters. Emergency shelters are allowed by-right in the R-3 and R-4 zone as either a standalone use or accessory to a religious facility. Emergency shelters are also permitted within the city's industrial zoning districts (i.e., M-1: light industrial, M-2: general industrial, and M-L: limited manufacturing) with approval of a use permit. In the FPASP, emergency shelters are permitted by-right in the SP-MLD, SP-MMD, SP-MHD, SP-MU, SP-GC, and SP-RC zones.

The City also adopted the following development and management standards and locational restrictions:

A. Facility compliance with applicable state and local standards and requirements.

1. Federal, state, and local licensing as required for any program incidental to the emergency shelter.

B. Physical Characteristics.

1. Compliance with applicable state and local housing, building, and fire code requirements.
2. The facility shall have on-site security during all hours when the shelter is open.
3. Facilities shall provide exterior lighting on pedestrian pathways and parking lot areas on the property. Lighting shall reflect away from residential areas and public streets.
4. Facilities shall provide secure areas for personal property.
5. If the emergency shelter is proposed in conjunction with a religious facility, the area utilized for emergency shelter facilities may not exceed 50 percent of the total floor area used for the religious facility.
6. Where a day care facility or elementary or middle school is operated on the same site as an emergency shelter, the day care and school facilities must be separated from the emergency shelter facilities by means to prevent access from one facility to the other.

C. **Limited Number of Beds per Facility.** Emergency shelters accessory to a religious facility shall not exceed 20 beds. Other emergency shelters located in the city's residential or industrial zoning districts shall not exceed 40 beds.

D. **Limited Terms of Stay.** The maximum term of staying at an emergency shelter is six months in a consecutive twelve-month period.

E. **Parking.** The emergency shelter shall provide on-site parking at a rate of two spaces per facility for staff plus one space per six occupants allowed at the maximum capacity.

F. **Emergency Shelter Management.** A management plan is required for all emergency shelters to address management experience, good neighbor issues, transportation, client supervision, client services, and food services. Such plan shall be submitted to and approved by the planning, inspections, and permitting department prior to operation of the emergency shelter. The plan shall include a floor plan that demonstrates compliance with the physical standards of this chapter. The operator of each emergency shelter shall annually submit the management plan to the planning, inspections and permitting department with updated information for review and approval. The city council may establish a fee by resolution to cover the administrative cost of review of the required management plan.

With the exception of the parking standards set forth in the Zoning Code, Folsom's standards for emergency shelter facilities comply with the allowances made for standards set forth under Government Code Section 65583(a)(4)(A). The City will amend its parking standards for emergency shelters to comply with Assembly Bill 139 in the City's upcoming comprehensive zoning code update and as outlined by Program H-29 included in this housing element.



AB 139 requires that the need for emergency shelters be based on the latest point-in-time count. As discussed in Section 3.2, “Housing Needs Assessment,” the latest point-in-time count (January 2019) recorded 17 unsheltered individuals living in Folsom. In addition, to the unsheltered individuals included in the point-in-time count, approximately 30 individuals were in emergency shelters on the night of the latest point-in-time count. In addition, the Folsom Police Department has tracked approximately 50 individuals experiencing homelessness in Folsom and homeless service providers have advised that the number of individuals experiencing homelessness may be much higher, approximately 70 individuals. Based on the identified unsheltered and sheltered individuals on the night of the latest point-in-time count, a minimum of 47 emergency shelter beds would be required to meet the needs of the City’s unsheltered population.

Powerhouse Ministries provides a year-round emergency shelter for women and children experiencing homelessness. Expansion of the Powerhouse Ministries facility is anticipated to be completed in Spring 2021 and will increase the emergency shelter capacity from 10 beds to 20 beds. Additionally, an emergency shelter is facilitated by HART in winter, in conjunction with religious facilities, at a maximum capacity of 20 individuals. The sites inventory identifies 10 vacant sites with R-3 or R-4 zoning, seven of which would be appropriate for emergency shelters, totaling 4.4 acres (see Table C-43). The median site size is about 0.24 acres. All of the sites are served by existing infrastructure and are located close to transit and other daily services. The City Zoning Code allows a maximum capacity of 40 beds at emergency shelters located in residential and industrial zoning districts. Any one of these seven sites would be adequate to accommodate the remaining 37 emergency shelter beds needed to serve its homeless population, based on the latest point-in-time count.

TABLE C-43: SITES ZONED FOR EMERGENCY SHELTERS

Assessor Parcel Number (APN)	Address	Zoning Designation	Acreage
071-0190-003	805 Bidwell St	R-3	0.24
071-0190-009	808 Comstock Dr	R-3	0.18
07001200070000	Sutter St	R-4	0.21
07001200080000	Sutter St	R-4	0.21
07001730020000	Mormon St	R-4	0.27
07101900760000	Riley St	R-3	0.58
071-0020-078*	1025 Glenn Drive	SP 93-2 (R-4)	2.73
Total			6.31
Average Site Size			0.7888
Median Site Size			0.255

The City Zoning Code does not address the new State law requirement related to Low Barrier Navigation Centers and there are no Low Barrier Navigation Centers currently (2020) in Folsom. The City will amend its Zoning Code, as part of the comprehensive update, to allow Low Barrier Navigation Centers to be a use by right in mixed-use zones and nonresidential zones permitting multifamily uses if it meets specified requirements in compliance with AB 101 (see Housing Element Program H-29).

3.3.6 TRANSITIONAL AND SUPPORTIVE HOUSING

Government Code Section 65583(c)(3) also states that “transitional housing and supportive housing shall be considered a residential use of property, and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone.”

Assembly Bill 2162, passed in 2018, requires that jurisdictions change their zoning to provide a “by right” process and expedited review for supportive housing. The approval of 100 percent affordable developments that include a percentage of supportive housing units, either 25 percent or 12 units, whichever is greater, must be allowed without a conditional use permit or other discretionary review.

In compliance with State law, the City Zoning Code defines “transitional housing” and “supportive housing” as follows:

- “Transitional housing” shall mean rental housing operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six (6) months, and in no case more than two years. Transitional housing units are residential uses subject only to those requirements and restrictions that apply to other residential uses of the same type in the same zone.
- “Supportive housing” shall mean housing with no limit on length of stay, that is occupied by the target population and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. Supportive housing units are residential uses subject only to those requirements and restrictions that apply to other residential uses of the same type in the same zone.

HART currently (2020) provides transitional housing with a maximum capacity of 8 individuals. HART continues to seek additional transitional housing opportunities through master leasing agreements with Sacramento Self-Help Housing. Powerhouse Ministries also provides transitional housing to women and children and per the facility expansion currently underway and anticipated for completion in Spring 2021 will have a maximum capacity of 20 individuals.

The City Zoning Code is not yet in compliance with recent updates to State law related to by-right permanent supportive housing outlined in Assembly Bill 2162. As described previously, the City is currently (2020) conducting a comprehensive zoning code update and will amend its zoning code to allow the approval of 100 percent affordable developments that include a percentage of supportive housing units, either 25 percent or 12 units, whichever is greater, without a conditional use permit or other discretionary review. These amendments are outlined in Program H-29 included in this housing element.



3.3.7 GROUP HOMES

Consistent with State law, the City Zoning Code allows group homes of up to six persons by right in all single family residential neighborhoods. The Zoning Code also allows group homes of more than six persons in the R-3 and R-4 districts with a Conditional Use Permit (CUP). While not explicitly required by State law, the CUP requirement for group homes of more than six persons could be considered a fair housing issue. The Housing Element includes a program to review the Zoning Code requirements for larger group homes and amend the Zoning Code to ensure State law requirements related to fair housing and group homes are met.

3.3.8 ACCESSORY DWELLING UNITS

To encourage establishment of ADUs on existing developed lots, State law requires cities and counties to either adopt an ordinance based on standards set out in the law allowing ADUs in residentially-zoned areas, or where no ordinance has been adopted, to allow ADUs on lots zoned for single family or multifamily use that contain an existing single family unit subject to ministerial (i.e., staff level) approval (“by right”) if they meet standards set out by law. Local governments are precluded from totally prohibiting ADUs in residentially-zoned areas unless they make specific findings (Government Code, Section 65852.2).

Several bills have added further requirements for local governments related to ADU ordinances (AB 2299, SB 1069, AB 494, SB 229, AB 68, AB 881, AB 587, SB 13, AB 671, and AB 670). The 2016 and 2017 updates to State law included changes pertaining to the allowed size of ADUs, permitting ADUs by-right in at least some areas of a jurisdiction, and parking requirements related to ADUs. More recent bills reduce the time to review and approve ADU applications to 60 days and remove lot size requirements and replacement parking space requirements. AB 68 allows an ADU and a junior ADU to be built on a single-family lot, if certain conditions are met. The State has also removed owner-occupancy requirements for ADUs and created a tiered fee structure that charges ADUs based on their size and location and prohibits fees on units less than 750 square feet. AB 671 requires local governments to include in housing elements plans to incentivize and encourage affordable ADU rentals and requires the State to develop a list of state grants and financial incentives for affordable ADUs. In addition, AB 670 makes any governing document, such as a homeowners’ association Covenants, Conditions, and Restrictions, void and unenforceable to the extent that it prohibits, or effectively prohibits, the construction or use of ADUs or junior ADUs.

The City adopted amendments to the ADU ordinance in July 2020 to comply with recent changes in State law. The amended ADU ordinance allows ADUs by right anywhere residential development is allowed if the ADU meets the following requirements, consistent with State law:

- 800 square feet or less,
- 16 feet tall or less, and
- side and rear yard setbacks no greater than 4 feet.

In addition, any junior accessory dwelling unit (JADU) that is 500 square feet or smaller in size is allowed by-right anywhere residential development is allowed.

The amended ordinance limits the maximum size of ADUs to 850 square feet for one-bedroom ADUs and 1,000 square feet for ADUs with two or more bedrooms; requires one parking space for ADUs that are not in the Historic District, near a transit stop or not a converted structure; limits height of ADUs in Historic District to height of primary home, two-stories, or 25 feet, whichever is less; and limits height of ADUs in rest of the City to height of primary home, two-stories, or 35 feet whichever is less. No City-imposed impact fees are charged for ADUs less than 750 square feet in size. For ADUs 750 square feet or greater in size, city-imposed impact fees are charged proportionately in relation to the square footage of the primary dwelling unit. The ordinance requires the City to issue a permit within sixty days from the date that the city received a completed application.

To streamline the permitting process for ADUs, the City developed an ADU Design Workbook that provides illustrated examples of the design standards and styles, as well as other design ideas to assist property owners, developers, and architects and to encourage thoughtful, context-sensitive design.

3.3.9 SINGLE-ROOM OCCUPANCY UNITS

SRO units are multi-unit housing that provide small units that typically contain a single room. Tenants of SROs typically share bathrooms, kitchens, and common activity areas. SROs provide a source of affordable housing for seniors and lower-income residents. The City Zoning Code allows SROs by-right in the C-2 zone and with a CUP in the C-3 zone and R-4 zone.

3.4 Inventory of Local, State, and Federal Housing and Financing Programs

The City of Folsom uses 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 often 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.

3.4.1 CITY OF FOLSOM HOUSING PROGRAMS

Local Housing Funds

In 2002, the Folsom City Council established the housing trust fund as a source of revenue for the development of affordable housing. The City Council's objective in creating the housing trust fund was to foster mixed-income neighborhoods throughout the city. The housing trust fund is funded by an impact fee on nonresidential development within the city, referred to as a commercial linkage fee. The fee is currently (2020) \$1.70 per square foot for nonresidential development projects. As of November 2020, the Housing Trust Fund had an unrestricted cash balance of \$1,145,724. The housing trust fund is intended to be used with other sources of funding including, State and Federal tax credits, tax-exempt mortgage revenue bonds, community development block grants, and HOME funds.



The City has another housing fund that includes inclusionary housing in-lieu fees and some of the previous bond allocations from the former Redevelopment Agency. The City currently (November 2020) has about \$5.7 million in this fund, which is used to fund a broad range of housing-related activities. About \$2.7 million is restricted specifically for the production of new affordable housing.

Community Development Block Grant

The City of Folsom participates in the Sacramento County Community Development Block Grant (CDBG) program. The recently executed agreement covers the period from January 1, 2021 to December 31, 2023. The City of Folsom receives \$165,000 annually for CDBG eligible projects related to low- to moderate-income housing rehabilitation. The money is currently (2020) used for the Seniors Helping Seniors program (described below) and the City's share of the Renters Helpline.

HOME Investment Partnerships Program

Through the HOME consortium with SHRA, the City of Folsom receives HOME funds to subsidize affordable housing projects. For example, in the past HOME funds were used to assist with the Forestwood affordable housing project developed by USA Properties. Funding is available during the 2021-2029 planning period to support additional affordable housing.

Seniors Helping Seniors Program

The Seniors Helping Seniors Program provides assistance for minor home repairs to promote health and safety for low-income seniors in Folsom. After confirming eligibility, the City's Seniors Helping Seniors Program Specialist or a licensed contractor performs minor repairs, free of charge, to qualifying senior homeowners. The program also covers the cost of all materials and any permit/inspection fees that may be needed. The program is funded with CDBG funds and provides a maximum grant amount of \$2,500 per property per year for minor repairs and \$7,500 per household once in a lifetime for major repairs. In 2019, \$139,416 of financial assistance was provided through this program and 90 eligible senior households were served.

Mobile Home Repair and Replacement Loan Forgiveness Program

In 2011, the City initiated the Mobile Home Repair and Replacement Loan Forgiveness Program. The program forgives Community Development Block Grant (CDBG) loans for improvements to manufactured housing units experiencing economic hardship as defined by HUD guidelines. Since the program was initiated in 2011, the City has forgiven 11 Mobile Home Repair and Replacement loans under this program.

3.4.2 SACRAMENTO COUNTY HOUSING PROGRAMS

Mortgage Credit Certificate Program

SHRA administers the Mortgage Credit Certificate (MCC) Program, which is available to residents in the cities and unincorporated areas of Sacramento County. Residents of a one- or two-person household earning \$100,320 or less or residents of a three- or more-person household earning \$117,040 or less are considered eligible. Forty (40) percent of the MCC allocations are reserved for low-income residents earning 80 percent or less of the area median income. The MCC assists first-time homebuyers by reducing the amount of Federal income tax a homebuyer pays by 20 percent of the annual mortgage

interest paid. This tax reduction increases the buyer's available income, allowing them to qualify for a mortgage loan and afford monthly mortgage payments. The MCC remains in effect for the life of the mortgage loan. The current (2020) maximum purchase price for an eligible home is \$496,808 in non-target areas such as Folsom and \$607,209 in target areas. Since 1990, 79 Folsom households have been issued an MCC.

Housing Choice Vouchers Program

The Housing Choice Voucher Program (formerly Section 8) provides assistance to help low-income residents of Sacramento County afford safe, decent, and sanitary rental housing. HUD provides funds to SHRA to administer the program. According to SHRA, as of February 2020, 83 Folsom households receive rental assistance from this program. The waiting list is currently (March 2020) closed and there are over 4,000 applicants currently waiting on the county waitlist.

3.4.3 STATE AND FEDERAL HOUSING PROGRAMS

In addition to the funding programs available through the City and County, there are several State and Federal funding programs that assist first-time homebuyers, build affordable housing, and help special needs groups, such as seniors and large households. 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 USDA for Section 515 loans, to HUD for Section 202 and Section 811 loans, or to TCAC for low-income housing tax credits.

Table C-44 summarizes several of the State and Federal funding programs that are available to fund affordable housing opportunities.



TABLE C-44: FINANCIAL RESOURCES FOR HOUSING, 2020

Program Name	Program Description
FEDERAL PROGRAMS	
Community Development Block Grant (CDBG)	Provides grants and a variety of resources to ensure decent affordable housing, provide services to the most vulnerable in our communities, and to create jobs through the expansion and retention of businesses. Resources are available for acquisition, rehabilitation, home buyer assistance, economic development, homeless assistance, and public service.
Continuum of Care (CoC)	Provides funding for efforts by nonprofit providers, and State and local governments to quickly rehouse homeless individuals and families. Initiated by the Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act of 2009, the CoC program consolidates the Supportive Housing Program, the Shelter Plus Care Program, and the Moderate Rehabilitation/Single Room Occupancy Program into a single grant program.
HOME Investment Partnership Program (HOME)	Provides formula grants to jurisdictions to fund a wide range of activities including building, buying, and/or rehabilitating affordable housing for rent or homeownership or providing direct rental assistance to low-income people. HOME is the largest Federal block grant to state and local governments designed exclusively to create affordable housing for low-income households.
Home Ownership for People Everywhere (HOPE)	HOPE program provides grants to low income people to achieve homeownership. The programs are: HOPE I—Public Housing Homeownership Program HOPE II—Homeownership of Multifamily Units Program HOPE III—Homeownership for Single-family Homes HOPE IV – Hope for Elderly Independence
Housing Opportunities for Persons with AIDS (HOPWA)	Funds are made available countywide for supportive social services, affordable housing development, and rental assistance to persons living with HIV/AIDS.
Low Income Housing Tax Credits (LIHTC)	Provides Federal and state income tax credits to persons and corporations that invest in low-income rental housing projects.
Mortgage Credit Certificate (MCC) Program	Provides income tax credits to first-time homebuyers to buy new or existing homes.
Federal Emergency Shelter Grant Program (FESG)	Provides grants to jurisdictions to implement a broad range of activities that serve the homeless. Eligible activities include shelter construction, shelter operation, social services, and homeless prevention.
Housing Choice Voucher Program	Provides financial assistance to public housing agencies to fund rental assistance payments to owners of private market-rate units on behalf of very low-income, elderly, or disabled tenants.
Section 202 Supportive Housing for the Elderly Program	Provides an interest-free capital advance to cover the costs of construction, rehabilitation, or acquisition of very low-income senior housing. The sponsor does not have to repay the capital advance as long as the project serves the target population for 40 years. Rental assistance funds are provided for three years, and are renewable based on the availability of funds. The program is available to private, non-profit sponsors. Public sponsors are not eligible for the program.
Section 811 Supportive Housing for Persons with Disabilities	Provides an interest-free capital advance to cover the costs of construction, rehabilitation, or acquisition of housing for persons with disabilities. The sponsor does not have to repay the capital advance as long as the project serves the target population for 40 years. Rental assistance funds are provided for three years, and are renewable based on the availability of funds. The program is available to private, non-profit sponsors. Public sponsors are not eligible for the program.
U.S. Department of Agriculture (USDA) Housing Programs (Section 514/516)	Provides below market-rate loans and grants for new construction or rehabilitation of farmworker rental housing.

TABLE C-44: FINANCIAL RESOURCES FOR HOUSING, 2020	
Program Name	Program Description
STATE PROGRAMS	
Affordable Housing and Sustainable Communities Program (AHSC)	Funds land use, housing, transportation, and land preservation projects that support infill and compact development and reduce greenhouse gas emissions. Loans and/or grants are provided for Transit Oriented Development Project Areas and Integrated Connectivity Project Areas.
CalHOME	Provides grants to local governments and non-profit agencies to assist first-time homebuyers become or remain homeowners through deferred-payment loans. Funds can also be used to assist in the development of multiple-ownership projects.
California Emergency Solutions and Housing (CESH)	Provides grant funds to assist persons experiencing or at-risk of homelessness.
California Self-Help Housing Program (CSHHP)	Provides grants for sponsor organizations that provide technical assistance for low- and moderate-income families to build their homes with their own labor.
Emergency Solutions Grants Program (ESG)	Provides grants to fund projects that serve homeless individuals and families with supportive services, emergency shelter, and transitional housing; assist persons at risk of becoming homeless with homelessness prevention assistance; and provide permanent housing to the homeless. ESG funds can be used for supportive services, emergency shelter/transitional housing, homelessness prevention assistance, and providing permanent housing. Funds are available in California communities that do not receive ESG funding directly from the U.S. Department of Housing and Urban Development.
Golden State Acquisition Fund (GSAF)	Provides a flexible source of capital for the development and preservation of affordable housing properties. Developers can access acquisition financing for rental housing and homeownership opportunities at favorable terms for urban and rural projects statewide. Nonprofit and for-profit developers, cities, counties, and other public agencies within California are all eligible for GSAF financing. HCD seeded GSAF with \$23 million from its Affordable Housing Innovation Fund. These funds are leveraged with additional capital from a consortium of seven community development financial institutions.
HOME Investment Partnerships Program (HOME)	Provides grants to municipalities that do not receive HOME funds from HUD for the rehabilitation, new construction, and acquisition and rehabilitation of single family and multifamily housing projects; first-time homebuyer mortgage assistance; owner-occupied rehabilitation; and tenant-based rental assistance programs.
Housing for a Healthy California	Provides funding to deliver supportive housing opportunities to developers using the federal National Housing Trust Funds (NHTF) allocations for operating reserve grants and capital loans. The program creates supportive housing for individuals who are recipients of or eligible for health care provided through the California Department of Health Care Services, Medi-Cal program.
Housing-Related Parks Program	Provides grants for the creation of new parks or the rehabilitation and improvement of existing parks and recreational facilities.
Infill Infrastructure Grant Program (IIG)	Provides grants to assist in the new construction and rehabilitation of infrastructure that supports higher-density affordable and mixed-income housing in locations designated as infill.
Joe Serna, Jr. Farmworker Housing Grant Program	Provides matching grants and loans for the acquisition, development, and financing of ownership and rental housing for farmworkers.
Local Early Action Planning (LEAP) Grants	Assists cities and counties to plan for housing through providing over-the-counter, non-competitive planning grants.
Local Housing Trust Fund Program (LHTF)	Provides matching funds (dollar-for-dollar) to local housing trust funds that are funded on an ongoing basis from private contributions or public sources (that are not otherwise restricted). The grants may be used to provide loans for construction of rental housing that is deed-restricted for at least 55 years to very low-income households, and for down-payment assistance to qualified first-time homebuyers.



TABLE C-44: FINANCIAL RESOURCES FOR HOUSING, 2020

Program Name	Program Description
Mobile Home Park Resident Ownership Program (MPROP)	Provides loans to mobile home park resident organizations, non-profit entities, and local public agencies to finance the preservation of affordable mobile home parks by conversion to ownership control.
Multifamily Housing Program (MHP)	Provides low-interest, long-term, deferred-payment loans for the new construction, rehabilitation, and preservation of rental housing, supportive housing, and housing for homeless youth.
No Place Like Home Program	Provides funding to invest in the development of permanent supportive housing for persons who are in need of mental health services and are experiencing homelessness, chronic homelessness, or who are at risk of chronic homelessness.
Office of Migrant Services (OMS)	Provides grants to local government agencies that contract with HCD to operate OMS centers located throughout the state for the construction, rehabilitation, maintenance, and operation of seasonal rental housing for migrant farmworkers.
Permanent Local Housing Allocation (PLHA)	Provides a permanent source of funding for the predevelopment, development, acquisition, rehabilitation, and preservation of affordable housing, including multifamily, residential live-work, and Accessory Dwelling Units (ADUs).
Predevelopment Loan Program (PDLP)	Provides short-term predevelopment loans to finance the continued preservation, construction, rehabilitation, or conversion of assisted housing primarily for low-income households.
Regional Early Action Planning (REAP) Grants	Provides funding for council of governments (COGs) and other regional entities to collaborate on projects that have a broader regional impact on housing. Grant funding is intended to help regional governments and entities facilitate local housing production that will assist local governments in meeting their Regional Housing Need Allocation (RHNA).
Senate Bill (SB) 2 Planning Grants Program	Provides one-time non-competitive/over the counter funding and technical assistance to all eligible local governments in California to adopt and implement plans and process improvements that streamline housing approvals and accelerate housing production. The SB 2 Planning Grants allocates a total of \$5,625,000 to SACOG jurisdictions for planning activities that have a nexus to accelerating housing production. The City of Folsom was allocated \$310,000 under this grant program.
State Community Development Block Grant Program (CDBG)	Provides grants to fund housing activities, public works, community facilities, public service projects, planning and evaluation studies, and economic assistance to local businesses and low-income microenterprise owners serving lower-income people in small, typically rural communities.
Supportive Housing Multifamily Housing Program (SHMHP)	Provides low-interest loans to developers of permanent affordable rental housing that contain supportive housing units. Loans have a 55-year term at three percent simple annual interest. Loans may be used for new construction or rehabilitation of a multifamily rental housing development, or conversion of a nonresidential structure to a multifamily rental housing development.
TOD Housing Program	Provides low-interest grants and/or loans for the development and construction of mixed-use and rental housing development projects, homeownership mortgage assistance, and infrastructure necessary for the development of housing near transit stations.
Veterans Housing and Homelessness Prevention Program (VHHP)	Provides long-term loans for development or preservation of rental housing for very low- and low-income veterans and their families.
PRIVATE RESOURCES	
California Community Reinvestment Corporation (CCRC)	Non-profit mortgage banking consortium that provides long-term debt financing for multifamily affordable rental housing. CCRC specializes in programs for families, seniors, citizens with special needs, and mixed-use developments. Both non-profit and for-profit developers are eligible.

TABLE C-44: FINANCIAL RESOURCES FOR HOUSING, 2020	
Program Name	Program Description
Federal Home Loan Bank Affordable Housing Program	Provides direct subsidies to non-profit and for-profit developers, and public agencies for the construction of affordable low-income ownership and rental projects. Many projects are designed for seniors, the disabled, homeless families, first-time homeowners, and others with limited resources or special needs.
Federal National Mortgage Association (Fannie Mae)	A shareholder-owned company with a Federal charter that operates in the secondary mortgage market. Fannie Mae provides a variety of mortgages for single- and multifamily housing, and has programs specifically designed for affordable housing.
Federal Home Loan Mortgage Corporation (Freddie Mac)	A government-sponsored enterprise that makes homeownership and rental housing more accessible and affordable Freddie Mac operates in the secondary mortgage market and purchase mortgage loans from lenders so that they can in turn provide more loans to qualified borrowers.

Source: Compiled by Ascent, May 2020.

3.4.4 ASSISTED HOUSING PROJECTS IN FOLSOM

In addition to ongoing housing programs, there are 751 existing affordable housing units receiving government assistance in Folsom. These units provide affordable housing for lower income households including seniors and families, as shown in Table C-45.

In addition, Parkway Affordable Apartments, approved by the City in 2017, is currently pending construction and will provide 72 very low- and low-income units using tax credits and City housing funds. Bidwell Place, sponsored by St. Anton Partners, is currently pending plan review and will provide 75 very low- and low-income units using tax credits and City housing funds.

In addition to government assisted housing, the City has supported the creation of affordable units through the City’s Inclusionary Housing Ordinance. The ordinance, discussed later in the chapter, requires that 10 percent of new ownership units be deed-restricted as affordable housing for a period of at least 20 years. Through this ordinance, 75 deed-restricted ownership units have been created. The City has also collected approximately \$6.3 million in in-lieu fees through the ordinance from 2014 through October 2020, which are used to provide gap financing for affordable housing projects.

TABLE C-45: PROJECTS RECEIVING GOVERNMENT ASSISTANCE, CITY OF FOLSOM, 2020

Name of Development	Sponsor	Funding Sources	Year Built/ Rehabilitated	Expiration Date	Housing Units	Target Income Groups
Folsom Gardens I*	Mercy Housing	Section 8	1970/1997	2044	48	Extremely low-income families and seniors
Folsom Gardens II*	Mercy Housing	Section 8	1970/1997	2047	47	Extremely low-income families and seniors
Mercy Village	Mercy Housing	Tax credits, CHFA, CDBG and Redevelopment funds, County HOME funds	1960/1999	2039/ 2055**	81	Very low-income families and seniors
Creek View Manor	Mercy Housing	Tax credits, CHFA, CDBG, Redevelopment funds, County HOME funds	2007	2062	138	Very low- and low-income seniors
Vintage Willow Creek	USA Properties	Tax credits, CHFA, CDBG and Redevelopment funds	2003	2058	184	Very low- and low-income seniors
Folsom Oaks Apartments	TLCS and Mercy Housing	HUD Section 811, MHP, CHFA, County HOME funds, City funds	2011	2066	18	Very low-income households
Forestwood at Folsom Apartments	USA Properties	Tax credits, County HOME funds, City funds	2012	2066	55	Very low- and low-income families
Granite City Apartments	St. Anton Partners	Tax credits, City funds	2013	2068	80	Very low- and low-income families
Bidwell Pointe	St. Anton Partners	Tax credits, City funds	2019	2071	100	Very low- and low-income families
Total					751	

Notes: *The City does not have affordability agreements with Mercy Housing for Folsom Gardens. The HUD Use Agreements require that Folsom Gardens remain affordable for the "...useful life of the Project." The California Housing Partnership estimates an affordability end year of 2044 for Folsom Gardens I and an affordability end year of 2047 for Folsom Gardens II.

**7 of the 81 units were deed restricted for 40 years (until 2039). The remaining units are deed restricted until 2055.

Source: City of Folsom 2020; California Housing Partnership Preservation Database, July 2020; Ascent Environmental, Inc., 2020.

3.4.5 PRESERVING AT-RISK UNITS

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 next 10 years from the start of the Housing Element planning period (i.e., May 15, 2021).

California Government Code Section 65863.10 requires that owners of Federally-assisted properties must provide tenants notice of a scheduled expiration of rental restrictions within 3 years, 12 months, and 6 months of the expiration of their contract, opt-outs, or prepayment. Owners must provide notices of intent to public agencies, including HCD, the local redevelopment agency, the local public housing authority, and to all impacted tenant households. The six-month notice must include specific information on the owner's plans, timetables, and reasons for termination. Under Government Code Section 65863.11, owners of Federally-assisted projects must provide a Notice of Opportunity to Submit an Offer to Purchase to Qualified Entities, non-profit or for-profit organizations that agree to preserve the long-term affordability if they should acquire at-risk projects, at least one year before the sale or expiration of use restrictions. Qualified Entities have first right of refusal for acquiring at-risk units.

As illustrated in Table C-45, there are currently (2020) no projects at risk of conversion. The units at Folsom Gardens I and Folsom Gardens II (built in 1970 and 1973) 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 one of two rental housing in Folsom with all units targeted to extremely low-income households. Mercy Housing manages the project.

In summary, there are no affordable units in Folsom at risk of conversion to market-rate uses within the next 10 years; however, if there were units at-risk, there are a variety of Federal, State, and local programs available for the preservation of these units.

Federal Programs to Preserve At-Risk Units

For below-market properties, Section 8 preservation tools include the Mark-Up-to-Market program, which provides incentives for for-profit property owners to remain in the Section 8 program after their contracts expire. The Mark-Up-to-Budget program allows non-profit owners to increase below-market rents to acquire new property or make capital repairs while preserving existing Section 8 units. For above-market properties, Mark-to-Market provides owners with debt restructuring in exchange for renewal of Section 8 contracts for 30 years.

For Section 236 properties, Interest Reduction Payment (IRP) Retention/Decoupling enables properties to retain IRP subsidy when new or additional financing is secured.

Due to the termination of two major federal preservation programs (LIHPRHA and ELIHPA), and the limitations of existing federal tools such as Mark-to-Market, state and local actors must assume a greater role in preserving HUD-assisted properties.

Section 515 enables USDA to provide deeply subsidized loans directly to developers of rural rental housing. Loans have 30 year terms and are amortized over 50 years. The program gives first priority to individuals living in substandard housing.



A range of resources are available for preservation of Section 515 resources. Non-profit organizations can acquire Section 515 properties and assume the current mortgage or receive a new mortgage to finance acquisition and rehabilitation of the structures. Section 538 Rental Housing Loan Guarantees are available for the Section 514 and 516 loans and grants are also available for purchase and rehabilitation of Section 515 properties that are occupied by farmworkers. Section 533 provides a Housing Preservation Grant Program, which funds rehabilitation, but not acquisition.

State Programs to Preserve At-Risk Units

At the state level, the California Housing Finance Agency offers low interest loans to preserve long-term affordability for multifamily rental properties through its Taxable, Tax-Exempt, or CalHFA funded Permanent Loan programs.

HCD offers the Multifamily Housing Program (MHP), which provides deferred payment loans for preservation of permanent and transitional rental housing, as well as new construction and rehabilitation.

The Golden State Acquisition Fund (GSAF) is sponsored by HCD’s Affordable Housing Innovation Fund and provides loans to developers for acquisition or preservation of affordable housing.

The Mobile Home Park Rehabilitation and Resident Ownership Program provides short- and long-term low interest rate loans for the preservation of affordable mobile home parks for ownership or control by resident organizations, nonprofit housing sponsors, or local public agencies. MPRROP also makes long-term loans to individuals to ensure continued affordability.

The HOME Investment Partnerships Program provides grants to cities and counties and low-interest loans to state-certified community housing development organizations to create and preserve affordable housing for single- and multifamily projects benefitting lower-income renters or owners.

Qualified Entities

Qualified entities are non-profit or for-profit organizations with the legal and managerial capacity to acquire and manage at-risk properties that agree to maintain the long-term affordability of projects. Table C-46 lists the qualified entities for Sacramento County.

TABLE C-46: QUALIFIED ENTITIES, 2019	
Organization	City
ACLC, Inc.	Stockton
Affordable Housing Foundation	San Francisco
Eskaton Properties, Inc.	Carmichael
Housing Corporation of America	Laguna Beach
Norwood Family Housing	Sacramento
ROEM Development Corporation	Santa Clara
Rural California Housing Corp.	West Sacramento
Sacramento Valley Organizing Community	Sacramento
Satellite Housing Inc.	Berkeley
Volunteers of America National Services	Sacramento

Source: California Department of Housing and Community Development, 2019.

3.5 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 at times must choose between basic needs such as shelter, food, and energy. In addition, energy price increases have led to a renewed interest in energy conservation.

All new buildings in California must meet the standards contained in Title 24, Part 6, of the California Code of Regulations (Building Energy Efficiency Standards for Residential and Nonresidential Buildings). These regulations respond to California's energy crisis and need to reduce energy bills, increase energy delivery system reliability, and contribute to an improved economic condition for the state. They were established by the California Energy Commission in 1978 and are updated every three years to allow consideration and possible incorporation of new energy efficiency technologies and methods. The 2019 California Energy Code, which was adopted by California Energy Commission on May 9, 2018, will apply to projects constructed after January 1, 2020. The newest update enables homes to reduce electricity demands through solar photovoltaic systems and other measures, helping to reduce energy bills and the carbon footprint. The California Energy Commission estimates a 53-percent reduction in energy use and an expected savings of \$19,000 over a 30-year mortgage from the previous energy code.

The City of Folsom enforces energy efficiency requirements through the building permit process. The City adopted the 2019 California Building Code (including Title 24, Part 6, described above) on January 14, 2020, see Chapter 14.02 of the City's Municipal Code. All new construction must comply with the standards in effect on the date a building-permit application is made.

The California Building Code includes green building regulations, referred to as CALGreen, to encourage more sustainable and environmentally friendly building practices, require low pollution emitting substances that can cause harm to the environment, conserve natural resources, and promote the use of energy efficient materials and equipment. The City of Folsom adopted the California Green Building Standards Code, 2019 Edition, in 2020, see Chapter 14.20 of the City's Municipal Code.

CALGreen Requirements for new buildings include:

- Separate water meters for nonresidential buildings' indoor and outdoor water use;
- Install water conserving plumbing fixtures and fittings to reduce indoor-water consumption;
- Water-efficient landscaping and moisture-sensing irrigation systems for larger landscape projects;
- Divert 65 percent of construction waste from landfills;
- Install low pollutant-emitting materials;
- Installation of solar photovoltaics;
- Domestic hot water solar preheat requirement of 20-30 percent; and
- Home Energy Rating System testing for kitchen exhaust hood ventilation, insulation, and heating, ventilation, and air conditioning systems.



In accordance with the provisions of the California Subdivision Map Act, Section 16.32.090 of Folsom's Municipal Code states that the City may require a subdivider to dedicate easements to ensure that each parcel has access to sunlight for solar energy systems. The Code also states that solar access easements shall not result in reducing allowable densities or lot coverage.

The City supports several Property Accessed Clean Energy (PACE) programs. These programs encourage investing in energy efficiency by providing special assessment financing for energy efficiency and renewable energy projects. Loans are repaid through property taxes.

SMUD provides electricity services and PG&E provides gas services for the City of Folsom. Both utilities offer a variety of programs to increase energy conservation and reduce monthly energy costs for lower-income households.

SMUD offers rebates, special promotions, and home-improvement loans to assist residential customers with energy efficiency upgrades and improvements. SMUD's Home Performance Program helps residents reduce energy use by evaluating a home's current energy use and recommending home improvements.

In addition, SMUD offers reduced electricity rates through the Energy Assistance Program Rate (EAPR) for customers that qualify as low-income. The reduction is based on income levels compared to the Federal Poverty Level (FPL). EAPR customers with a household income at or below the FPL would receive the largest monthly discounts (up to \$60 per month in 2020). EAPR customers with a household income between 100 percent and 200 percent of the FPL would receive smaller discounts (up to \$20 per month in 2020). SMUD also offers reduced electricity rates for customers that require electrically powered medical equipment. The reduction is equal to \$15 off each monthly bill.

PG&E offers the following financial and energy-related assistance programs for its low-income customers in Folsom:

- **California Alternate Rates for Energy (CARE).** PG&E offers this rate reduction program for low-income households. PG&E determines qualified households by a sliding income scale based on the number of household members. The CARE program provides a discount of 20 percent or more on monthly energy bills.
- **Energy Savings Assistance Program.** PG&E's Energy Savings Assistance program offers free weatherization measures and energy-efficient appliances to qualified low-income households. PG&E determines qualified households through the same sliding income scale used for CARE. The program includes measures such as attic insulation, weather stripping, caulking, and minor home repairs. Some customers qualify for replacement of appliances including refrigerators, air conditioners, and evaporative coolers.
- **REACH (Relief for Energy Assistance through Community Help).** The REACH program is sponsored by PG&E and administered through a non-profit organization. PG&E customers can enroll to give monthly donations to the REACH program. Through the REACH program, qualified low-income customers who have experienced uncontrollable or unforeseen hardships, that prohibit them from paying their utility bills may receive an energy credit. REACH assistance is available once per 12-month period, with exceptions for seniors and mentally- and physically

disabled persons. Eligibility is determined by a sliding income scale based on the number of household members. To qualify for the program, the applicant's income cannot exceed 200 percent of the Federal poverty guidelines.

- **Energy Efficiency for Multifamily Properties.** The Energy Efficiency for Multifamily Properties program is available to owners and managers of existing multifamily residential dwellings containing five or more units. The program encourages energy efficiency by providing rebates for the installation of certain energy-saving products.
- **Medical Baseline Allowance.** The Medical Baseline Allowance program is available to households where a California-licensed physician has certified that a full-time resident is either dependent on life-support equipment while at home; a paraplegic, hemiplegic, quadriplegic, or multiple sclerosis patient with special heating and/or cooling needs; a scleroderma patient with special heating needs; suffering from a life-threatening illness or compromised immune system with special heating and/or cooling requirements to sustain the patient's life or prevent deterioration of the patient's medical condition; or suffering from asthma and/or sleep apnea. The program allows customers to get additional quantities of energy at the lowest or baseline price for residential customers.

In addition to the local programs described above, the California Department of Community Services and Development (CSD) administers the Federally funded Low-Income Home Energy Assistance Program (LIHEAP). This program provides two types of assistance: Home Energy Assistance and Energy Crisis Intervention. The first type of assistance is a direct payment to utility bills for qualified low-income households. The second type of assistance is available to low-income households that are in a crisis situation. CSD also offers free weatherization assistance, such as attic insulation, caulking, water heater blankets, and heating and cooling system repairs to low-income households.

This page intentionally left blank.

4 Potential Housing Constraints

State housing element law requires local jurisdictions to review both governmental and non-governmental constraints to the maintenance and production of housing for all income levels. Since local governmental actions can restrict the development and increase the cost of housing, State law requires the housing element to “address and, where appropriate and legally possible, remove governmental and nongovernmental constraints to the maintenance, improvement, and development of housing” (Government Code Section 65583(c)(3)). The housing element must also analyze potential and actual constraints upon the development, maintenance, and improvement of housing for persons with disabilities.

4.1 Potential Governmental Constraints

City of Folsom policies and regulations that affect residential development and housing affordability include land use controls, permit processing procedures and fees, development impact fees, on- and off-site infrastructure improvement requirements, and building codes and enforcement. This section describes these standards and assesses whether they constrain housing development.

4.1.1 LAND USE CONTROLS - GENERAL PLAN AND ZONING

The Folsom General Plan establishes land use designations for all land within the city limits. These land use designations specify the type of development that the City will allow. The General Plan land use designations include seven designations that permit a range of residential development types (see Table C-47) up to densities of 30 units per acre: Single Family (SF), Single Family High Density (SFHD), Multifamily Low Density (MLD), Multifamily Medium Density (MMD), Multifamily High Density (MHD), Historic Folsom Mixed Use (HF), and Mixed Use (MU). In addition, the City’s recent General Plan Update, adopted in 2018, created the East Bidwell Mixed Use Overlay which extends along East Bidwell Street from Riley Street, in the Central Business District, to Highway 50. This overlay designation allows for multifamily housing at 20 to 30 units per acre as well as shops, restaurants, services, offices, and other compatible commercial uses. These uses are in addition to those allowed by the underlying General Plan land use designation.

The General Plan also identified half-mile areas around light rail stations where SACOG has designated “Transit Priority Areas” and commits the City to assisting with the development of new housing and employment uses in these areas. The City is currently updating the Zoning Code to create new standards for transit-oriented development.

The City Zoning Code is adopted as Title 17 of the Folsom Municipal Code. The City is currently (2020) undergoing a comprehensive zoning code update which will review and revise existing development standards and will outline new development standards for the East Bidwell Mixed Use Overlay and transit priority areas. The following is a description of the adopted Zoning Code, as of August 2020. The Zoning Code is available on the City website.



TABLE C-47: RESIDENTIAL AND MIXED USE GENERAL PLAN LAND USE DESIGNATIONS, CITY OF FOLSOM, 2020

LU Designation	Code	Description	Maximum Residential Density	Consistent Zoning Districts
Single Family	SF	Single family detached homes at low to medium densities.	4 units/acre	R-1-L, R-1-ML
Single Family High Density	SFHD	Single family homes at high densities. Duplexes, halfplexes, mobile home parks, zero-lot line homes, and attached homes may be included	7 units/acre	R-1-M, R-2, RMH
Multifamily Low Density	MLD	Multifamily low density residential developments. Small-lot single family detached, zero-lot line homes, duplexes, halfplexes, townhouses, condominiums, and apartments may be included.	12 units/acre	R-M, R-2
Multifamily Medium Density	MMD	Multifamily medium density residential, including townhouses, condominiums, and apartments.	20 units/acre	R-M, R-3
Multifamily High Density	MHD	Multifamily high density residential units in apartment buildings.	30 units/acre	R-M, R-4
Mixed Use	MU	A mixture of commercial and residential uses, including multifamily housings, shops, restaurants, services, offices, hospitality, and other compatible uses.	30 units/acre	MU, MU-TCOZ, MU-EDOZ, SP-MU
Historic Folsom Mixed Use	HF	A mixture of commercial and residential uses designed to preserve and enhance the historic character of Folsom's old town center.	30 units/acre	HD
East Bidwell Mixed Use Overlay	EBC	Provides flexibility for a mixture of commercial and residential uses along East Bidwell Street. Allows for multifamily housing, shops, restaurants, services, and offices.	30 units/acre	various

Source: City of Folsom 2035 General Plan.

The current zoning code includes eight residential and three mixed use zoning districts. Table C-48 lists and describes the eight residential and three mixed use zoning districts in the currently (2020) adopted zoning code. Similar to zoning ordinances in other jurisdictions, the Folsom Municipal Code does not explicitly state the permitted maximum residential density for most zoning districts, but instead specifies minimum lot areas. In the case of the R-1-L, R-1-ML, and R-1-M districts, only one primary single family dwelling is allowed per lot (ADUs are also permitted). The R-2 district allows two primary units per lot.

As shown in Table C-48, the R-3 zone allows up to a four-unit structure per lot. This has the implication that lot splits may be required to develop larger parcels at higher densities. Also, setback, access, and parking requirements can reduce the actual realistic development density below the maximum density listed in the table depending on the lot size. However, the City is conducting a zoning code update and the revised zoning code will allow for a broader range of housing types, including apartments, and will not limit the R-3 zone to a maximum four-unit structure per lot.

TABLE C-48: RESIDENTIAL AND MIXED USE ZONING DISTRICTS, CITY OF FOLSOM, 2020				
Zoning Designation	Code	Allowed Residential Uses	Minimum Lot Size	Maximum Density (based on Minimum Lot Size)
Residential Single Family, Large Lot District	R-1-L	Single family dwellings	14,500 sq. ft.	3.0 units/acre
Residential Single Family, Medium Lot District	R-1-ML	Single family dwellings	10,000 sq. ft.	4.4 units/acre
Residential Single Family, Small Lot District	R-1-M	Single family dwellings	6,000 sq. ft. (7,500 sq. ft. for corner lots)	7.3 units/acre (5.8 units/acre for corner lots)
Two-Family Residential District	R-2	Single family dwellings, duplexes	6,000 sq. ft. (7,500 sq. ft. for corner lots)	14.5 units/acre (11.6 units/acre for corner lots)
Neighborhood Apartment District	R-3	Single family attached dwellings, duplexes, 3- and 4-family dwellings/ apartments, emergency shelters	6,000 sq. ft. (7,500 sq. ft. for corner lots)	29.0 units/acre (23.2 units/acre for corner lots)
Residential, Multifamily Dwelling District	R-M	Single family zero lot dwellings, duplexes, multifamily dwellings or group dwellings, apartment houses	6,000 sq. ft. (7,500 sq. ft. for corner lots), minimum lot area per dwelling unit or guestroom is 3,500 sq. ft. (1,700 sq. ft. may be allowed with a use permit)	12.4 units/acre (25.6 units/acre with use permit)
General Apartment District	R-4	Single family attached dwellings, duplexes, 3- and 4-family dwellings/ apartments, emergency shelters	6,000 sq. ft. (7,500 sq. ft. for corner lots)	30 units/acre (based on MHD General Plan designation)
General Mixed Use Overlay Zone	MU	Retail, dining, personal service, professional office, and residential uses, including live/work studios.	0.5 acres	30 units/acre
Mixed Use Town Center Overlay Zone	MU-TCOZ	Retail, dining, personal service, professional office, and residential uses, including live/work studios.	0.5 acres	30 units/acre
Mixed Use Entertainment District Overlay Zone	MU-EDOZ	Retail, dining, personal service, professional office, and residential uses, including live/work studios.	0.5 acres	30 units/acre
Residential Mobile Home Zone	RMH	Mobile-homes and mobile-home parks	n/a	Maximum average of 7 mobile homes per gross acre.

Source: City of Folsom Title 17 Zoning Code.

The City Zoning Code establishes requirements for the planned development district. The PD district is a “combining district” that is intended to be combined with a “base” underlying zoning district. The same uses in the underlying zone are allowed with a PD overlay. The PD district can also be applied to Specific Plan areas and to allow for greater flexibility in site design and may permit variances in height, setback, lot area and coverage, parking, and other provisions in the regulations of the underlying zone. However, changes to the allowed density or use of the property require a general plan amendment and/or rezoning of the property. Planned Development Permits are not

required for development of multi-family projects but are an option should additional flexibility or deviation from traditional development standards be warranted.

The FPASP, adopted June 28, 2011, includes five residential and one mixed use zoning districts for the area south of Highway 50. Table C-49 shows the zoning districts contained in the FPASP. Consistent with the requirements of the Folsom Municipal Code, the entire Plan Area was zoned SP-Specific Plan and assigned a number to distinguish the Plan Area from all other specific plan areas in the city.

TABLE C-49: FOLSOM AREA SPECIFIC PLAN RESIDENTIAL AND MIXED USE ZONING DISTRICTS, CITY OF FOLSOM, 2020				
Zoning Designation	Code	Allowed Residential Uses	Minimum Lot Size	Allowed Density (based on Minimum Lot Size)
Specific Plan-Single Family	SP-SF	Single family detached homes	6,000 sq. ft.	1-4 units/acre
Specific Plan-Single Family High Density	SP-SFHD	Single family and two family attached and detached dwellings	4,000 sq. ft.	4-7 units/acre
Specific Plan-Multifamily Low Density	SP-MLD	Single family, two family, and multifamily dwellings	Single Family/Two Family: 3,000 sq. ft. Townhouses: 1,000 sq. ft. per dwelling unit Condominiums, Garden Apartments, Apartments: 1 acre	7-12 units/acre
Specific Plan-Multifamily Medium Density	SP-MMD	Multiple family dwellings including townhomes, apartments, and condominiums	Townhouses: 1,000 sq. ft. per dwelling unit Condominiums, Garden Apartments, Apartments: 1 acre	12-20 units/acre
Specific Plan-Multifamily High Density	SP-MHD	Multiple family dwellings including townhomes, apartments, and condominiums	0.5 acre	20-30 units/acre
Specific Plan-Mixed Use District	SP-MU	Multiple family dwellings including townhouses, condominiums, apartments, and live/work studios	0.5 acre	9-30 units/acre

Source: Folsom Area Specific Plan, 2011.

The setback, lot coverage, and maximum height requirements for residential zones are shown below in Table C-50 and for residential zones within the FPASP in Table C-51 on the following page. The requirements are similar to those of other communities throughout the state and are not considered a constraint to the development of affordable housing. The requirements in the FPASP allow smaller setbacks and more lot coverage than the rest of the City, providing more flexibility in development standards. However, as noted earlier, the City is undertaking a comprehensive zoning code update, which will modify development standards.

TABLE C-50: SETBACK, LOT COVERAGE, AND HEIGHT REQUIREMENTS IN RESIDENTIAL AND MIXED USE ZONES, CITY OF FOLSOM, 2020

Zone	Front Setback	Minimum Side Setback	Rear Setback	Maximum Lot Coverage	Maximum Height
R-1-L	35 ft.	5ft one side, 11 ft. other side	20 percent of lot depth, 15 ft. min.	30 percent	2 stories, 35 ft.
R-1-ML	20 ft.	5ft one side, 11 ft. other side	20 percent of lot depth, 10 ft. min.	35 percent	2 1/2 stories, 35 ft.
R-1-M	20 ft.	5ft one side, 11 ft. other side	20 percent of lot depth, 10 ft. min.	35 percent	2 1/2 stories, 35 ft.
R-2	20 ft.	5ft one side, 10 ft. other side	20 percent of lot depth, 10 ft. min.	40 percent	2 1/2 stories, 35 ft.
R-3	20 ft.	5ft one side, 10 ft. other side	20 percent of lot depth, 10 ft. min.	50 percent	2 stories, 35 ft.
R-M	20 ft.	5ft one side, 11 ft. other side (except street side of corner lot: 16 ft.)	20 percent of lot depth, 10 ft. min.	60 percent	4 stories, 50 ft.
R-4	20 ft.	5ft one side, 10 ft. other side	20 percent of lot depth, 10 ft. min.	60 percent	4 stories, 50 ft.
MU, MU-TCOZ, MU-EDOZ	0 ft.	0 ft. (3 ft. accessory structures)	0 ft.	n/a	50 ft. (15 ft. accessory structure)
RMH ¹	n/a	n/a	n/a	n/a	n/a

*Note: ¹Different development standards apply to the RMH (Residential Mobile Home) district
Source: City of Folsom Title 17 Zoning Code.*



TABLE C-51: FOLSOM PLAN AREA SPECIFIC PLAN SETBACK, LOT COVERAGE, AND HEIGHT REQUIREMENTS IN RESIDENTIAL AND MIXED USE ZONES, 2020

	SP-SF	SP-SFHD	SP-MLD			SP-MMD		SP-MHD	SP-MU
			Single Family and Two Family	Townhouses	Condominiums/ Apartments	Townhouses	Condominiums/ Apartments		
WIDTH (MEASURED AT FRONT YARD SETBACK)									
Interior Lot	60 feet	40 feet	30/60 feet	22 feet	n/a	n/a	n/a	n/a	n/a
Corner Lot	75 feet	45 feet	35/65 feet	37 feet	n/a	n/a	n/a	n/a	n/a
Cul-de-sac	45 feet	35 feet	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Flag Lot ¹	60 feet	40 feet	n/a	n/a	n/a	n/a	n/a	n/a	n/a
FRONT YARD SETBACKS (MEASURED AT THE BACK OF SIDEWALK)									
Courtyard/Porch (from foundation line)	15 feet ²	12.5 feet	12.5 feet	12.5 feet	30 feet ⁵	12.5 feet	20 feet ⁵	Major/Minor Arterial: 40 feet Collector/Local Street: 10 feet	0 feet ⁷
Primary Structure	15 feet ²	15 feet	15 feet	15 feet	30 feet ⁵	15 feet	20 feet ⁵	Major/Minor Arterial: 40 feet Collector/Local Street: 10 feet	0 feet ⁷
Garage	20 feet	20 feet	20 feet	20 feet	30 feet ⁵	20 feet	20 feet	20 feet ⁶	n/a
SIDE YARD SETBACKS (MEASURED AT THE BACK OF SIDEWALK)									
Interior Side Yard	5 feet ³	5 feet ³	5 feet ⁴	n/a	10 feet	n/a	10 feet	10 feet	0 feet ³
Street Side Yard (corner lot)	15 feet	15 feet	12.5 feet	2 story: 15 feet 3 story: 20 feet	2 story: 15 feet 3 story: 20 feet	2 story: 15 feet 3 story: 20 feet	2 story: 15 feet 3 story: 20 feet	Major/Minor Arterial: 40 feet Collector/Local Street: 10 feet	0 feet
Garage Facing Side Street (corner lot)	20 feet	20 feet	20 feet	18 feet	n/a	18 feet	n/a	n/a	n/a
Second Dwelling Unit ¹	5 feet	5 feet	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Accessory Structures (interior lot lines)	5 feet	5 feet	3 feet	3 feet	5 feet	3 feet	5 feet	5 feet	3 feet

TABLE C-51: FOLSOM PLAN AREA SPECIFIC PLAN SETBACK, LOT COVERAGE, AND HEIGHT REQUIREMENTS IN RESIDENTIAL AND MIXED USE ZONES, 2020									
	SP-SF	SP-SFHD	SP-MLD			SP-MMD		SP-MHD	SP-MU
			Single Family and Two Family	Townhouses	Condominiums/ Apartments	Townhouses	Condominiums/ Apartments		
REAR YARD SETBACKS (MEASURED AT THE BACK OF SIDEWALK)									
Main Building	20 feet	15 feet	10 feet	10 feet	10 feet	10 feet	10 feet	15 feet	0 feet ⁷
Second Dwelling Unit ¹	5 feet	5 feet	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Accessory Structure	5 feet	5 feet	5 feet	5 feet	5 feet	5 feet	5 feet	5 feet	0 feet
Detached Garage	5 feet	5 feet	5 feet	5 feet	n/a	5 feet	n/a	0 feet	n/a
BUILDING HEIGHT									
Main Building	35 feet	35 feet	35 feet	35 feet	50 feet	35 feet	50 feet	50 feet	50 feet
Detached Garage	18 feet	18 feet	18 feet	18 feet	18 feet	18 feet ⁶	18 feet ⁶	15 feet ⁶	n/a
Second Dwelling Unit ¹	18 feet	18 feet	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Accessory Building	15 feet	15 feet	15 feet	15 feet	15 feet	15 feet	15 feet	15 feet	15 feet

Note: ¹ If second dwelling unit placed above detached garage, then max. height increased to 22 feet and side and rear yard setbacks for both detached garage and second unit increased to 13 feet.

² 50% frontage; 20 feet minimum remainder

³ 10 feet minimum between buildings

⁴ For zero-lot-line dwelling units: 0 feet side yard setback for one side; 10 feet side yard setback for the other side.

⁵ 0 feet within Town Center

⁶ Garage/Carports

⁷ Courtyard/Porch/Plaza: Setbacks may vary based on Design Review approval by the City. Refer to Implementation Section 13.2.4.

Source: Folsom Plan Area Specific Plan, 2011.



4.1.2 FOLSOM PLAN AREA SPECIFIC PLAN MAXIMUM UNIT COUNT

Since the adoption of the FPASP in 2011, the Folsom City Council has approved a number of amendments to the specific plan that have resulted in shifts in land uses and changes to the total residential unit count. Per the amendment approved in March 2018, the maximum residential unit capacity for the FPASP is 11,461 units. As stated in Policy 4.7 of the FPASP, the transfer of dwelling units is permitted between parcels, as long as the total number of dwelling units in the FPASP does not exceed 11,461. Since the March 2018 amendment, several land use changes and density transfers have been approved for projects in the FPASP. However, these amendments have not resulted in an increase in the maximum unit count.

As a result of the FPASP policy limiting the total number of units, projects proposing an increase in density can only be approved if density is decreased elsewhere in the Plan, and a specific plan amendment is approved. Specific plan amendments increase time and effort for project approval, thereby reducing flexibility for housing development. Housing Element Program H-2 directs the City Council to consider a specific plan amendment that would allow for increases in the maximum unit count for the FPASP in order to maintain adequate housing sites to accommodate the RHNA.

4.1.3 BUILDING CODES AND ENFORCEMENT

Building Codes mandated by the State of California and their enforcement are necessary to ensure safe housing conditions but can result in increased housing costs and impact the feasibility of rehabilitating older properties. The City has adopted the 2019 California Building Standards Codes (CBSC), which is the most recent version of the CBSC. The City has adopted only minor administrative amendments to the building code. The City's building codes are consistent with the codes applied in other local jurisdictions in California and do not negatively impact the construction of affordable housing.

As with most jurisdictions, the City responds to code enforcement problems largely on a complaint basis. The usual process is to conduct a field investigation after a complaint has been submitted through the Code Enforcement Hotline, or some other means. If the complaint is found to be valid, the immediacy and severity of the problem is assessed. The City's philosophy is to effectively mitigate serious health or safety problems, while allowing the property owner a reasonable amount of time and flexibility to comply.

4.1.4 PERMIT PROCESSING PROCEDURES

Permit processing procedures and timelines are often cited by the development community as a primary contributor to housing costs. However, the City has taken several steps to streamline the approval process.

The City's Planning Division processes planning permit and entitlement applications including design review, use permits, variances, rezones, and general plan amendments. The City requires that project applications with the required construction drawings be submitted to the Community Development Department for plan review. Plans are reviewed to ensure that the project meets City requirements outlined in the Folsom Municipal Code and the California Building Code. If such requirements are not met, City staff notifies the applicant of the necessary revisions and the applicant must re-submit

for review. Once all requirements are met, the applicant must pay all remaining fees, upon which the City issues a building permit and construction can begin.

In April 2020, the City launched its electronic plan review process allowing applicants to submit plans, drawings, and supporting documents to the City for review electronically, eliminating the need to provide printed copies of plans. This electronic program streamlines the plan review cycle, reduces costs associated with obtaining building permits and development entitlements, and supports Folsom's sustainability efforts.

Design Review

The City of Folsom requires a design review process subject to either City staff or Planning Commission review. City staff has approval authority for smaller-scale projects, including custom single family homes, master residential building plans, and multifamily projects containing no more than two units. The Planning Commission is the review authority for multifamily projects containing more than two units and projects that are part of a planned development or a tentative subdivision map. Developments within the Historic District are subject to design review and approval by the Historic District Commission.

Title 17 of the City's Municipal Code (Design Review) requires that City staff and/or Planning Commission make findings based on adopted city-wide design guidelines and determine compatibility with surrounding development and consistency with the general design theme of the neighborhood. Currently (2020) new multifamily residential developments in Folsom must adhere to the City's Design Guidelines for Multifamily Development.

The State Legislature has enacted several bills that require jurisdictions to adopt objective design standards. First, under the Housing Accountability Act, a housing development may only be denied or reduced in density if it is inconsistent with objective standards. Senate Bill 330, Housing Crisis Act of 2019, prohibits cities and counties from adopting standards that reduce residential development capacity and imposing or enforcing new design standards established on or after January 1, 2020, that are not objective design standards. Finally, Senate Bill 35, passed in 2017, requires jurisdictions that have failed to approve housing projects sufficient to meet their State-mandated RHNA to provide streamlined, ministerial entitlement process for housing developments that incorporate affordable housing. Per Senate Bill 35, review and approval of proposed project's with at least 50 percent affordability must be based on objective standards and cannot be based on subjective design guidelines.

The City Zoning Code and Design Guidelines currently (2020) include subjective language. The City is in the process of amending the Zoning Code to incorporate objective design standards, which will replace the Design Guidelines for Multifamily Development. The Zoning Code update is expected to be completed Fall 2021. In addition, Housing Element Program H-8 calls for the City to rescind the Design Guidelines for Multifamily Development in conjunction with Housing Element adoption.

Typical Processing Times

Permit processing times vary largely by project type and depend on the project size, complexity of the project, and the number of approvals needed to complete the process. As shown in Table C-52 below, processing times range from 2 weeks to 12 months for projects requiring major actions, such as a rezone or general plan amendment. Actions requiring



approval from the Planning Commission or City Council typically have the longest processing times. However, actions are often completed concurrently with other actions and thereby reduce the total time needed to process a project application. Simultaneous review of the various actions and/or permits saves the City and the developer time and money.

TABLE C-52: TIMELINES FOR PERMIT PROCEDURES		
Type of Approval or Permit	Typical Processing Time	Approval Body
Site Design Review	2 - 4 weeks	Staff
Design Review	4 weeks ¹	Staff
Minor Use Permit	2 - 3 months	PC/HDC
Conditional Use Permit	2 - 3 months	PC/HDC
Planned Development Permit	3- 6 months	PC/HDC
Variance Review	2 - 3 months	PC/HDC
Rezone*	6 - 12 months	CC
General Plan Amendment*	6 - 12 months	CC
Specific Plan Amendment*	6 - 12 months	CC
Parcel Map Review	2 - 3 months	PC/HDC
Subdivision Map Review	6 months	CC

Source: City of Folsom, 2020; Folsom Municipal Code

¹ 30 days from a completed application; excludes CEQA review.

² Typically involves environmental review and multiple entitlements such as Planned Development Permit, Design Review, and Tentative Subdivision Map

For most discretionary approvals, such as tentative subdivision maps, an average timeline from submission of a complete application to consideration by the Planning Commission is 12 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 approximately 20 working days for the first plan check and 10 working days for all subsequent plan checks. This same timeline applies to the building permit/construction drawing process. In an effort to further streamline the process, the City allows planned development permits to be processed in conjunction with other entitlements, and if processed alone, are issued by the Planning Commission.

Table C-53 shows the typical approval requirements by project type and estimated total processing times for each. The simultaneous processing of various approval requirements allows the total processing times to be reduced. Less complex projects, such as a single family unit, can be completed at staff level review and only take 2-4 weeks for approval. However, projects that require Planning Commission and/or City Council approval take longer to process. Subdivisions and multifamily developments typically take a total of 6 months processing time to complete all approval requirements.

TABLE C-53: TYPICAL PROCESSING PROCEDURES BY PROJECT TYPE		
Project Type	Typical Approval Requirements	Estimated Total Processing Time
Single Family Unit	Site Plan Review Design Review	2-4 weeks (Staff level review) 2-3 months (Planning Commission/Historic Design Commission review)
Subdivision	Site Plan Review Design Review Environmental Review Tentative Map Final Map	6 months
Multifamily Units	Site Plan Review Design Review Environmental Review	6 months

Source: City of Folsom, 2020

Senate Bill 35 Approvals

As stated earlier, Senate Bill 35 requires jurisdictions that have failed to meet their RHNA to provide streamlined, ministerial entitlement process for housing developments that incorporate affordable housing. Because Folsom has met its RHNA for above moderate income housing in the Fifth Cycle (2013-2021) Housing Element but has not met its RHNA for lower income housing, projects providing at least 50 percent lower-income housing that meet all objective standards are eligible for ministerial (i.e., staff-level) approval under Senate Bill 35. However, to be eligible, projects must also meet a long list of other criteria, including prevailing wage requirements for projects over 10 units. As of August 2020, the City has not received any applications for Senate Bill 35 approval. The City will establish a process for Senate Bill 35 streamlining through the upcoming comprehensive zoning code update, scheduled for adoption in Fall 2021.

Senate Bill 330 Processing Procedures

Senate Bill 330, the Housing Crisis Act of 2019, established specific requirements and limitations on development application procedures. The bill allows a housing developer to submit a “preliminary application” to a local agency for a housing development project. Submittal of a preliminary application allows a developer to provide a specific subset of information on the proposed housing development before providing the full amount of information required by the local government for a housing development application. Submittal of the preliminary application secures the applicable development standards and fees adopted at that time. The project is considered vested and all fees and standards are frozen, unless the project changes substantially (by 20 percent or more of the residential unit count or square footage) or the applicant fails to timely submit a complete application as required by the Permit Streamlining Act.

Each jurisdiction may develop their own preliminary application form or may use the application form developed by HCD. In addition, the bill limits the application review process to 30 days, for projects less than 150 units, and 60 days, for projects greater than 150 units, and no more than 5 total public hearings, including Planning Commission, design review, and City Council.



Senate Bill 330 also prohibits cities and counties from enacting a development policy, standard, or condition that would have the effect of: (A) changing the land use designation or zoning to a less intensive use or reducing the intensity of land use within an existing zoning district below what was allowed on January 1, 2018; (B) imposing or enforcing a moratorium on housing development; (C) imposing or enforcing new design standards established on or after January 1, 2020, that are not objective design standards; or (D) establishing or implementing certain limits on the number of permits issued or the population of the city or county.

In compliance with Senate Bill 330, the City accepts the use of the preliminary application form provided by HCD. In addition, the City is currently (2020) undergoing a comprehensive zoning code update which will include objective standards that will provide more clarity and certainty for residential developments.

Conclusion

Processing and permit procedures do not constitute a development constraint in Folsom. The City has made several efforts to streamline the approval process and provide flexibility for development standards. Additionally, the City's electronic plan review process further streamlines review and allows for simultaneous review of various approval requirements.

4.1.5 DEVELOPMENT FEES AND OTHER EXACTIONS

Table C-54 below shows typical planning and application fees, City impact fees, and other agency fees for a 2,250 square foot single family unit and an 850 square foot multifamily unit development in the city. The City's application fees and impact fees are estimated at just over \$35,000 for a single family home and just over \$20,000 per unit in a multi-family development. Adding in other agency fees, including school district fees, the total estimated fees for a single-family unit are \$56,286, and the total estimated fees for a typical multifamily project are \$30,711 per unit or approximately \$1,535,550 for a 50-unit development.

Table C-55 below shows typical planning and application fees, city impact fees, and other agency fees for a 2,250 square foot single family unit and an 850 square foot multifamily unit in the FPASP area. The FPASP identifies development fees by zoning district. As shown in the table, the total fees for a typical 2,250 square foot home in the single-family zoning district of the FPASP area would be \$61,401, including other agency fees. The fees for the same home in a single-family high-density zoning district would be \$59,303. For a multifamily project in a multifamily high-density zoning district, the total fees would be \$28,198 per unit, based on an 850 square foot unit; therefore, a 50-unit multifamily development would pay approximately \$1,409,900 in total fees.

TABLE C-54: TYPICAL DEVELOPMENT FEES, CITY OF FOLSOM

	Single Family Unit	Multifamily Unit
PLANNING & APPLICATION FEES		
Building Permit	\$2,134	\$910
Plan Check	\$150	\$150
State Revolving Fee	\$13	\$5
S.M.I.	\$40	\$14
Business License Fee	\$29	\$29
Planning & Application Fee Subtotal	\$2,366	\$1,108
CITY IMPACT FEES		
Transportation Improvement Fee	\$8,168	\$5,717
Light Rail Fee	\$724	\$498
Transportation Management	\$35	\$25
Water Connection	\$3,361	\$2,185
Water Impact	\$985	\$530
Water Meter	\$301	\$301
Drainage	\$1,037	\$1,037
Sewer Connection Fees	\$1,073	\$839
General Capital	\$1,596	\$1,596
Fire Capital	\$1,086	\$1,050
Police Capital	\$601	\$681
Humbug/Willow Creek Mitigation	\$276	\$174
School Admin Fee	\$45	\$45
Citywide Park Fee	\$7,037	\$4,675
General Park Equipment	\$94	\$94
Solid Waste Capital	\$363	\$363
Waste Management Fee	\$21	\$50
Inclusionary Housing ^{1,2}	\$6,008	n/a
City Impact Fees Subtotal	\$32,811	\$19,860
OTHER AGENCY FEES		
County Measure A Transportation Mitigation	\$1,329	\$930
County Regional Sanitation ³	\$3,602	\$2,701
School Impact Fees ⁴	\$16,178	\$6,112
Other Agency Fees Subtotal	\$21,109	\$9,743
Total	\$56,286	\$30,711

Notes: Single family fees based on a 2,250 square foot (living area) single family, single-story detached entry level home with three bedrooms, two full baths, and an attached two-car garage (450 square feet). Multifamily fee based on 850 square foot unit.

¹ Inclusionary Housing Fee is only applicable to for-sale units.

² Based on median list price per square foot of \$267 (Zillow.com, July 2020); \$600,750 list price for 2,250 square foot single family home.

³ Based on the County Regional Sanitation fee for infill development. The County Regional Sanitation fee for new development is \$6,479.

⁴ \$7.19 per square foot (FCUSD, April 2020).

Sources: City of Folsom 2019; County of Sacramento; Sacramento Regional Sanitation District, July 2019; Folsom Cordova Unified School District, April 2020.



TABLE C-55: FPASP DEVELOPMENT IMPACT FEES, CITY OF FOLSOM – 2020

Planning & Application Fees	Single Family Unit		Multifamily Unit		
Building Permit	\$2,134		\$910		
Plan Check	\$150		\$150		
State Revolving Fee	\$13		\$5		
S.M.I.	\$40		\$14		
Business License Fee	\$29		\$29		
Planning & Application Fee Subtotal	\$2,366		\$1,108		
City Impact Fees	Single Family Unit		Multifamily Unit		
	SF	SFHD	MLD	MMD	MHD
FPASP General Capital	\$1,273	\$1,273	\$1,047	\$1,047	\$1,047
FPASP Library Capital	\$322	\$322	\$213	\$213	\$213
FPASP Municipal Center Capital	\$585	\$585	\$389	\$389	\$389
FPASP Police Capital	\$387	\$387	\$437	\$437	\$437
FPASP Fire Capital	\$1,089	\$1,089	\$1,054	\$1,054	\$1,054
FPASP Parks Capital	\$8,275	\$8,275	\$5,498	\$5,498	\$5,498
FPASP Trails Capital	\$1,637	\$1,637	\$1,087	\$1,087	\$1,087
FPASP Solid Waste	\$515	\$515	\$342	\$342	\$342
FPASP Corp Yard	\$1,369	\$830	\$499	\$239	\$180
FPASP Transit	\$1,444	\$1,313	\$1,182	\$1,051	\$984
FPASP Highway 50 Improvement	\$1,398	\$1,272	\$1,145	\$1,018	\$954
FPASP Highway 50 Interchange	\$2,845	\$2,586	\$2,326	\$2,067	\$1,940
FPASP Sac County Transportation Development	\$5,880	\$5,344	\$4,810	\$4,275	\$4,009
FPASP Water Treatment Plant Expansion	\$1,306	\$819	\$509	\$421	\$399
Off-Site Roadway	\$220	\$200	\$180	\$160	\$150
Transportation Management Fee	\$35	\$35	\$25	\$25	\$25
General Park Equipment	\$94	\$94	\$94	\$94	\$94
School Admin Fee	\$45	\$45	\$45	\$45	\$45
Water Meter	\$301	\$301	\$301	\$301	\$301
Waste Management Plan Fee	\$21	\$21	\$50	\$50	\$50
Inclusionary Housing ^{1, 2}	\$6,008	\$6,008	n/a	n/a	n/a
City Impact Fees Subtotal	\$35,049	\$32,951	\$21,233	\$19,813	\$15,189
Other Agency Fees	Single Family Unit		Multifamily Unit		
Sacramento County Transportation Mitigation Fees	\$1,329		\$930		
County Regional Sanitation ³	\$6,479		\$4,859		
School Impact Fees ⁴	\$16,178		\$6,112		
Other Agency Fees Subtotal	\$23,986		\$11,901		
Total	\$61,401	\$59,303	\$34,242	\$32,822	\$28,198

Notes: Single family fees based on a 2,250 square foot (living area) single family, single-story detached entry level home with three bedrooms, two full baths, and an attached two-car garage (450 square feet). Permit Inspection Fee and Plan Check Fee not included. Multifamily fee based on 850 square foot unit.

¹ Inclusionary Housing Fee is only applicable to for-sale units.

² Based on median list price per square foot of \$267 (Zillow.com, July 2020); \$600,750 list price for 2,250 square foot single family home.

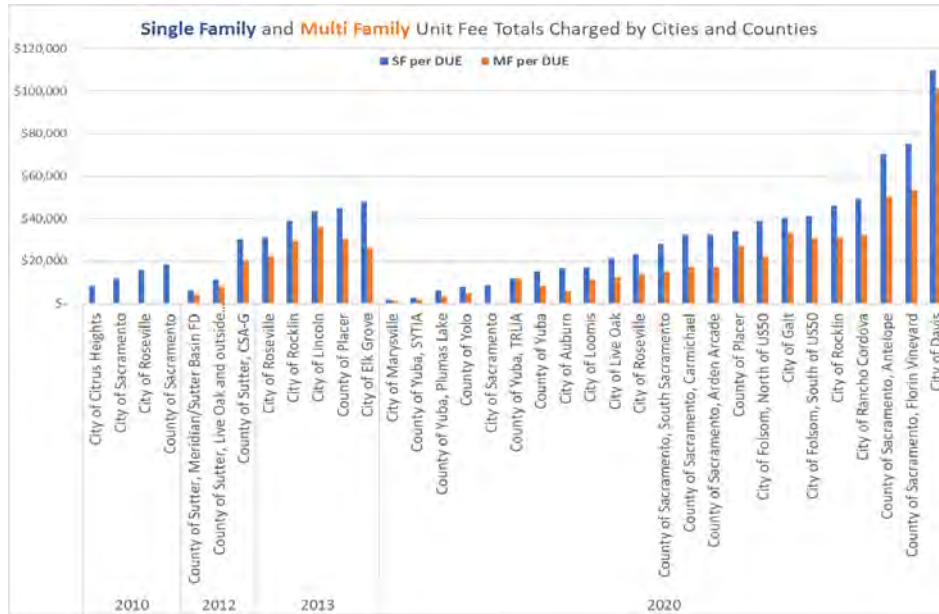
³ Based on the County Regional Sanitation fee for infill development. The County Regional Sanitation fee for new development is \$6,479.

⁴ \$7.19 per square foot (FCUSD, April 2020).

Sources: City of Folsom 2019; County of Sacramento; Sacramento Regional Sanitation District, July 2019; Folsom Cordova Unified School District, April 2020.

SACOG reviewed development impact fees of various jurisdictions in the Sacramento region in 2020. As shown in Figure C-35, SACOG found that the City’s fees for single family and multifamily homes were in the middle of the range: Sacramento, Roseville and portions of the unincorporated County were lower; Rocklin, Rancho Cordova, Davis, and the unincorporated communities of Antelope and Florin Vineyard were higher.

FIGURE C-35: DEVELOPMENT IMPACT FEES BY JURISDICTION IN THE SACRAMENTO REGION



Certain residential projects require General Plan amendments, zoning amendments, or other planning fees in addition to those listed above. Table C-56 lists other planning fees.

TABLE C-56: OTHER PLANNING FEES, CITY OF FOLSOM, EFFECTIVE JULY 1, 2020	
Fee Type	Fee
General Plan Amendment	\$4,073 (less than 5 acres)
	\$8,146 (more than 5 acres)
Rezoning	\$2,792 (less than 5 acres)
	\$5,575 (more than 5 acres)
Specific Plan Amendment	\$6,574
Tentative Subdivision Map Review	\$5,305
Site Design Review	\$280
Site Design Review - Planning Commission	\$4,455
Design Review - Multifamily	\$2,054
Design Review - Single family	\$58
Minor Conditional Use Permit Application Fee	\$2,683
Major Conditional Use Permit Application Fee	\$5,528
Variance Review (deposit)	\$1,567
Planned Development Fee	\$8,525 + \$426 per acre (includes the Site Design)

Source: City of Folsom, Master Fee Schedule, July 1, 2020.



The City offers fee deferrals to affordable housing developers. In addition, certain administrative processing fees may be waived for qualified projects. These helpful tools are described in Chapter 16.60 of the Folsom Municipal Code. The City also offers the two-for-one studio fee rate program, which charges only one set of impact fees for every two studio units developed, as described in Chapter 16.70 of the Folsom Municipal Code.

In compliance with Assembly Bill 1483, the City's fees are posted on the City's website.

4.1.6 ON/OFF SITE IMPROVEMENT REQUIREMENTS

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. While the City's development standards are similar to those in other jurisdictions, there may be some standards that 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 which typically have a potential to affect housing costs but are necessary to provide a minimum level of design and construction quality in the city's neighborhoods.

Fences and Walls: Materials should be a textured solid surface compatible with the architecture of the 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.

Residential Streets: All major/primary driveway aisles shall be a continuous width of 27 feet to allow Fire Department and other emergency vehicular access. Emergency vehicle access roads shall have a continuous width of at least 24 feet in subdivisions comprised of Group R-3 occupancies, and not less than 20 feet in all other developments (Folsom Municipal Code, Chapter 8.36). Street width reductions may be considered on private streets where adequate access for emergency vehicles and off-street parking can be shown. Greenbelts or landscaped setbacks maintained by homeowners associations are encouraged.

To the extent feasible, Folsom allows modifications of development standards for affordable housing units. Modifications include, but are not limited to, reduced parking requirements, modified minimum lot size and lot coverage, and modified locational requirements for duplexes and accessory dwellings.

Parking

Folsom's off-street parking standards for residential uses north of Highway 50 are summarized in Table C-57. The parking standards contained in the Zoning Code differ from the standards in the Design Guidelines for Multifamily Development. The Design Guidelines establish more specific parking standards for multifamily housing. However, Housing Element Program H-8 calls for the City to rescind the Design Guidelines for Multifamily Development in conjunction with Housing Element adoption. The City is

reviewing all parking standards as part of the Zoning Code update, scheduled for completion in Fall 2021, to ensure parking standards do not constrain development. Program H-29 specifically commits to reviewing parking standards for emergency shelters and residential care homes.

TABLE C-57: PARKING STANDARDS, CITY OF FOLSOM – NORTH OF HIGHWAY 50, 2020	
Residential Use	Parking Requirements
Single family dwelling	2 spaces per unit
Two-family dwelling	2 spaces per unit
Residential condominiums, townhouses, and planned developments with private streets	3 spaces per unit (one of which shall be used as guest parking)
Multiple-family structures and complexes	1.5 spaces per unit (Municipal Code)
1 bedroom	1.5 spaces/unit (From Design Guidelines for Multifamily Development)
2 bedroom	1.75 spaces/unit (From Design Guidelines for Multifamily Development)
3 bedroom	2 spaces/unit (From Design Guidelines for Multifamily Development)
Guest Parking	1 space/5 units (From Design Guidelines for Multifamily Development)
Residential care homes	1 space/3 persons receiving care, in addition to the spaces required for the residence
Mobile homes in mobile home parks	2 spaces per unit, and 1 guest parking space for each 4 mobile-home spaces

Source: Folsom Municipal Code, Title 17 Parking Requirements City of Folsom, Design Guidelines for Multifamily Development.

Table C-58 summarizes parking standards for residential uses south of Highway 50, which are contained in the Specific Plan.

TABLE C-58: PARKING STANDARDS, CITY OF FOLSOM – SOUTH OF HIGHWAY 50	
Residential Use	Parking Requirements
Single family dwelling	2 covered spaces per unit
Two-family dwelling	2 covered spaces per unit
Residential condominiums, townhouses, and apartments	1 Bedroom or less: 1 covered and 0.5 uncovered guest spaces per unit 2 Bedrooms or more: 2 covered and 0.5 uncovered guest spaces per unit
Second Dwelling Unit	1 off-street space per unit (FMC 17.105)
Home Occupations	Off-street parking required for each commercial vehicle associated with the home occupation, where up to 3 are allowed (FMC 17.61)
Live/Work Studios	1 uncovered space per unit

Source: Folsom Plan Area Specific Plan, 2011.



The City grants parking standard reductions to developers of affordable and senior housing on a case-by-case basis. 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 development would have a reduced demand for parking. The covered parking requirement for development in the area south of Highway 50 could potentially cost more than uncovered parking. However, recent affordable housing projects in Folsom have provided covered parking. The City works with affordable housing developers to resolve any issues related to parking requirements by examining each project and adjusting parking requirements for affordable projects on a case-by-case basis. As described earlier, the City uses the planned development permit process to provide more flexibility in development standards and to ensure that standards, such as the covered parking requirement, do not create a hardship for a particular project.

4.1.7 OPEN SPACE AND PARK REQUIREMENTS

Open space and park requirements can decrease the affordability of housing by decreasing the amount of land available on a proposed site for constructing units. Folsom follows Quimby Act requirements (Government Code Section 664477 et. Seq.) for park land dedications in new subdivisions. The City requires new subdivisions to dedicate land and/or pay an in-lieu fee to fund the development of neighborhood and community parks. The land dedication is calculated based on the general plan requirement of five acres per 1,000 persons. If land is not available for dedication, the developer must pay a fee in lieu of land dedication. The fee is based upon the fair market value of the amount of land that would otherwise be required for dedication.

In addition to the park land dedication and in-lieu fee required of new subdivisions, new development must pay a park improvement fee. Currently (June 2020), the park fee is \$7,037 per single family residential unit, \$4,675 per multifamily residential unit, and \$0.476 per square foot of commercial or industrial space. The FPASP for the area south of Highway 50 proposes to satisfy the park land dedication requirement by a combination of land dedication and park improvement fees. Open space and parks are considered beneficial to a well-balanced affordable housing development. Recognizing that open space requirements can add to the cost of a project, the City allows flexibility in the open space requirement for housing projects that provide very low- and low-income units.

4.1.8 DENSITY BONUS

A density bonus is the allocation of development rights that allows a parcel to accommodate additional square footage or additional residential units beyond the maximum for which the parcel is zoned. The legislature has made frequent changes to State density bonus law over the years, including AB 1763, which significantly increased density bonus provisions for 100 percent affordable projects. As of 2020, statewide density bonus law requires local jurisdictions to provide a density bonus and other incentives or concessions to residential developments that meet at least one of the following criteria:

- At least 5 percent of the housing units are restricted to very low income residents.
- At least 10 percent of the housing units are restricted to lower income residents.
- At least 10 percent of the housing units in a for-sale common interest development are restricted to moderate income residents.

- 100 percent of the housing units (other than manager’s units) are restricted to very low, lower, and moderate-income residents (with a maximum of 20 percent moderate).
- At least 10 percent of the housing units are for transitional foster youth, disabled veterans, or homeless persons, with rents restricted at the very low-income level.
- At least 20 percent of the housing units are for low income college students in housing dedicated for full-time students at accredited colleges.
- The project donates at least one acre of land to the city or county for very low-income units, and the land has the appropriate general plan designation, zoning, permits and approvals, and access to public facilities needed for such housing.
- The project is a senior citizen housing development (no affordable units required).
- The project is a mobile home park age-restricted to senior citizens (no affordable units required).

The density bonus a project can receive is based on a sliding scale that varies based on the type of housing and the percentage of affordable units. The maximum density bonus is generally 35 percent, except recent changes to state law increased the maximum density bonus to 80 percent for projects that provide 100 percent affordable units.

In addition to the density bonus, local jurisdictions are required to provide at least one of the following regulatory concessions and/or incentives to projects that qualify for a density bonus, except market-rate senior citizen projects with no affordable units and land donated for very low income housing:

- Reduction in site development standards or modification of zoning code requirements (e.g., setback reduction),
- Approval of mixed-use zoning, or
- Other regulatory incentives or concessions that result in identifiable and actual cost reductions.

Projects are eligible for up to three incentives/concessions on a sliding scale based on the percentage of affordable units provided, except projects that provide 100 percent affordable units, which are eligible for up to four incentives/concessions.

Projects qualifying for a density bonus also receive a waiver or reduction of development standards that would otherwise prevent the project from being built at the increased density as well as reduced parking requirements, shown in Table C-59. In addition, parking requirements for projects located within a half mile of an accessible major transit stop or bus route are further reduced or eliminated depending on the type of affordable project.

TABLE C-59: STATEWIDE PARKING STANDARDS FOR AFFORDABLE HOUSING, CALIFORNIA, 2020	
Number of Bedrooms	Number of On-Site Parking Spaces
0 to 1 bedroom	1
2 to 3 bedrooms	2
4 or more bedrooms	2 ½

Source: California Government Code Section 65915



The City's density bonus law is outlined in Section 17.102 of Folsom's Municipal Code. This code section was last updated in 2011 and does not reflect the recent changes in state law including density bonus for housing projects for transitional foster youth, disabled veterans, homeless persons, college students, or 100 percent affordable projects. Additionally, density bonus parking standard reductions for projects near transit are not reflected in the code. As described in Housing Element Program H-13, the City is currently (2020) conducting a comprehensive update to its Zoning Code, which will include an updated density bonus ordinance to be consistent with State law requirements.

4.1.9 INCLUSIONARY HOUSING

The City's Inclusionary Housing Ordinance (Chapter 17.104 of Zoning Code), adopted in 2002 and amended in 2013, is a major part of the City's affordable housing strategy; however, because inclusionary ordinances have the potential to act as a constraint to the production of market rate housing, State law requires an analysis in the housing element.

Currently (August 2020), the City's Inclusionary Housing Ordinance requires all for-sale projects consisting of 10 or more units, including condominium conversion projects, to include affordable housing units equal to 10 percent of the total number of units in the project, excluding density bonus units. The 10 percent must consist of 3 percent very low income units and 7 percent low income units.

The ordinance provides alternative methods to the on-site construction of inclusionary housing requirement, including:

- Construction of inclusionary housing units at an off-site location within the city;
- Dedication of sufficient land within the city to construct at least the same number of inclusionary housing units and supporting infrastructure;
- Acquisition, rehabilitation, and conversion of existing market rate units in the city that are at or above existing affordable rents, which require repair, rehabilitation, modernization, or other work, and convert those units to affordable for-sale housing units;
- Conversion of existing market rate units in the city that do not require rehabilitation and are at or above existing affordable rents to affordable for-sale housing units by way of deed restrictions;
- Payment of an in-lieu fee which equals one percent of the lowest priced for-sale residential unit in the proposed subdivision multiplied by the total number of for-sale residential units in the proposed subdivision;
- Use of inclusionary housing credits; or
- A combination of the above methods or other alternatives to meet the inclusionary housing requirement.

No affordable for-sale units were built during the 2013-2021 planning period through the inclusionary ordinance. Most developers opted to pay the in-lieu fee, which has generated over \$6.3 million since 2014. These fees are used by the City to provide gap financing for affordable multifamily projects.

As shown in Table C-60, jurisdictions throughout the Sacramento region have implemented various forms of inclusionary housing or affordable housing requirements. Out of the 10 jurisdictions surveyed, 7 have an adopted affordable housing requirement in the form of an inclusionary housing ordinance or affordable housing impact fee. Folsom's in-lieu fee of one percent of the lowest priced for-sale residential unit typically ranges between \$5,000 and \$7,000, under current (2020) market conditions. This fee structure allows the fee to adjust up or down as the market adjusts. The fee is within the range of other jurisdictions in the Sacramento region.

The City's inclusionary housing ordinance is comparable to other affordable housing programs in the region. The in-lieu fee provides developers with an alternative to constructing affordable units while providing the City with funds to financially subsidize affordable developments in Folsom. The City continues to monitor the effects of the inclusionary housing requirement and provides funds to support affordable housing in the City. In addition, the City is currently (2020) conducting an Inclusionary Housing In-Lieu Fee Study to identify the financing gap or subsidy required to produce affordable units in Folsom and confirm that the current in-lieu fee is appropriate.

TABLE C-60: COMPARISON OF INCLUSIONARY HOUSING REQUIREMENTS FOR JURISDICTIONS IN THE SACRAMENTO REGION, 2020

Jurisdiction	Davis	El Dorado County	Elk Grove	Folsom	Rancho Cordova	Rocklin	Roseville	Sacramento	Sacramento County	West Sacramento
Inclusionary Housing Ordinance	Yes. Up to 35% affordable units for rental and ownership housing ¹	None	No. Impact fee only.	Yes. 10% affordable units for ownership housing ³ (3% very low, 7% low)	None	None	No, but 10% affordable housing goal applies to all projects with 4 or more units	No. Impact fee only.	No. Impact fee only.	Yes. 10% affordable units (5% very low and 5% low for rental projects; 10% low for ownership)
Inclusionary Housing In-Lieu Fee	\$75,000/ unit ²		—	1% of lowest sales price			No formal fee. Case-by-case basis	—	—	\$5,640/unit
Affordable Housing Impact Fee	—		Yes - \$4,628/SF unit or \$2,695/MF unit	—			—	—	Yes – \$2.78/ sq. ft.	Yes - \$2.92/ sq. ft.

Notes: SF = single family; MF = multi-family; sq. ft. = square feet

¹For rental housing developments of 5-19 units – 25% affordable units required; for rental housing developments of 20+ units – 35% affordable units required; for rental vertical mixed-use developments – 5% affordable units required; for for-sale detached units on lots greater than 5,000 sf – 25% affordable units required; for for-sale detached units on lots less than 5,000 sf – 15% affordable units required; for for-sale attached units – 10% affordable units required.

²In-Lieu Fees are only allowed in certain cases and only for a portion of the proposed project

³Inclusionary housing requirements only apply to rental housing developments receiving financial assistance.

Source: EPS, 2020.

4.1.10 STATE OF CALIFORNIA, ARTICLE 34

Article 34 of the State Constitution requires local jurisdictions to obtain voter approval for specified “low rent” housing projects that involve certain types of public agency participation. Generally, a project is subject to Article 34 if more than 49 percent of its units will be rented to low-income persons. If a project is subject to Article 34, it will require an approval from the local electorate. This can constrain the production of affordable housing, since the process to seek ballot approval for affordable housing projects can be costly and time consuming, with no guarantee of success.

Local jurisdictions typically place a measure or referendum on the local ballot that seeks authority to develop a certain number of units during a given period of time. The City of Folsom has not held an Article 34 election since it does not directly build affordable housing. Although the City provides funding to affordable housing developers, this does not trigger Article 34 unless the City itself builds the public housing. Article 34 authorization has not been a barrier to the production of affordable housing.

4.1.11 DEVELOPMENT, MAINTENANCE, AND IMPROVEMENT OF HOUSING FOR PERSONS WITH DISABILITIES

In accordance with Senate Bill 520 (Chapter 671, Statutes of 2001), the City has analyzed the potential and actual governmental constraints on the development of housing for persons with disabilities. The City has reviewed its zoning laws, policies, and practices to ensure compliance with fair housing laws. The City has adopted the 2019 California Building Code, including Title 24 regulations of the code concerning accessibility for persons with disabilities.

The City amended the Zoning Code in 2011 to ensure the definition of “family” is in compliance with fair housing laws and does not discriminate based on household type or number of individuals. The definition is as follows:

“Family” shall mean one person living alone or two or more persons living together in a dwelling unit with common access to, and common use of, all living, kitchen, and eating areas within the dwelling unit.

In 2011 the City also adopted a Reasonable Accommodation Ordinance into the Municipal Code (Chapter 17.116). The procedure for reasonable accommodation allows persons with disabilities or their representatives to submit an application form or a letter to the Community Development Director requesting the necessary modification. The procedure is handled ministerially at the staff level, unless the project for which the request is made requires some other discretionary approval, in which case the request is handled concurrently with the application for discretionary approval, and is reviewed by the Planning Commission or the Historic District Commission.

The decision to grant or deny a request for reasonable accommodation is based on consideration of the following factors:

- A. Whether the housing in the request will be used by a person with a disability under the Federal Fair Housing Act and the California Fair Employment and Housing Act (“Acts”);
- B. Whether the request for reasonable accommodation is necessary to make specific housing available to a person with a disability under the Acts;



- C. Whether the requested reasonable accommodation would impose an undue financial, administrative or enforcement burden on the City;
- D. Whether the requested reasonable accommodation would require a fundamental alteration in the nature of a City program or law, including but not limited to land use and zoning;
- E. Potential impact on surrounding uses;
- F. Physical attributes of the property and structures; and
- G. Other reasonable accommodations that may provide an equivalent level of benefit.

Findings E and G could be considered a constraint on housing for persons with disabilities. Program H-29 of the Housing Element directs the City to review and update findings for the Reasonable Accommodation Ordinance to remove any constraints to housing for persons with disabilities.

4.2 Potential Non-Governmental Constraints

The availability and cost of housing is strongly influenced by market forces over which local governments have little or no control. Nonetheless, State law requires that the housing element contain a general assessment of these constraints, which can serve as the basis for actions to offset their effects. The primary non-governmental constraints to the development of new housing in Folsom can be broken into the following categories: cost of real property acquisition, availability of financing, development and construction costs, environmental constraints, and community attitudes about housing.

4.2.1 AVAILABILITY OF FINANCING

The availability of financing is a critical factor that can influence the cost and supply of housing. Housing developments require capital used by developers for initial site preparation and construction and capital used by homeowners and investors to finance the purchase of units. Financing is largely impacted by interest rates. Small fluctuations in interest rates can dramatically influence the ability to qualify for a loan.

Mortgage interest rates have remained at historically low levels and are currently (2020) around 3.5 percent. Mortgage rates are expected to remain low in the coming years. While interest rates for development and construction are generally higher than interest rates for home purchase (i.e., mortgages), financing for new construction is generally available at reasonable rates. However, the economic uncertainty resulting from the coronavirus pandemic may have lasting effects on financing throughout the planning period. Lenders may scrutinize applicants more closely than in the past, reducing the availability for financing despite affordable rates.

4.2.2 LAND AND SITE IMPROVEMENT COSTS

Land costs are a major factor in the cost to build housing in Folsom. Land costs vary depending on lot size, zoning, location, access to services, and existing improvements. According to August 2020 online listings on Zillow.com, the average land cost per acre is around \$750,000. Lot sizes of land listed for sale range from 0.27 acre to 2.16 acres and the median for-sale lot size is 0.36 acres. The average lot sales price is around \$300,000.

Recent land acquisition costs for affordable multifamily developments in the City ranged between about \$520,000 to \$1 million per acre, with a median land cost per acre of about \$650,000.

Upon securing raw land, developers have to make certain site improvements to “finish” the lot before homes can be built. These improvements typically include utility connections, rough grading, installation of water and sewer lines, and construction of streets, curbs, gutters, and sidewalks. Site improvement costs for single family and multifamily homes in Folsom range depending on the type of improvements and parcel constraints. Site improvement costs for a single family home are estimated to be approximately \$67,500 per unit. Site improvement costs for a multifamily development are estimated to be approximately \$16,000 per unit.

4.2.3 CONSTRUCTION COSTS

According to estimates from local developers, construction costs vary widely based on the square footage of the home, product type (attached versus detached), and specification level. Construction costs for a detached single-family home are estimated to be approximately \$80 to \$90 per square foot. Therefore, construction costs for a typical 2,250 square foot home with a 450-square foot attached garage are estimated to be between \$216,000 and \$243,000. Construction costs for attached multifamily development are higher than typical single family developments, ranging between \$185 to \$265 per square foot, based on recent affordable multifamily development. Construction costs for a typical 850-square foot multifamily unit are estimated to be between \$157,250 and \$225,250.

High construction costs limit the rate of return investors can receive from financing development. High rent or sales prices are required to cover land and construction costs, pushing multifamily developments toward building luxury apartments with a high rate of return.

Total Housing Development Costs

As shown in Table C-61, the total of all housing development costs discussed above for a typical single family home (2,250 square feet) are approximately \$535,000, including land costs, site improvements, construction costs, fees and permits. The total of all housing development costs for a typical multifamily unit (850 square feet) are approximately \$272,000. This figure does not include developer profit, marketing, or financing costs.

TABLE C-61: ESTIMATED HOUSING DEVELOPMENT COSTS, CITY OF FOLSOM, 2020		
Type of Cost	Single Family Unit	Multifamily Unit
Land Costs (cost per acre / cost per unit)	\$750,000 / \$187,500	\$650,000 / \$24,000
Site Improvement Costs (average cost per unit)	\$67,500	\$16,000
Total Construction Cost	\$225,000	\$200,000
Total Development Impact Fees*	\$55,000	\$32,000
Total Estimated Housing Development Costs	\$535,000	\$272,000

Note: Single family unit costs are based on a typical 2,250-square foot unit with a 450-square foot garage on a 0.25-acre parcel. Multifamily unit costs are based on a typical 850-square foot unit built at a density of 27 units per acre. Site improvement costs for multifamily units are based on the average cost per unit for the following recent projects: Bidwell Pointe, Bidwell Place, Granite City, and Talavera Ridge.

**Includes building permit fees*

Source: City of Folsom, 2020.

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 in Section 3.1, Housing Needs Assessment, the median sales price for homes in Folsom is \$559,100 in (February 2020). Recent sales prices for new single family detached homes in Folsom varied from \$497,950 to \$731,990 in 2020.

4.2.4 REQUESTS FOR HOUSING DEVELOPMENTS AT REDUCED DENSITIES

State law requires the housing element to include an analysis of requests to develop housing at densities below those anticipated in the sites inventory. The sites inventory prepared for the 2013 Housing Element conservatively assumed buildout at 60 percent of the maximum allowed density on multifamily high density sites (18 dwelling units per acre). Since that time, nearly all multifamily high density sites that have been approved or proposed for development at much higher densities than assumed in the 2013 Housing Element. This is especially true for affordable projects, which in some cases have used the density bonus to exceed the maximum allowable density (Bidwell Pointe and Bidwell Place). Recent multifamily developments (including both market-rate and affordable projects) have been constructed or proposed at densities averaging 27 units per acre. Affordable multifamily developments have been constructed or proposed at densities averaging 30 units per acre. There was only one instance during the last planning period where neighborhood opposition led to a reduced density than assumed in the 2013 Housing Element. City staff also continues to work with developers to identify opportunities to increase unit counts in proposed multifamily developments. For this reason, the City is increasing the assumed density on high density sites for the 2021 Housing Element to reflect a more realistic capacity for multifamily housing.

Single family housing has often been developed at lower densities than anticipated, specifically within the FPASP. Developers have built single family housing on land designated for multifamily low density development. This has resulted in single family homes on small lots and fewer units than what was anticipated in the Specific Plan.

4.2.5 LENGTH OF TIME BETWEEN PROJECT APPROVAL AND APPLICATIONS FOR BUILDING PERMITS

State law requires an analysis of the length of time between receiving approval for housing development and submittal of an application for building permit. On average approximately 6 month passes between the approval of a housing development application and submittal of an application for building permits. Time passed between project approval and applications for building permits for recent multifamily project are shown in Table C-62.

TABLE C-62: LENGTH OF TIME BETWEEN PROJECT APPROVAL AND BUILDING PERMIT APPLICATION SUBMITTAL, CITY OF FOLSOM, 2020			
Multifamily Project	Date of Approval	Date of Building Permit Application Submittal	Time Lapsed
Pique Apartments	May 18, 2016	December 23, 2016	7 months, 5 days
The HUB	September 27, 2016	December 27, 2016	3 months
Talavera Ridge	December 15, 2015	July 15, 2016	7 months
Bidwell Pointe	June 21, 2017	November 14, 2017	4 months, 24 days

Source: City of Folsom, 2020

4.2.6 LOCAL EFFORTS TO REMOVE NON-GOVERNMENTAL CONSTRAINTS

The City has little ability to control non-governmental constraints, such as the price of land and environmental constraints. However, the City is working to streamline the development application process to reduce time and money spent. As mentioned above, the City has programs to subsidize affordable housing and provides fee deferrals to encourage development.

In addition, the City works to educate the public to reduce opposition to new development. The City provides materials on its website informing residents of affordable housing needs in the City and relates housing costs to typical incomes of Folsom residents.

The City also partners with the development community to identify and promote potential housing development opportunities in Folsom. In addition, Attachment C.2 of this housing element provides capacity profiles of high density residential sites and evaluates sites based on financing criteria for affordable developments.

This page intentionally left blank.

5 Evaluation

This chapter evaluates the accomplishments under the City's 2013 Housing Element to determine the effectiveness of the previous housing element, the City's progress in implementing the 2013 Housing Element, and the appropriateness of the housing goals, objectives, and policies.

5.1 2013-2021 Housing Accomplishments

5.1.1 MAJOR ACCOMPLISHMENTS

The following are some of the major accomplishments and important steps the City has undertaken to provide greater housing opportunities during the 2013-2021 Housing Element planning period.

- Adopted a comprehensive General Plan Update that established the East Bidwell Mixed Use Overlay, creating new opportunities for multifamily housing and mixed-use development along East Bidwell Street. The General Plan also identified SACOG Transit Priority Areas for transit-oriented development around the light rail stations.
- Initiated a comprehensive zoning code update to implement the General Plan, incorporate objective design standards for multifamily development, and streamline the development approval process.
- Adopted an amendment to the City's ADU Ordinance allowing ADUs by right anywhere residential development is allowed, if the ADU meets certain criteria.
- Implemented a gradual phase-in inflationary adjustment to the current Housing Trust Fund Fee to increase funds for the development of affordable housing.
- Added an Energy Efficiency section to the City's website that contains useful energy efficiency information and identifies numerous energy efficiency resources.
- Approved and provided a grant in the amount of \$780,000 to the Talavera Ridge (Broadstone) Apartment project for the purpose of developing six (6) extremely low-income housing units.
- Approved and provided financial assistance, including an affordable housing loan in the amount of \$5,300,000 and 100 sewer fee credits for the Bidwell Pointe, mixed-use, affordable housing project developed by St. Anton Partners in 2018. The project includes 14 very low-income units and 86 low-income units.
- Approved the Parkway Apartment project, along with gap funding in the amount of \$4,800,000 and 75 sewer fee credits in 2017. The 72-unit affordable housing project includes 8 extremely low-, 34 very low- and 29 low-income units and is currently (October 2020) pending construction.
- Approved the Bidwell Place Apartment project, along with a \$4,150,000 affordable housing loan and 60 sewer fee credits in Spring 2020. The 75-unit, 100 percent affordable housing project includes 4 extremely low-, 4 very low-, and 66 low-income units.
- Approved the Scholar Way Senior Apartments project in November 2020 and approved a \$4,500,000 affordable housing loan for the project in January 2021. The project, proposed by USA Properties, includes 3 extremely low-, 73 very low-income units and 33 low-income units.

5.1.2 PROGRESS TOWARD MEETING THE RHNA

Table C-63 summarizes the number of building permits issued each year for new housing units by income category during the previous RHNA planning period as of the end of 2019. Development occurred at varied rates within the planning period with recent increases as development began to occur in the FPASP, south of Highway 50. An annual average of 431 units were issued permits from 2013 through 2019. The majority of units constructed during the planning period met the needs of moderate and above-moderate income households. Only 6 extremely low- and 14 very low-income units were constructed during the planning period, meeting only 1.6 percent of the extremely low- and very low-income RHNA. 86 low-income units were constructed, meeting 10 percent of the RHNA for low-income households. The City met 94 percent of its moderate income RHNA and 124 percent of its above-moderate RHNA.

TABLE C-63: BUILDING PERMITS ISSUED FOR NEW UNITS BY INCOME CATEGORY, CITY OF FOLSOM, 2013-2019										
Income Category	2013	2014	2015	2016	2017	2018	2019	Total	2013-2021 RHNA	Percentage of RHNA met
Extremely Low-Income/ Very Low-Income	—	—	—	—	6	14	—	20	1,218	1.6%
Low-Income	—	—	—	—	—	86	—	86	854	10%
Moderate Income	28	68	54	74	358	221	4	807	862	94%
Above Moderate Income	302	205	180	99	138	449	729	2,102	1,699	124%
TOTAL	330	273	234	173	502	770	733	3,015	4,633	—

Source: City of Folsom, 2020.

5.1.3 EFFORTS TO ADDRESS SPECIAL HOUSING NEEDS

Government Code Section 65588 requires that local governments review the effectiveness of the housing element goals, policies, and related actions to meet the community’s special housing needs. As shown in Table C-64, the 2013 Housing Element included Programs H-5.A. through H-5.E. addressing senior housing needs, emergency shelters, childcare centers, and reasonable accommodations for persons with disabilities.

The City has shown continual dedication to meeting the needs of seniors. The City has supported low-income senior homeowners through the Seniors Helping Seniors program. The program is funded with CBDG funds and provides a maximum grant amount of \$2,500 per property per year for minor repairs and \$7,500 per household once in a lifetime for major repairs. From 2013 through 2019, \$940,194 of financial assistance was provided through this program and 614 eligible senior households were served.

The City has also shown its commitment to addressing the needs of homeless residents. In September 2016, the Folsom Police Department collaborated with various faith communities to propose a Folsom Faith and Homeless Initiative. Through this effort, HART of Folsom was officially founded in July 2017. HART partners with organizations and the City to provide resources and services to the homeless population. A

Sacramento Self Help Housing Homeless Outreach Navigator has been appointed by the City to assist HART. The City continues to support HART and Powerhouse Ministries, a local faith-based organization, to provide emergency and supportive transitional housing to both the homeless and residents at risk of becoming homeless. Powerhouse Ministries provides a low-barrier emergency shelter and transitional housing for women and children at its Transformation Center. An expansion of the Powerhouse Ministries Transformation Center is currently (2020) underway and is anticipated for completion in Spring 2021. The approved expansion replaces temporary buildings with a permanent dormitory, counseling office, conference room, and child play area. The expanded center will result in an increase of the total number of women and children housed from 20 to 40, providing 20 emergency shelter beds and 20 transitional housing beds.

The City continues to work with local organizations and homeless service providers to support emergency shelter facility development. The 2013 Housing Element did not include any programs for actions related to homeless persons beyond Program H-5.C. Emergency Shelter Facility Development. New and expanded programs are needed to address emergency shelter facilities in the city and the needs of homeless persons.

The Folsom Municipal Code was amended in 2015 establishing a streamlined process for permitting and regulating the operation of Large Family Day Care Homes in single-family residential zones. In addition, the City continues to make information available in written form and on the City's website on reasonable accommodation for persons with disabilities and provides an expedient process for individuals with disabilities to make requests for exemptions from, or modification of, the various land use, zoning, or building laws, rules, policies, practices and/or procedures of the city.

5.2 Review of Existing (2013) Housing Element

Table C-64 provides an evaluation of the 2013-2021 Housing Element implementation programs and reviews the results and effectiveness of each program.

TABLE C-64: EVALUATION OF EXISTING (2013) HOUSING ELEMENT PROGRAMS

Implementation Program	Status	Evaluation	Recommendations for Updated Housing Element
<p>Adequate Sites Monitoring The City shall annually update its vacant land inventory, including an updated inventory of potential infill sites (smaller vacant and underutilized parcels) and make the updated inventory available on the City website. The City shall also conduct an annual review of the composition of the housing stock, the types of dwellings units under construction or expected to be under construction during the following year, and the anticipated mix, based on development proposals approved or under review by the City, of the housing to be developed during the remainder of the period covered by the Housing Element.</p>	Completed/ Ongoing	The City continues to update the residential vacant land inventory. The 2019 Vacant Land Inventory is currently available on the City’s website and includes a list of both active and proposed residential housing projects.	Maintain program.
<p>Facilitate Appropriate Sites for Affordable Housing The City shall encourage property owners and affordable housing developers to target and market the availability of sites with the best potential for development by facilitating meetings between willing property owners of large sites and willing affordable housing developers, when sufficient housing subsidy resources are available. To assist the development of housing for lower income households on larger sites (e.g., more than 10 acres), the City shall strive to streamline the approval process for land divisions, lot line adjustments, and/or specific plans resulting in parcel sizes that enable affordable housing development, and process fee deferrals related to the subdivision for projects affordable to lower income households.</p>	Completed/ Ongoing	The City continues to work with affordable housing developers and property owners in order to assist the development of housing affordable to lower income households. In 2017, two multi-family affordable apartment projects (Parkway Apartments and Bidwell Pointe) received project approval and loan commitments from the City. In 2020, an additional multi-family affordable apartment project (Bidwell Place Apartments) received project approval and a loan commitment from the City.	Maintain program.
<p>Residential Mobile Home Zone The City shall amend the boundaries of the Residential Mobile Home (RMH) zones to be consistent with areas designated as Single-Family High Density/Mobile Home Park (SFHD) in the General Plan Land Use Diagram. Additionally, the City shall amend the language in the Zoning Code to remove references to the “Trailer and Trailer Parks” Zone.</p>	In Progress	The City is currently conducting a zoning code update. This program will be addressed as part of the zoning code update, which is planned for completion in Fall 2021	Continue program.
<p>Development Impact and Permit Fees The City shall undertake a review of its development impact and permit fees related to multi-family development, second units, and other affordable housing to reconfirm the relationship between required services and fees paid. As part of this study, the City shall review the financial needs of affordable housing projects, determine whether or not City fees can be reduced to facilitate affordable housing development, and identify options for the City to offset the foregone revenues from other sources.</p>	Completed/ Ongoing	The City continues to review its development impact fees. In 2015 the City completed a Nexus Study for residential impact fees associated with the Folsom Plan Area Specific Plan. Currently, the City does not charge impact fees to second units. In addition, the City allows a 50% reduction in City impact fees for multi-family project studio apartment units.	Maintain program. The City shall continue to review its development impact and permit fees.

TABLE C-64: EVALUATION OF EXISTING (2013) HOUSING ELEMENT PROGRAMS

Implementation Program	Status	Evaluation	Recommendations for Updated Housing Element
<p>Economic Development Treatment Capacity Bank The City shall continue to make use of the Economic Development Treatment Capacity Bank (EDTCB) established by the Sacramento Regional County Sanitation District (SRCSD), which allocates excess wastewater treatment capacity connection fee credits among jurisdictions in the district to reduce the costs for SRCSD sewer connection fees. The City shall reserve a portion of the credits for housing projects affordable to low-, very low-, and extremely low-income households.</p>	<p>Completed/ Ongoing</p>	<p>The City continues to use EDTCB sewer credits to reduce the cost for SRCSD connection fees and continues to reserve a portion of these credits for housing projects affordable to low-, very low-and extremely low-income households. On June 13, 2017, the City Council approved Resolution No. 9947 authorizing 90 sewer credits for the 100% affordable Parkway Apartment project. On September 26, 2017, the City Council approved Resolution No. 10005 authorizing 75 sewer credits for the Bidwell Pointe mixed-use, mixed income project. And, on April 14, 2020, the City Council approved Resolution No. 10410 authorizing 75 sewer credits for the 100% affordable Bidwell Place Apartment project.</p>	<p>Delete program. The EDTCB program ends December 31, 2020.</p>
<p>Development Standards Following adoption of the updated General Plan, the City shall review and revise, as appropriate, its infrastructure and other development standards to ensure that they are consistent with the General Plan and allow for a full variety of housing types, and do not unfairly burden residential developers while maintaining appropriate fire, health, and safety standards.</p>	<p>In progress</p>	<p>The City is currently conducting a zoning code update. This program will be addressed as part of the zoning code update, which is planned for completion in Spring 2021.</p>	<p>Delete program. Program planned for implementation prior to adoption of the updated housing element.</p>
<p>Review and Update Guidelines for Multifamily Housing Following adoption of the 2035 General Plan, the City shall review and update the Design Guidelines for Multifamily Development to ensure consistency between the policies in the General Plan and development standards in the Municipal Code and those in the Design Guidelines. Additionally, the City shall create a single document that consolidates all of the development and design standards for multi-family housing.</p>	<p>In progress</p>	<p>The City is currently conducting a zoning code update. This program will be addressed as part of the zoning code update, which is planned for completion in Spring 2021.</p>	<p>Delete program. Program planned for implementation prior to adoption of the updated housing element.</p>

TABLE C-64: EVALUATION OF EXISTING (2013) HOUSING ELEMENT PROGRAMS

Implementation Program	Status	Evaluation	Recommendations for Updated Housing Element
<p>Monitor Inclusionary Housing Ordinance The City shall monitor the impact of the Inclusionary Housing Ordinance on the feasibility of market-rate housing, its ability to assist in the development of affordable units, and whether or not the program acts as a constraint on the development of all housing types. The City shall meet with local housing developers to discuss the impacts of the inclusionary housing ordinance and the effectiveness in providing for affordable housing units. As necessary, the City shall update its findings to the City Council in conjunction with the annual report to HCD (see Program H-8.C). The City may revise, amend, or repeal the Ordinance if it finds the Inclusionary Housing Ordinance is a constraint on all housing types or is not meeting its desired objectives (see Program H-3.E).</p>	<p>Completed/ Ongoing</p>	<p>The City continues to monitor the impact of the Inclusionary Housing Ordinance (IHO) on the feasibility of market-rate housing and its ability to assist in the development of affordable units. In 2015, the City reassessed the IHO as it pertains to accessory dwelling units and their effectiveness in providing affordable housing to low and very low income households and it was determined that although accessory dwelling units are important in providing affordable housing to moderate and low-income households, their effectiveness as an inclusionary housing alternative is limited due to lack of affordability requirement, enforcement, and monitoring concerns. Hence on September 28, 2015 the City Council adopted Ordinance No. 1243 to remove accessory dwelling units as an alternative to on-site construction of inclusionary housing.</p> <p>As of July 2020, the Folsom Housing Fund had an unrestricted cash balance of \$2,516,263 with \$5,356,641 of that amount provided through the collection of IHO in-lieu fees. It is important to note that a portion of these funds are reserved for the construction or substantial rehabilitation of affordable multi-family residential units.</p>	<p>Replace program with a program to conduct an inclusionary housing in-lieu fee study.</p>
<p>Educate the Community About Affordable Housing The City shall conduct an educational campaign to educate the community about the needs, realities, and benefits of affordable housing, and provide outreach to attract and support non-profit affordable housing developers in the city. The City shall prepare educational materials and participate in workshops on the issue of affordable housing. The City shall encourage participation by non-profit and for-profit affordable housing developers and local housing advocates. The City shall publicize events to neighborhood groups, community organizations, and other civic groups.</p>	<p>Ongoing</p>	<p>The City continues to include affordable housing educational material on the City's website and participates in affordable housing workshops. The City is currently participating in the Sac Valley Fair Housing Collaborative, which is preparing a regional Analysis of Impediments (AI).</p>	<p>Expand program to include informational campaign on homeless needs.</p>

TABLE C-64: EVALUATION OF EXISTING (2013) HOUSING ELEMENT PROGRAMS

Implementation Program	Status	Evaluation	Recommendations for Updated Housing Element
<p>Exemptions of Transit Priority Projects from Environmental Review The City shall implement the provisions of SB 375 streamlining the CEQA process for Transit Priority Projects and projects which conform to the Sustainable Communities Strategy and meet specific criteria set forth in SB 375.</p>	Ongoing	To date, the City has not received any projects eligible for CEQA streaming under the provisions of SB 375.	Replace program with program to include development of zoning code standards for transit-oriented development.
<p>Monitor and Evaluate the PD Permit Process The City shall monitor the Planned Development (PD) process to track the impacts of the PD process on the costs, timing, and certainty of residential development and ensure that the process does not act as a constraint on the production of multi-family housing. The City shall work with the development community to conduct an evaluation of the PD permit process.</p>	Completed	The City removed the requirement that all multi-family housing go through the PD permit process. The process still applies to several specific plan areas but does not apply citywide.	Delete program. The PD process is not a constraint on multi-family development. It is an option that is available to allow for more flexibility in the application of development standards.
<p>Local Funding for Affordable Housing Development As available, the City shall allocate funds from the Housing Trust Fund toward the development of affordable housing units for low-, very low-, and extremely low-income households. The City shall also encourage qualified housing developers to pursue new construction and acquisition/rehabilitation of affordable housing in the city.</p>	Ongoing	The City will continue to use the Housing Trust Fund toward the development of affordable housing units for low-, very-low, and extremely low households. As of July 2020, the Housing Trust Fund had an unrestricted cash balance of \$433,949.00 which may be allocated to a future affordable housing project.	Maintain program.
<p>City Grant for Very Low Income Project The City shall make a grant(s) available until May 1, 2018, in the total amount of \$15,000, to a developer or developers for the production of multi-family rental units affordable to very low-income households in Folsom and deed restricted for a period not less than 30 years.</p>	Completed	On December 13, 2016 Folsom City Council approved Resolution No. 9807 to provide a Housing Trust Fund Grant in the amount of \$780,000 to the Broadstone Apartment project for the purpose of providing 6 extremely low-income household units.	Delete program. Program was successfully implemented.
<p>Non-Residential Affordable Housing Impact Fee Study The City shall gradually phase-in an inflationary adjustment from the current Housing Trust Fund Fee to \$1.35 per gross square foot, effective January 1, 2014, and then to \$1.50 per gross square foot, effective January 1, 2015. The funds generated by the increase shall be used for the development of affordable multifamily rental housing.</p>	Completed	On May 14, 2013, the City Council approved Resolution No. 9146 to adjust the Housing Trust Fund Fee to \$1.35 per gross square foot, effective January 1, 2014, and then to \$1.50 per gross square foot, effective January 1, 2015. On July 14, 2015, the City Council adopted Resolution No. 9599 to enact the annual inflationary adjustment for City Impact Fees, including the Housing Trust Fund Fee. On January 1, 2019, the adjusted (for inflation) Housing Trust Fund fee increased to \$1.65 per gross square foot.	Replace program with a policy to continue implementing an inflationary adjustment to the Housing Trust Fund Fee.
<p>Act as Successor Agency for Redevelopment Agency The City shall act as the Successor Agency and carry out the responsibilities and obligations of the former redevelopment agency until July 2016 when all oversight boards within the county will be replaced by one consolidated oversight board.</p>	Completed	The City continues to act as the Successor Agency to carry out the responsibilities and obligations of the former redevelopment agency. Effective May 3, 2018, the City reports to the Sacramento Countywide Oversight Board.	Delete program.

TABLE C-64: EVALUATION OF EXISTING (2013) HOUSING ELEMENT PROGRAMS

Implementation Program	Status	Evaluation	Recommendations for Updated Housing Element
<p>Inclusionary Housing Ordinance The City shall continue to implement the Inclusionary Housing Ordinance, but may revise, amend, or repeal the Ordinance based on the ongoing monitoring program (see Program H-2.E).</p>	Ongoing	The City continues to implement the Inclusionary Housing Ordinance.	Modify program. There are no plans to repeal the inclusionary housing program during the Housing Element planning period.
<p>Tax-Exempt Bond Financing The City shall continue to petition for the authority to issue tax-exempt bonds for affordable housing by lobbying the legislature to pass legislation (such as AB 981) to allow the City to designate the use of, and commit, indebtedness obligation proceeds that were issued for affordable housing projects prior to June 28, 2011.</p>	Completed	In September 2015, the Governor signed into law Senate Bill 107, which authorizes the City's housing successor agency to designate the use of, and commit 100% of bond proceeds that were issued for affordable housing purposes prior to June 28, 2011.	Delete program.
<p>Participate in Sacramento County CDBG Program The City shall continue to coordinate with the Sacramento Housing and Redevelopment Agency (SHRA) to receive Community Development Block Grant (CDBG) to support housing rehabilitation programs. The City shall consider participating in other programs through SHRA. The City shall consider contracting with SHRA, or another entity, for technical assistance in carrying out certain functions, such as monitoring the number of affordable units that have been produced and will be produced in the City.</p>	Completed/ Ongoing	The City continues to maintain a close working relationship with SHRA and currently participates in the CDBG and HOME Programs with SHRA. The CDBG funds are utilized to subsidize minor and major grants for the City of Folsom's Senior Helping Senior Program.	Modify program to reflect additional uses of CDBG funds received.
<p>Housing Choice Vouchers The City shall continue to participate in the Housing Choice Voucher Program, administered by the Sacramento Housing and Redevelopment Agency (SHRA), with a goal of providing rental assistance to lower-income residents. The City shall work with SHRA to maintain, or if possible, increase the current number of vouchers for Folsom residents.</p>	Ongoing	The City continues to participate with SHRA for administration of Housing Choice Vouchers. In 2019, Folsom had 83 families using vouchers.	Maintain program.
<p>Mortgage Credit Certificate Program The City shall continue to participate in the Mortgage Credit Certificate Program, administered by the Sacramento Housing and Redevelopment Agency (SHRA), to assist low-income first-time homebuyers purchase a home, subject to availability of Program funds. The City shall publicize the program on the City website and prepare written materials.</p>	Ongoing	The City continues to participate in the Mortgage Credit Certificate (MCC) Program administered by SHRA. Since 1990, 79 Folsom households have been issued an MCC.	Maintain program.

TABLE C-64: EVALUATION OF EXISTING (2013) HOUSING ELEMENT PROGRAMS

Implementation Program	Status	Evaluation	Recommendations for Updated Housing Element
<p>Additional State, Federal, and Regional Funding The City shall work to secure additional funding from State, Federal, and regional sources that can be used to help increase the supply of affordable housing in Folsom. Such programs may include, but are not limited to:</p> <ul style="list-style-type: none"> • The Transit Oriented Development (TOD) Loan Fund, currently (2013) being developed by the Sacramento Housing and Redevelopment Agency; • The HOME program that has local funds distributed by the Sacramento Housing and Redevelopment Agency (SHRA); and • The state Multifamily Housing Program (MHP), sponsored by the Department of Housing and Community Development (HCD). <p>Additionally, the City shall lobby to seek legislative changes to make State and Federal affordable housing programs more effective and support a state permanent funding source for affordable housing.</p>	Ongoing	The City, particularly the Community Development Department, continues to work to secure additional funding from state and federal sources that can be used to increase the supply of affordable housing in the City of Folsom. Furthermore, the City continues to explore new opportunities of funding sources, including the California Strategic Growth Council's Affordable Housing & Sustainable Communities Grant.	Modify program to reflect new available funding sources.
<p>Housing Program Workshops The City shall conduct annual workshop(s) with for-profit and non-profit housing developers, local and regional funding agencies, and other organizations interested in affordable housing to review currently available programs, including housing rehabilitation programs, Seniors Helping Seniors, and the First Time Homebuyer Program. The City shall advertise the workshops by mailing fliers, sending emails, and phone calls to local housing stakeholders.</p>	Ongoing	City staff continues to meet with for-profit and non-profit housing developers and housing advocates to review current housing programs.	Delete program.
<p>Rehabilitation of Substandard Units The City shall apply annually, or as frequently as is needed based on housing rehabilitation demand, for funding under the Community Development Block Grant Program the California Housing Rehabilitation Program, and other State and Federal funding programs. In addition, the City shall provide information to, and assist owners of, rental properties in applying for funding under available state and federal housing rehabilitation funding programs.</p>	Ongoing	The City has not received any requests from 2013 to present for rental rehabilitation funding or for assistance applying to other resources for funding.	Delete program. The City continues to participate in the CDBG program through the County.
<p>Mobile Home Rehabilitation Program The City shall continue to assist low-income mobile home owners with mobile home repairs by providing grants to fund health, safety, and emergency repairs of mobile homes, subject to availability of grant funds.</p>	Ongoing	The City utilizes CDBG funds to provide grants under the Seniors Helping Seniors Program to assist with mobile home rehabilitation. In 2019, the City provided one major grant in the amount of \$7,450.00 to a mobile home owner for a new furnace.	Fold into H-5.B. Seniors Helping Seniors Program

TABLE C-64: EVALUATION OF EXISTING (2013) HOUSING ELEMENT PROGRAMS

Implementation Program	Status	Evaluation	Recommendations for Updated Housing Element
<p>Mobile Home Repair and Replacement Loan Forgiveness Program The City shall continue to provide forgiveness on Community Development Block Grant (CDBG) loans for improvements to manufactured housing units experiencing economic hardship, as defined by, and subject to, HUD guidelines.</p>	Ongoing	Since the program's inception in 2011, the City has forgiven 11 Mobile Home Repair and Replacement loans due to financial hardship.	Maintain program.
<p>Housing Conditions Database The City shall maintain current information on the condition of dwelling units by preparing and periodically updating a housing conditions database. The City shall develop a standard survey instrument (e.g., windshield survey). Additionally, the City shall consider expanding the survey area outside the current limits of the Historic District Area.</p>	In progress	The City has developed a windshield survey and is in the process of using this survey to prepare a housing conditions database.	Delete program.
<p>Monitoring Assisted Housing Developments The City shall continue to monitor the affordability status of all publicly-assisted housing developments in Folsom to ensure that qualifying moderate- or lower-income households occupy assisted units.</p>	Ongoing	The City continues to monitor the affordability status of publicly assisted housing developments in the City.	Delete program.
<p>Preservation of Historic Residences The City shall preserve historically and architecturally significant buildings by undertaking the following actions:</p> <ol style="list-style-type: none"> 1. Evaluate the potential impact of proposed development projects or rehabilitation activities on historic properties; 2. Continue to designate certain areas as historic districts and consider adopting guidelines for historic structures; and 3. Exempt property owners from specific historic preservation requirements, to the extent that it has the authority to do so, if such requirements would conflict with access for persons with disabilities, energy conservation, seismic safety retrofitting, or if the strict application of requirements would impose an unreasonable hardship on the property owner. 	Ongoing	With an active and vibrant Historic District and a Historic District Commission, the City remains committed to preserving historical residences within the City.	Delete program. Historic preservation is adequately addressed in the Natural and Cultural Resources Element of the General Plan. Therefore, this program is not needed in the Housing Element.
<p>Code Enforcement The City shall continue to encourage the rehabilitation of substandard residential properties by homeowners and landlords, using the Code Enforcement program when necessary, to improve overall housing quality and conditions in the city.</p>	Ongoing	The City continues to encourage rehabilitation of substandard residential properties in the City of Folsom.	Maintain program.

TABLE C-64: EVALUATION OF EXISTING (2013) HOUSING ELEMENT PROGRAMS

Implementation Program	Status	Evaluation	Recommendations for Updated Housing Element
<p>Fee Reductions for Senior Housing The City shall coordinate with the Folsom Cordova Unified School District to explore reductions in school impact fees for senior housing.</p>	Continued	The City contacted the Folsom Cordova Unified School District (FCUSD) in March of 2015 to explore reductions in school impact fees for senior housing and was informed that a policy for fee reductions is already in place whereby senior citizen housing developments (as described in Section 51.3 of the California Civil Code) are charged the FCUSD commercial development impact fee, as opposed to the much higher FCUSD.	Delete program.
<p>Seniors Helping Seniors Program The City shall continue to provide financial assistance for minor home repairs to low-income seniors through the Seniors Helping Seniors Program, subject to availability of Program funds. The City shall send a qualified senior tradesman to perform minor repairs, free of charge, to qualifying senior homeowners.</p>	Ongoing	The City continues to provide financial assistance for minor home repairs to low-income seniors through the Seniors Helping Seniors Program. From 2013 through 2019, \$940,194 of financial assistance was provided through this program and 614 eligible senior households were served.	Maintain program.
<p>Emergency Shelter Facility Development The City shall continue to encourage and provide technical assistance to local organizations and community groups to help develop emergency shelter facilities in Folsom. The City shall facilitate the public outreach necessary to help in the removal of any neighborhood barriers for any applications for an emergency shelter.</p>	Ongoing	The City continues to provide technical assistance to local organizations and community groups to help develop emergency shelter facilities in Folsom.	Maintain program.
<p>Child Care Services to Assist Single Parents with Children The City shall review its Zoning Code to ensure that City requirements do not overly restrict the location of child care services.</p>	Completed	On March 24, 2015, the City Council passed Ordinance No. 1219 to amend the Folsom Municipal Code by adding a separate chapter (Chapter 5.100) to the code that established a streamlined process for permitting and regulating the operation of Large Family Day Care Homes in single-family residential zones in the City. The result of Ordinance No. 1219 is that it established an expedient and cost effective administrative process.	Delete program.
<p>Public Information for Reasonable Accommodation The City shall continue to make information available in written form and on the City’s website on reasonable accommodation for persons with disabilities. The City shall continue to designate an ADA Coordinator and contract with an outside consultant to provide information and research if necessary.</p>	Ongoing	The City continues to make information available in written form and on the City’s website on reasonable accommodation for persons with disabilities. The City Clerk is designated as the ADA Coordinator and provides information and research.	Delete program. This is standard city practice and does not require an implementation action.

TABLE C-64: EVALUATION OF EXISTING (2013) HOUSING ELEMENT PROGRAMS

Implementation Program	Status	Evaluation	Recommendations for Updated Housing Element
<p>Fair Housing Program The City shall continue to make information regarding State and Federal fair housing requirements available at a designated office in City Hall. In addition, the City shall make copies of the information available for the public on the City’s website and at the Folsom Public Library. The City will also assist individuals with complaints in contacting either the Code Enforcement Division or one of the following appropriate agencies to file a complaint:</p> <ul style="list-style-type: none"> • Sacramento Housing and Redevelopment Agency; • State of California’s Landlord/Tenant Dispute line or Mobile home Park Ombudsman; • Sacramento Regional Human Rights/Fair Housing Commission; • Sacramento County Health Department; and • California Department of Fair Housing and Employment. 	Ongoing	The City continues to make information regarding fair housing available on its website, as well as continues to assist individuals with complaints in contacting the appropriate agency. City staff refers individuals with complaints to the Sacramento Renters Helpline and other appropriate agencies. In addition, a portion of the City’s CDBG allocation is used to subsidize the Renters Helpline fair housing activities, including landlord/tenant mediation and complaint investigation.	Modify program to reflect new procedures for addressing fair housing complaints.
<p>Energy Conservation Assistance The City shall continue to include weatherization and energy conservation as eligible activities under CDBG programs that it administers. In addition, the City shall seek new resources to assist homeowners increase energy efficiency (e.g., upgrading older ductwork, HVAC systems, windows, and insulation). The City shall provide information and refer eligible property owners to other available programs, such as those available through PG&E and SMUD.</p>	Ongoing	Weatherization improvements, including such activities as higher efficiency window replacements and HVAC replacements, are primarily completed through the City’s Seniors Helping Seniors Program. The City’s website provides information to homeowners about the PACE Programs that operate in Folsom, as well as providing links to PG&E and SMUD programs.	Delete program from the Housing Element. The main mechanism for implementing this program is the Seniors Helping Seniors program, which is already included as a program in the Housing Element. The General Plan already addresses the PACE program and other energy efficiency programs.
<p>Public Education on Energy Efficiency The City shall prepare and distribute handouts to the public and post information on the City’s website on ways to improve energy efficiency in existing homes and in new construction.</p>	Completed	In August of 2014, the City added an Energy Efficiency section to the City’s website that contains useful energy efficiency information and identifies numerous energy efficiency resources. In addition, the City periodically sends out handbills in utility billing statements to the public regarding both water and energy efficiency measures.	Delete program. Program was successfully implemented.

TABLE C-64: EVALUATION OF EXISTING (2013) HOUSING ELEMENT PROGRAMS

Implementation Program	Status	Evaluation	Recommendations for Updated Housing Element
<p>Study Feasibility of a Local Assessment District The City shall conduct a study on the feasibility of creating a local assessment district or other financing mechanism to fund voluntary actions by homeowners (and owners of commercial/mixed-use properties) during new construction or retrofit to undertake energy efficiency measures, install solar rooftop panels, install “cool” roofs, and take other measures to reduce greenhouse gas emissions.</p>	Completed	On December 10, 2013, the City Council approved Resolution No. 9248 to establish a Community Facilities District to finance the acquisition, installation, and improvement of energy efficiency, water conservation and renewable energy improvements to existing residential and commercial buildings. The first PACE program, mPOWER, was implemented on March 17, 2014. Since 2014, several additional PACE providers have been approved for Folsom.	Delete program. Program was successfully implemented.
<p>Facilitate Transit-Oriented Development The City shall identify opportunities for transit-oriented development (TOD) in the city, consider Zoning Code amendments to facilitate mixed-use and high-density residential TOD opportunities, and explore funding opportunities.</p>	In progress	As part of the recently adopted General Plan, the City identified SACOG Transit Priority Areas in the City and established transit oriented land use goals. As part of the zoning code update, the City will consider zoning code amendments that facilitate mixed-use and high density residential TOD opportunities. The comprehensive zoning code update is planned to be completed in Spring 2021.	Modify program to establish development standards for TOD in the comprehensive zoning code update.
<p>Affordability Monitoring The City shall explore the possibility of documenting the sales price and rental rates for all residential units within the city for the purpose of evaluating potential assistance for affordable housing.</p>	Ongoing	The City has not yet found it possible to document the sales price and rental rates for existing residential units; however, the City currently documents the sales price of new for-sale single-family residential units in developments subject to an Inclusionary Housing Agreement with the City and all rental rates of multi-family residential developments that are deed restricted.	Delete program.
<p>Housing Program Staff The City shall continue to designate staff responsibilities to coordinate housing-related programs and policy initiatives in the City and act as the centralized information/referral source for residents requiring housing assistance. The City shall strive to ensure that adequate resources are available to continue improving housing program coordination. The designated staff person shall be responsible for the annual monitoring of housing programs and producing the Housing Element Annual Progress Report to the California Department of Housing and Community Development (HCD), as well as the Housing Trust Fund Annual Report.</p>	Ongoing	The City continues to designate Community Development Department staff to coordinate housing-related programs and policy initiatives in the City.	Maintain as a policy rather than a program since no action is required.
<p>Annual Implementation Reporting The City shall review and report annually to the City Council and to the Department of Housing and Community Development (HCD) on the implementation of Housing Element programs and the City’s effectiveness in meeting the programs’ objectives.</p>	Ongoing	The City continues to review and report annually to the City Council and to the Department of Housing and Community Development (HCD) on the implementation of Housing Element programs and the City’s effectiveness in meeting the programs’ objectives.	Maintain as a policy rather than a program.

This page intentionally left blank.

6 Bibliography

6.1 Agencies, Organizations, and Persons Contacted

WestLand Landowners Group – May 2020

- Bill Bunce, President, WestLand Capital Partners
- Mike McDougall, President, MJM Properties, LLC.
- Rob Aragon, Principal, Aragon Solutions, Inc.
- Rick Jordan, President, Terreno Land Consulting
- Charles Torrence, Principal, Torrence Planning & Design
- Jim Ray, Principal/President, MacKay & Soms
- Jim Galovan, Partner, PCCP LLC
- Tim Taron, Attorney, Public Infrastructure and Services Financing, Hefner Law
- Clay Loomis, Project Manager, Folsom Heights, LLC – May 27, 2020.

Tim Kihm, President, TK Consulting, Inc. – June 23, 2020

Price Walker, Vice President, Project Development, Elliott Homes – April 30, 2020.

Christopher Teng, Senior Land Use Manager, Kaiser Permanente National Facilities Services – May 28, 2020

Cole Partners Development Company – May 28, 2020

- Daniel Cole, Chairman/co-founder
- Rob Cole, President/co-founder
- Mike Isherwood, Chief Financial Officer/Legal Counsel
- Mark Fisher, President, The Grupe Company

Mike Klockenbrink, Business Administration/HR Pastor, Lakeside Church – June 2, 2020.

Augustine Chavez, Vice President of Administration, Folsom Lake College – June 17, 2020.

Simon Properties (Folsom Premium Outlets) – June 18, 2020

- John Dionis, Vice President of Development
- Jamal Porter, Regional Vice President
- Brenda Smith, General Manager, Folsom Premium Outlets

Folsom Cordova School District – July 23, 2020

- Rhonda Crawford, Assistant Superintendent, Business Services
- Matt Washburn, Chief Operations Officer
- JoAnne McCarthy, Facilities Planner
- Geri Wickham, Planning/Project Manager

Ed Kelley, President, HART of Folsom, April 20, 2020.

Nancy Atchley, Executive Director, Powerhouse Ministries, June 15, 2020.

Aaron Zelaya, Sergeant, Community Crimes Suppression Unit, Folsom Police Department – August 7, 2020

Pete Piccardo, Code Enforcement Supervisor, City of Folsom – June 5, 2020.

Danielle M. Mazzella, Preservation & Data Manager, California Housing Partnership – July 20, 2020



6.2 Websites

Alta California Regional Center. www.altaregional.org.
California Department of Community Services and Development. www.csd.ca.gov.
California Department of Corrections and Rehabilitation. <http://www.cdcr.ca.gov>.
California Department of Development Services. www.dds.ca.gov.
California Department of Education. www.cde.ca.gov.
California Department of Finance. <http://www.dof.ca.gov>.
California Department of Housing and Community Development. <http://www.hcd.ca.gov>.
California Employment Development Department. <http://edd.ca.gov>.
California Tax Credit Allocation Committee. TCAC/HCD Opportunity Area Maps. <https://belonging.berkeley.edu/tcac-opportunity-map-2020>.
Federal Emergency Management Agency. www.fema.gov.
For Rent.com. <https://www.forrent.com/>.
Metrolist MLS TrendVision. www.metrolistmls.com.
New Home Source. <https://www.newhomesource.com/>.
United States Census Bureau. <http://www.census.gov>.
United States Social Security Administration. <http://www.ssa.gov>.
Pacific Gas and Electric Company. www.pge.com.
Sacramento Area Council of Governments (SACOG). www.sacog.org.
Sacramento Housing and Redevelopment Agency. www.shra.org.
Sacramento Municipal Utility District. www.smud.org.
Sacramento Regional County Sanitation District. www.srcsd.com.
Trulia. www.trulia.com.
University of California Berkley Urban Displacement Project. <https://www.urbandisplacement.org/>.
University of California Davis Center for Regional Change Regional Opportunity Index. <https://interact.regionalchange.ucdavis.edu/roi/webmap/webmap.html>.
United States Department of Housing and Urban Development. Comprehensive Housing Affordability Strategy (CHAS) database. www.huduser.org.
Zillow. www.zillow.com.

6.3 Reports/Documents

California Housing and Community Development Department. *Financial Assistance Program Directory*. June 2012.
City of Folsom Department of Housing and Community Development Annual Housing Element Progress Report. 2018.
City of Folsom Department of Housing and Community Development Annual Housing Element Progress Report. 2019.
City of Folsom Salary Schedule. July 1, 2018.
City of Folsom 2015 Urban Water Management Plan. June 14, 2016.
City of Folsom Design Guidelines for Multifamily Housing. May 26, 1998.
City of Folsom Municipal Code. 2020
City of Folsom. *Folsom Plan Area Specific Plan*. Approved June 28, 2011, Amended March 13, 2018.

City of Folsom. *Folsom Plan Area Specific Plan Minor Administrative Modification* associated with the Parcels 61, 77, 78, and 85A (PN 20-003). March 17, 2020.

City of Folsom. *Multi-Generational Housing Affordability and Accessory Dwelling Unit Assessment*. May 14, 2020.

City of Folsom. *Seniors Helping Seniors Home Repair Program Guidelines*. Approved April 2017, revised February 2018.

City of Folsom. *2016 Water Master Plan Update*. January 2018.

City of Folsom. *2019 Sewer System Management Plan*. July 2019.

Federal Emergency Management Agency FIRM Maps. October 2020.

Folsom Cordova Unified School District 2019-2020 Certified Salary Schedule. Approved June 6, 2019.

Sacramento Area Council of Governments (SACOG). *Housing Policy Toolkit*. June 25, 2020.

Sacramento Regional Transit. *Regional Transit-Oriented Development Action Plan*. June 2020.

Sacramento Regional Wastewater Treatment Plant. *2020 Master Plan*. May 2008.

Sacramento Valley Fair Housing Collaborative. *Analysis of Impediments to Fair Housing Choice*. February 27, 2020.

This page intentionally left blank.

ATTACHMENT C.1

VACANT AND UNDERUTILIZED RESIDENTIAL LAND INVENTORY

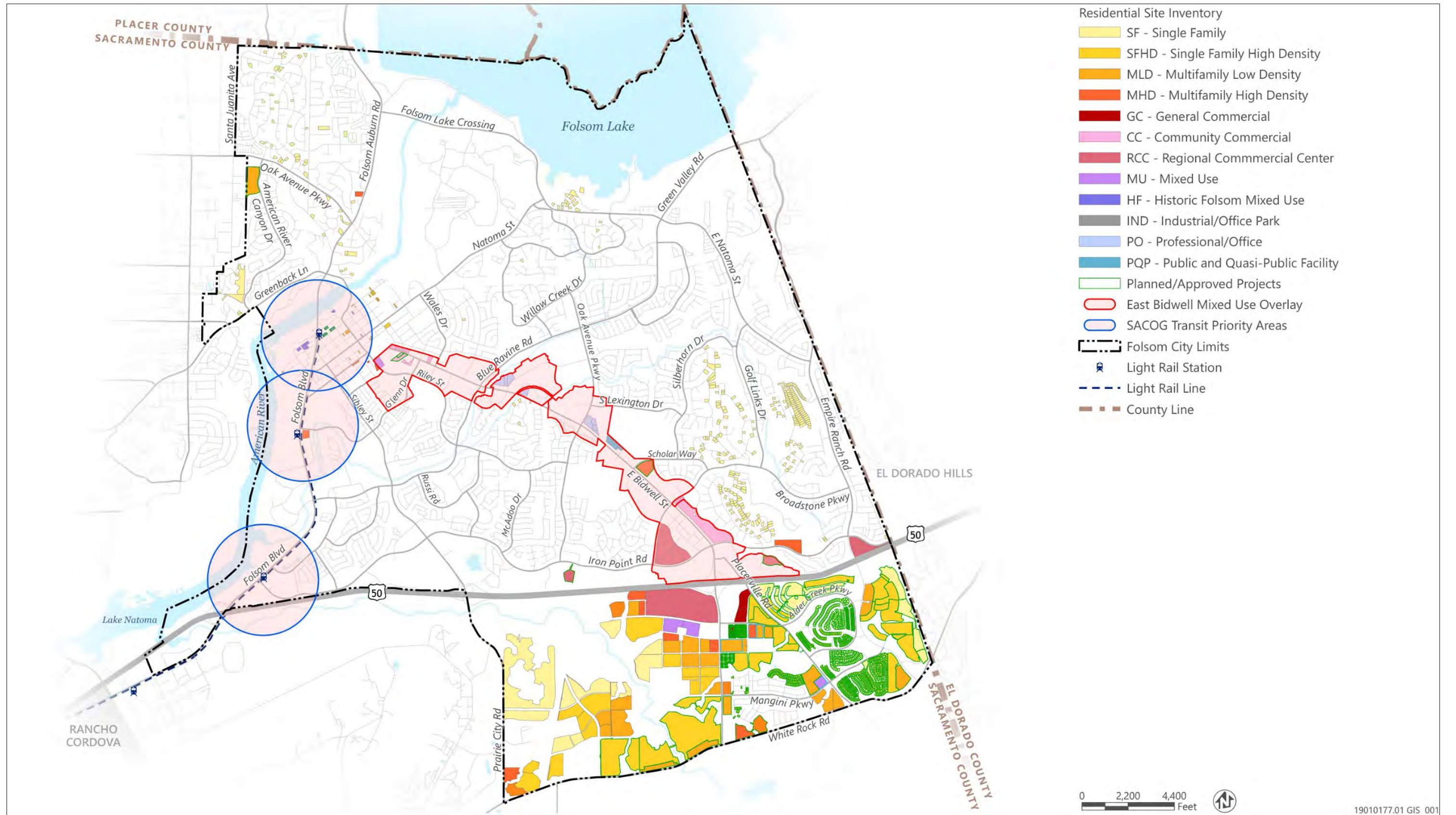


FIGURE C.1-1: CITY-WIDE SITES INVENTORY MAP

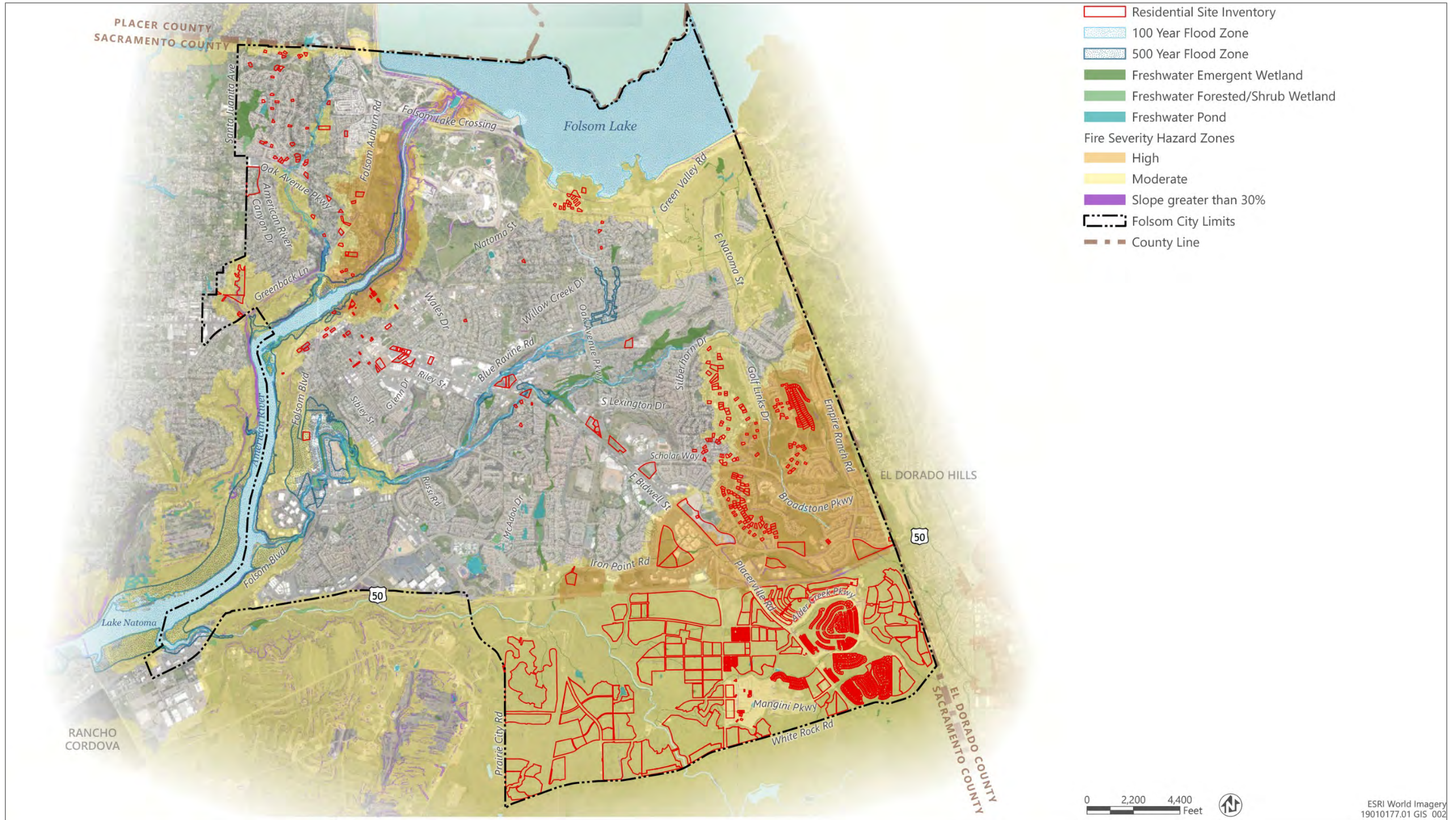


FIGURE C.1-2: ENVIRONMENTAL CONSTRAINTS

TABLE C.1-1: VACANT AND UNDERUTILIZED RESIDENTIAL LAND INVENTORY, CITY OF FOLSOM

Assessor Parcel Number (APN)	Address	Land Use Designation	Zoning Designation	Acreage	Maximum Allowed Residential Density	Maximum Units	Expected Density	Total Number of Units	Lower Income Units	Moderate-Income Units	Above Moderate-Income Units	Notes	
EAST BIDWELL CORRIDOR SITES													
071-0190-093*	955 Riley Street	MU	MU	2.94	30	88	27	79	79			Underutilized site. Existing Folsom Cordova Unified School District (FCUSD) offices on-site.	
071-0190-048	511 E. Bidwell Street	CC - EBMU	C-2	0.54	30	16	27	4	4			Underutilized site. Total area of APN 071-0190-048 is 2.04 acres; Inventory only includes vacant area behind Folsom Lake Bowl and the entire adjacent parcel (APN 071-0320-026 - existing parking lot); commercial component would remain. Inventory assumes 25% build out during planning period.	
071-0320-026				1.06	30	32	27	7	7				
<i>Subtotal</i>				1.6		48		11	11	0	0		
071-0082-016	300 E. Bidwell Street	CC - EBMU	C-2	1.02	30	31	27	7	7			Underutilized site. Strip Mall between Coloma St and Rumsey Way. Inventory assumes 25% build out during planning period.	
071-0082-015	314 E. Bidwell Street			0.25	30	8	27	2	2				
071-0082-017	320 E. Bidwell Street			0.45	30	14	27	3	3				
071-0082-012	330 E. Bidwell Street			0.27	30	8	27	2	2				
<i>Subtotal</i>				1.99		61		13	13	0	0		
071-0083-012	402 E. Bidwell Street	CC - EBMU	C-2	0.29	30	9	27	2	2			Underutilized site. Strip Mall between Rumsey Way and Market St. Inventory assumes 25% build out during planning period.	
071-0083-011	404 E. Bidwell Street			0.63	30	19	27	4	4				
071-0083-010	412 E. Bidwell Street			0.74	30	22	27	5	5				
<i>Subtotal</i>				1.66		50		11	11	0	0		
071-0360-013	616 E. Bidwell Street	CC - EBMU	C-2	1.41	30	42	27	10	10			Underutilized site. Snowline Hospice Thrift Store. Inventory assumes 25% build out during planning period.	
Subtotal - Central Commercial District				9.6		289		124	124	0	0		
071-0040-161	1571 Creekside Drive	PO - EBMU	BP (PD)	2.79		84						Creekside (Cummings) Site. Unit count based on proforma received from St. Anton for potential affordable housing project.	
071-0040-162	1591 Creekside Drive			2.1		63							
071-0040-163	1575 Creekside Drive			2.82	30	85	27	150	150				
<i>Subtotal</i>				7.71		232		150	150				
072-0031-024	790 Hana Way	PO - EBMU	BP (PD)	2.43	30	73	27	66	66			500-yr flood zone; AE flood zone	
Subtotal - Creekside District				10.14		305		216	216	0	0		
072-1310-012	701 Oak Avenue Parkway	PO - EBMU	BP (PD)	4.46	30	134	27	120	120			Lakeside Church - inventory only includes vacant portions of sites excluding areas constrained by existing parking lot and overhead powerlines - would require lot split and reconfiguration. APN 072-1310-012 total size is 4.48 acres; APN 072-1310-011 total size is 4.2 acres; APN 072-1310-010 total size is 4.79 acres	
portion of 072-1310-011	741 Oak Avenue Parkway			1.34	30	40	27	36	36				
portion of 072-1310-010	731 Oak Avenue Parkway			1.58	30	47	27	43	43				
<i>Subtotal</i>				7.38		221		199	199	0	0		
portion of 072-0270-023	100 Scholar Way	PQP - EBMU	A-1-A	5.81	30	174	27	157	157			Folsom Lake College (151.14-acre parcel) - The inventory only includes the 5.81 acres of developable land within the EBMU overlay.	
Subtotal - College District				13.19		395		356	356	0	0		
072-0270-155	1565 Cavitt Drive	CC - EBMU	C-2	10.00	30	300	27	270	270			Total parcel size is 37.18 acres; vacant site; assumed 10 acres of residential development.	
072-1190-128	Broadstone Pkwy	RCC - EMBU	C-3 (PD)									Kaiser Site (43.99-acre site) - 38.05 acres of the site are vacant; assumed 10 acres of residential development. APN 072-1190-128 total size is 23.73 acres; APN 072-1190-129 total size is 7.9 acres; APN 072-1190-130 total size is 12.36 acres.	
072-1190-129	2376 Iron Point Rd												
072-1190-130	285 Palladio Pkwy			10.00	30	300	27	270	270				
<i>Subtotal</i>				10.00		300		270	270				

Attachment C-1: Vacant and Underutilized Residential Land Inventory

TABLE C.1-1: VACANT AND UNDERUTILIZED RESIDENTIAL LAND INVENTORY, CITY OF FOLSOM

Assessor Parcel Number (APN)	Address	Land Use Designation	Zoning Designation	Acreage	Maximum Allowed Residential Density	Maximum Units	Expected Density	Total Number of Units	Lower Income Units	Moderate-Income Units	Above Moderate-Income Units	Notes
Subtotal - Broadstone District				20.00		600		540	540	0	0	
Total East Bidwell Corridor Sites				52.94		1589		1236	1236	0	0	
TRANSIT PRIORITY AREAS												
071-0020-078*	1025 Glenn Drive	MHD	SP 93-2 (R-4)	2.73	30	82	27	74	74			500-year flood zone.
070-0020-004	502 Leidesdorff St	HF	R-1-M	0.12	30	4	27	3			3	Less than 0.5 acres
070-0042-002*	1118 Sutter St	HF	HD	0.65	30	19	27	17	17			Leidesdorff Site.
070-0046-024*	1108 Sutter St	HF	HD	0.70	30	21	27	19	19			
070-0046-026*	Leidesdorff St	HF	HD	1.29	30	39	27	35	35			
<i>Subtotal</i>				<i>2.64</i>		<i>79</i>		<i>71</i>	<i>71</i>			
070-0045-023	River Way	HF	R-4	0.03	30	1	27	1		1		Less than 0.5 acres
070-0045-029	River St	HF	OSC	0.07	30	2	27	2		2		Less than 0.5 acres
070-0051-032	Riley St	HF	OSC	0.38	30	11	27	10		10		Less than 0.5 acres; 500-year flood zone
070-0062-007	204 Bridge St	SFHD	R-1-M	0.03	7	1	6	1			1	
070-0062-015	510 Sutter St	HF	HD	0.16	30	5	27	4		4		Less than 0.5 acres
070-0106-002*	715 Figueroa St	MLD	R-2	0.16	12	2	10	2		2		
070-0106-010	Figueroa St	MLD	R-2	0.65	12	8	10	6		6		
070-0164-012	512 Persifer St	SFHD	R-1-ML	0.16	7	1	6	1			1	
070-0164-017	Scott Rd	SFHD	R-1-ML	0.17	7	1	6	1			1	
070-0202-017	Decatur St	SFHD	R-1-M	0.04	7	1	6	1			1	
070-0202-018	813 Persifer St	SFHD	R-1-M	0.04	7	1	6	1			1	
070-0203-015	709 Persifer St	SFHD	R-1-M	0.16	7	1	6	1			1	
070-0250-062	1338 Young Wo Cir	MLD	R-M	0.11	12	1	10	1			1	
071-0190-003	805 Bidwell St	MHD	R-3	0.24	30	7	27	6		6		Less than 0.5 acres
071-0190-009	808 Comstock Dr	MHD	R-3	0.18	30	5	27	5		5		Less than 0.5 acres
071-0190-092	807 Bidwell St	MHD	R-M	0.30	30	9	27	8		8		Less than 0.5 acres
Total Transit Priority Area Sites				8.38		223		199	145	44	10	
FOLSOM PLAN AREA SPECIFIC PLAN SITES												
07202311400000	SF 3	SF	SP-SF	0.50	4	—	—	1			1	Westland/Carpenter
07200600900000	SF 9	SF	SP-SF	21.74	4	—	—	79			79	Hillsborough
07200600980000	SF 19B	SF	SP-SF	5.82	4	—	—	20			20	Hillsborough
07200600980000	SF 20	SF	SP-SF	21.62	4	—	—	54			54	Hillsborough (amended per Toll Brothers SPA)
07200600930000	SF 26	SF	SP-SF	23.10	4	—	—	83			83	Hillsborough
07200600930000	SF 27	SF	SP-SF	12.71	4	—	—	46			46	Hillsborough
07231900370000	SF 58	SF	SP-SF	106.96	4	—	—	338			338	Westland/Carpenter
07231900330000	SF 70	SF	SP-SF	12.79	4	—	—	44			44	Westland Eagle (amended per Toll Brothers SPA)
07200600770000; 07200601020000; 07231900340000	SF 162	SF	SP-SF	37.93	4	—	—	140			140	Westland/Eagle (amended per Toll Brothers SPA)
07200600070000	SF 254	SF	SP-SF	4.32	4	—	—	13			13	Westland/J&Z Property

TABLE C.1-1: VACANT AND UNDERUTILIZED RESIDENTIAL LAND INVENTORY, CITY OF FOLSOM

Assessor Parcel Number (APN)	Address	Land Use Designation	Zoning Designation	Acreage	Maximum Allowed Residential Density	Maximum Units	Expected Density	Total Number of Units	Lower Income Units	Moderate-Income Units	Above Moderate-Income Units	Notes
07200600070000	SF 255	SF	SP-SF	4.94	4	—	—	15			15	Westland/J&Z Property
<i>Subtotal - SF</i>				252.43				833	0	0	833	
07200600900000; 07200600910000	SFHD 12	SFHD	SP-SFHD	24.61	7	—	—	141			141	Hillsborough
07200600910000; 07200600980000	SFHD 17B	SFHD	SP-SFHD	15.68	7	—	—	90			90	Hillsborough
07200600980000	SFHD 19A	SFHD	SP-SFHD	10.28	7	—	—	59			59	Hillsborough
07200600930000; 07200600980000	SFHD 23	SFHD	SP-SFHD	21.40	7	—	—	123			123	Hillsborough
07200600930000	SFHD 25	SFHD	SP-SFHD	24.46	7	—	—	141			141	Hillsborough
07231900330000	SFHD 71	SFHD	SP-SFHD	35.41	7	—	—	194			194	Westland/Eagle
07200600770000	SFHD 159	SFHD	SP-SFHD	11.44	7	—	—	62			62	Westland/Eagle
07200600770000	SFHD 161	SFHD	SP-SFHD	11.55	7	—	—	66			66	Westland/Eagle (amended per Toll Brothers SPA)
07200601000000	SFHD 165A-2	SFHD	SP-SFHD	6.99	7	—	—	40			40	Westland/Eagle
07200601000000	SFHD 165B	SFHD	SP-SFHD	17.42	7	—	—	95			95	Westland/Eagle
07200600990000; 07200601030000	SFHD 172A	SFHD	SP-SFHD	55.70	7	—	—	346			346	Toll Brothers - Phase 2 Active Adult SF homes
<i>Subtotal - SFHD</i>				234.94				1,357	0	0	1,357	
07200600930000; 07200600980000	MLD 24	MLD	SP-MLD	16.25	12	—	—	153		153		Hillsborough
07231900310000	MLD 63	MLD	SP-MLD	7.84	12	—	—	70		70		Westland/Eagle
07231900310000	MLD 73	MLD	SP-MLD	11.55	12	—	—	114		114		Westland/Eagle (amended per Toll Brothers SPA)
07231900340000	MLD 76	MLD	SP-MLD	13.22	12	—	—	119		119		Westland/Eagle
07233900030000; 07233900140000	MLD 132	MLD	SP-MLD	13.39	12	—	—	104		104		Mangini Ranch Phase I
07233800270000	MLD 147	MLD	SP-MLD	17.04	12	—	—	156		156		Mangini Ranch Phase I
07233700360000	MLD 155	MLD	SP-MLD	12.32	12	—	—	120		120		Westland/Eagle (amended per Toll Brothers SPA)
07231900340000	MLD 156	MLD	SP-MLD	6.33	12	—	—	57		57		Westland/Eagle
07231900340000	MLD 160B	MLD	SP-MLD	10.75	12	—	—	97		97		Westland/Eagle
07200601000000	MLD 166	MLD	SP-MLD	6.00	12	—	—	54		54		Westland/Eagle
07200600980000; 07200601020000	MLD 173	MLD	SP-MLD	24.65	12	—	—	233		233		Westland/Eagle
07200700390000	MLD 211	MLD	SP-MLD	7.27	12	—	—	63		63		Arcadian Heights
07234600110000	MLD 234	MLD	SP-MLD	8.41	12	—	—	69		69		Folsom Heights
07234600140000	MLD 235	MLD	SP-MLD	6.50	12	—	—	54		54		Folsom Heights
07200600070000	MLD 256	MLD	SP-MLD	13.03	12	—	—	119		119		Westland/J&Z Property
07200601030000	MLD 172	MLD	SP-MLD	8.20	12	—	—	75		75		Toll Brothers - Phase 2 Townhomes
<i>Subtotal - MLD</i>				182.75				1657	0	1657	0	
07200600910000	MMD 11	MMD	SP-MMD	8.56	20	—	—	155		155		Hillsborough
07231900310000	MMD 68	MMD	SP-MMD	9.72	20	—	—	176		176		Westland/Eagle (amended per Toll Brothers SPA)
07233700140000	MMD 144	MMD	SP-MMD	5.16	20	—	—	109		109		Mangini Ranch Phase I

Attachment C-1: Vacant and Underutilized Residential Land Inventory

TABLE C.1-1: VACANT AND UNDERUTILIZED RESIDENTIAL LAND INVENTORY, CITY OF FOLSOM

Assessor Parcel Number (APN)	Address	Land Use Designation	Zoning Designation	Acreage	Maximum Allowed Residential Density	Maximum Units	Expected Density	Total Number of Units	Lower Income Units	Moderate-Income Units	Above Moderate-Income Units	Notes
<i>Subtotal - MMD</i>				23.44				440	0	440	0	
07200600900000; 07200600910000	MHD 16	MHD	SP-MHD	9.80	30	—	—	246	246			Hillsborough
portion of 072-3190-031	MHD 60	MHD	SP-MHD	7.70	30	—	—	192	192			Westland Eagle
portion of 072-3190-031	MHD 64	MHD	SP-MHD	4.31	30	—	—	108	108			Westland Eagle
Portion of 072-3190-034	MHD 157	MHD	SP-MHD	5.79	30	—	—	145	145			Westland Eagle
Portion of 072-3190-034	MHD 160A	MHD	SP-MHD	6.62	30	—	—	145	145			Westland Eagle
<i>Subtotal - MHD</i>				34.22				836	836	0	0	
Portion of 072-3190-030	RCC 61	RC	SP-RC	42.40				552	156	396		Westland Eagle; Per MAM approved 3/17/2020 - 7.5ac and 156 dwelling units of MHD Housing; 9.9ac and 198 units of MMD housing; 25.0ac and 198 units of MLD
07231900490000; 07231900500000	GC 85A	GC	SP-GC	14.30				343	221	122		Westland Eagle; Per MAM approved 3/17/2020 - 8.2ac and 221 dwelling units of MHD housing; 6.1ac and 122 units of MMD housing
<i>Subtotal - RC and GC</i>				56.70				895	377	518	0	
portion of 072-3190-034	MU 74	MU	SP-MU	10.00				74	74			Westland Eagle
portion of 072-3190-034	MU 158	MU	SP-MU	11.48				57	57			Westland Eagle
<i>Subtotal - MU</i>				21.48				131	131	0	0	
Total FPASP Sites				805.96				6,149	1,344	2,615	2,190	
ADDITIONAL HOUSING SITES												
07000200130000	Leidesdorff St	SFHD	R-1-M	0.20	7	1	6	1			1	
07000700260000	Leidesdorff St	SFHD	R-1-M	0.16	7	1	6	1			1	
07000700300000	289 Leidesdorff St	SFHD	R-1-M	0.27	7	2	6	1			1	
07000700310000	293 Leidesdorff St	SFHD	R-1-M	0.27	7	2	6	1			1	
07000700320000	297 Leidesdorff St	SFHD	R-1-M	0.27	7	2	6	1			1	
07001200070000	Sutter St	MLD	R-4	0.21	12	3	10	2		2		
07001200080000	Sutter St	MLD	R-4	0.21	12	3	10	2		2		
07001730020000	Mormon St	MLD	R-4	0.27	12	3	10	3		3		
07100401000000*	Mountain View Dr	SF	R-1-L	0.98	4	4	3	1			1	
07100401550000*	364 Mountain View Dr	SF	R-1-L	1.61	4	6	3	1			1	
07102340030000	121 Rugosa Dr	SF	R-1-ML	0.29	4	1	3	1			1	
07105000300000	130 Abrozo Ct	SF	R-1-ML	0.32	4	1	3	1			1	
07109000310000	456 Trowbridge Ln	SF	R-1-ML	0.52	4	2	3	1			1	
07109000450000	477 Trowbridge Ln	SF	R-1-ML	0.48	4	2	3	1			1	
07109100260000	48 Hawk Ct	SF	R-1-ML	1.82	4	7	3	1			1	
07109100280000	445 Trowbridge Ln	SF	R-1-ML	0.79	4	3	3	1			1	
07110100700000	112 Cobb Ct	SF	R-1-M	0.19	4	1	3	1			1	
07110900360000	103 Mc Derby Ct	SF	R-1-M	0.25	4	1	3	1			1	

TABLE C.1-1: VACANT AND UNDERUTILIZED RESIDENTIAL LAND INVENTORY, CITY OF FOLSOM

Assessor Parcel Number (APN)	Address	Land Use Designation	Zoning Designation	Acreage	Maximum Allowed Residential Density	Maximum Units	Expected Density	Total Number of Units	Lower Income Units	Moderate-Income Units	Above Moderate-Income Units	Notes
07111400130000	103 Metz Ct	SF	R-1-M	0.35	4	1	3	1			1	
07117600020000	1505 Gionata Way	SF	R-1-ML	0.25	4	1	3	1			1	
07117600080000	814 Cristina Ct	SF	R-1-ML	0.59	4	2	3	1			1	
07117600110000	805 Cristina Ct	SF	R-1-ML	0.53	4	2	3	1			1	
07117600130000	795 Cristina Ct	SF	R-1-ML	0.47	4	2	3	1			1	
07117600150000	787 Cristina Ct	SF	R-1-L	0.46	4	2	3	1			1	
07117600210000	766 Cristina Ct	SF	R-1-ML	0.41	4	2	3	1			1	
07117600240000	1514 Gionata Way	SF	R-1-ML	0.32	4	1	3	1			1	
07117600280000	777 Cristina Ct	SF	R-1-L	0.44	4	2	3	1			1	
07117700010000	1510 Gionata Way	SF	R-1-ML	0.35	4	1	3	1			1	
07117700030000	779 Lorena Ln	SF	R-1-ML	0.30	4	1	3	1			1	
07117700120000	760 Lorena Ln	SF	R-1-ML	0.27	4	1	3	1			1	
07117700150000	772 Lorena Ln	SF	R-1-ML	0.35	4	1	3	1			1	
07117700170000	780 Lorena Ln	SF	R-1-ML	0.30	4	1	3	1			1	
07118300030000	33 Hawk Ct	SF	R-1-ML	0.49	4	2	3	1			1	
07118300040000	37 Hawk Ct	SF	R-1-ML	0.60	4	2	3	1			1	
07118300070000	49 Hawk Ct	SF	R-1-ML	0.84	4	3	3	1			1	
07200320020000	E Bidwell St	SF	R-1-L	0.14	4	1	3	1			1	
07208200090000	455 Rockport Cir	SF	R-1-ML	0.51	4	2	3	1			1	
07208300080000	456 Rockport Cir	SF	R-1-ML	1.01	4	4	3	1			1	
07208300260000	464 Rockport Cir	SF	R-1-ML	1.33	4	5	3	1			1	
07208300270000	462 Rockport Cir	SF	R-1-ML	1.00	4	4	3	1			1	
07208300290000	458 Rockport Cir	SF	R-1-ML	0.77	4	3	3	1			1	
07209800210000	110 Black Powder Cir	SF	R-1-L	0.39	4	2	3	1			1	
07209800240000	104 Black Powder Cir	SF	R-1-L	0.41	4	2	3	1			1	
07209900420000	102 Black Gold Ln	SF	R-1-L	0.35	4	1	3	1			1	
07211700390000	Lone Spur Dr	SF	R-1-M	0.59	4	2	3	1			1	
07220500080000	522 Listowe Dr	SF	R-1-M	0.34	4	1	3	1			1	
07220500110000	510 Listowe Dr	SF	R-1-M	0.30	4	1	3	1			1	
07220500120000	506 Listowe Dr	SF	R-1-M	0.37	4	1	3	1			1	
07220500440000	498 Listowe Dr	SF	R-1-M	0.49	4	2	3	1			1	
07220500450000	502 Listowe Dr	SF	R-1-M	0.33	4	1	3	1			1	
07221400250000	711 Westchester Ct	SF	R-1-M	0.30	4	1	3	1			1	
07221400290000	729 Heritage Pl	SF	R-1-ML	0.49	4	2	3	1			1	
07221500010000	1840 Woodglen Dr	SF	R-1-M	0.47	4	2	3	1			1	
07221500110000	680 Misty Ridge Cir	SF	R-1-M	0.23	4	1	3	1			1	
07221500220000	735 Misty Ridge Cir	SF	R-1-M	0.26	4	1	3	1			1	
07221500260000	719 Misty Ridge Cir	SF	R-1-M	0.23	4	1	3	1			1	
07221500380000	659 Misty Ridge Cir	SF	R-1-M	0.38	4	2	3	1			1	

Attachment C-1: Vacant and Underutilized Residential Land Inventory

TABLE C.1-1: VACANT AND UNDERUTILIZED RESIDENTIAL LAND INVENTORY, CITY OF FOLSOM

Assessor Parcel Number (APN)	Address	Land Use Designation	Zoning Designation	Acreage	Maximum Allowed Residential Density	Maximum Units	Expected Density	Total Number of Units	Lower Income Units	Moderate-Income Units	Above Moderate-Income Units	Notes
07221600080000	632 Glen Oak Ct	SF	R-1-M	0.44	4	2	3	1			1	
07221700100000	823 Eagle Ridge Cir	SF	R-1-ML	0.24	4	1	3	1			1	
07221700130000	811 Eagle Ridge Cir	SF	R-1-ML	0.27	4	1	3	1			1	
07221700180000	791 Heritage Pl	SF	R-1-ML	0.46	4	2	3	1			1	
07221700230000	868 Eagle Ridge Cir	SF	R-1-M	0.32	4	1	3	1			1	
07221700240000	864 Eagle Ridge Cir	SF	R-1-M	0.31	4	1	3	1			1	
07221800010000	787 Heritage Pl	SF	R-1-ML	0.56	4	2	3	1			1	
07221800020000	783 Heritage Pl	SF	R-1-ML	0.68	4	3	3	1			1	
07221800080000	753 Heritage Pl	SF	R-1-M	0.29	4	1	3	1			1	
07221800090000	749 Heritage Pl	SF	R-1-M	0.43	4	2	3	1			1	
07221800150000	764 Heritage Pl	SF	R-1-M	0.57	4	2	3	1			1	
07221800170000	772 Heritage Pl	SF	R-1-M	0.65	4	3	3	1			1	
07221800180000	778 Heritage Pl	SF	R-1-M	0.65	4	3	3	1			1	
07221900080000	730 Grandview Dr	SF	R-1-M	0.39	4	2	3	1			1	
07221900120000	750 Grandview Dr	SF	R-1-M	0.44	4	2	3	1			1	
07221900130000	760 Grandview Dr	SF	R-1-M	0.71	4	3	3	1			1	
07221900140000	764 Grandview Dr	SF	R-1-M	0.48	4	2	3	1			1	
07221900180000	780 Grandview Dr	SF	R-1-M	0.44	4	2	3	1			1	
07222400180000	313 Carpenter Hill	SF	R-1-M	0.22	4	1	3	1			1	
07222400190000	309 Carpenter Hill	SF	R-1-M	0.22	4	1	3	1			1	
07222400200000	305 Carpenter Hill	SF	R-1-M	0.22	4	1	3	1			1	
07222800010000	758 Glen Mady Way	SF	R-1-ML	0.45	4	2	3	1			1	
07222800160000	714 Glen Mady Way	SF	R-1-ML	0.45	4	2	3	1			1	
07222800190000	700 Glen Mady Way	SF	R-1-ML	0.37	4	1	3	1			1	
07222800270000	695 Glen Mady Way	SF	R-1-ML	0.39	4	2	3	1			1	
07222800280000	703 Glen Mady Way	SF	R-1-ML	0.42	4	2	3	1			1	
07222800310000	717 Glen Mady Way	SF	R-1-ML	0.29	4	1	3	1			1	
07222800320000	721 Glen Mady Way	SF	R-1-ML	0.29	4	1	3	1			1	
07222800330000	729 Glen Mady Way	SF	R-1-ML	0.39	4	2	3	1			1	
07222800420000	1715 Lake Vista Way	SF	R-1-ML	0.40	4	2	3	1			1	
07222900100000	1697 Schillers Ct	SF	R-1-ML	0.34	4	1	3	1			1	
07222900150000	1688 Schillers Ct	SF	R-1-ML	0.40	4	2	3	1			1	
07222900180000	1723 Lake Vista Way	SF	R-1-ML	0.33	4	1	3	1			1	
07222900280000	665 Bonley Ct	SF	R-1-ML	0.56	4	2	3	1			1	
07223000110000	1794 Woodglen Dr	SF	R-1-ML	0.32	4	1	3	1			1	
07223000230000	1763 Barrhead Ct	SF	R-1-ML	0.59	4	2	3	1			1	
07223000280000	651 Glen Mady Way	SF	R-1-ML	0.45	4	2	3	1			1	
07223000310000	663 Glen Mady Way	SF	R-1-ML	0.33	4	1	3	1			1	
07223000330000	1769 Lake Vista Way	SF	R-1-ML	0.51	4	2	3	1			1	

TABLE C.1-1: VACANT AND UNDERUTILIZED RESIDENTIAL LAND INVENTORY, CITY OF FOLSOM

Assessor Parcel Number (APN)	Address	Land Use Designation	Zoning Designation	Acreage	Maximum Allowed Residential Density	Maximum Units	Expected Density	Total Number of Units	Lower Income Units	Moderate-Income Units	Above Moderate-Income Units	Notes
07223000350000	1761 Lake Vista Way	SF	R-1-ML	0.30	4	1	3	1			1	
07223000360000	1757 Lake Vista Way	SF	R-1-ML	0.30	4	1	3	1			1	
07223100100000	544 Serpa Way	SF	R-1-M	0.51	4	2	3	1			1	
07223100120000	536 Serpa Way	SF	R-1-M	0.39	4	2	3	1			1	
07223100140000	539 Serpa Way	SF	R-1-M	0.52	4	2	3	1			1	
07223100150000	543 Serpa Way	SF	R-1-M	0.52	4	2	3	1			1	
07223100160000	547 Serpa Way	SF	R-1-M	0.52	4	2	3	1			1	
07223100290000	461 Tobrurry Way	SF	R-1-M	0.49	4	2	3	1			1	
07223100300000	460 Tobrurry Way	SF	R-1-M	0.39	4	2	3	1			1	
07223200030000	522 Serpa Way	SF	R-1-M	0.43	4	2	3	1			1	
07223200060000	510 Serpa Way	SF	R-1-M	0.38	4	2	3	1			1	
07223200090000	1807 Ruan Ct	SF	R-1-M	0.35	4	1	3	1			1	
07223200200000	1803 Ruan Ct	SF	R-1-M	0.45	4	2	3	1			1	
07227400010000	414 Tobrurry Way	SF	R-1-M	0.49	4	2	3	1			1	
07227400030000	428 Tobrurry Way	SF	R-1-M	0.66	4	3	3	1			1	
07227400040000	434 Tobrurry Way	SF	R-1-M	0.46	4	2	3	1			1	
07227400070000	448 Tobrurry Way	SF	R-1-M	0.80	4	3	3	1			1	
07227400080000	452 Tobrurry Way	SF	R-1-M	0.71	4	3	3	1			1	
07227400110000	451 Tobrurry Way	SF	R-1-M	0.58	4	2	3	1			1	
07227400140000	437 Tobrurry Way	SF	R-1-M	0.51	4	2	3	1			1	
07227400170000	425 Tobrurry Way	SF	R-1-M	0.45	4	2	3	1			1	
07227400180000	421 Tobrurry Way	SF	R-1-M	0.45	4	2	3	1			1	
07227400200000	480 Serpa Way	SF	R-1-M	0.40	4	2	3	1			1	
07227400210000	488 Serpa Way	SF	R-1-M	0.40	4	2	3	1			1	
07227400220000	494 Serpa Way	SF	R-1-M	0.42	4	2	3	1			1	
07227400240000	487 Serpa Way	SF	R-1-M	0.29	4	1	3	1			1	
07227400250000	483 Serpa Way	SF	R-1-M	0.29	4	1	3	1			1	
07227400280000	467 Serpa Way	SF	R-1-M	0.29	4	1	3	1			1	
07227500010000	410 Tobrurry Way	SF	R-1-M	0.42	4	2	3	1			1	
07227500030000	394 Tobrurry Way	SF	R-1-M	0.63	4	3	3	1			1	
07227500060000	393 Tobrurry Way	SF	R-1-M	0.47	4	2	3	1			1	
07227500070000	397 Tobrurry Way	SF	R-1-M	0.48	4	2	3	1			1	
07227500080000	401 Tobrurry Way	SF	R-1-M	0.47	4	2	3	1			1	
07227500090000	405 Tobrurry Way	SF	R-1-M	0.46	4	2	3	1			1	
07227500100000	409 Tobrurry Way	SF	R-1-M	0.44	4	2	3	1			1	
07227500120000	417 Tobrurry Way	SF	R-1-M	0.44	4	2	3	1			1	
07227500180000	426 Serpa Way	SF	R-1-M	0.42	4	2	3	1			1	
07227500210000	433 Serpa Way	SF	R-1-M	0.28	4	1	3	1			1	
07227500260000	459 Serpa Way	SF	R-1-M	0.28	4	1	3	1			1	

Attachment C-1: Vacant and Underutilized Residential Land Inventory

TABLE C.1-1: VACANT AND UNDERUTILIZED RESIDENTIAL LAND INVENTORY, CITY OF FOLSOM

Assessor Parcel Number (APN)	Address	Land Use Designation	Zoning Designation	Acreage	Maximum Allowed Residential Density	Maximum Units	Expected Density	Total Number of Units	Lower Income Units	Moderate-Income Units	Above Moderate-Income Units	Notes
07227600030000	368 Tobrurry Way	SF	R-1-M	0.38	4	2	3	1			1	
07227600050000	365 Tobrurry Way	SF	R-1-M	0.57	4	2	3	1			1	
07227600060000	369 Tobrurry Way	SF	R-1-M	0.66	4	3	3	1			1	
07227600080000	377 Tobrurry Way	SF	R-1-M	0.56	4	2	3	1			1	
07227600100000	385 Tobrurry Way	SF	R-1-M	0.49	4	2	3	1			1	
07227600120000	410 Serpa Way	SF	R-1-M	0.42	4	2	3	1			1	
07227600170000	381 Serpa Way	SF	R-1-M	0.33	4	1	3	1			1	
07227600200000	399 Serpa Way	SF	R-1-M	0.27	4	1	3	1			1	
07227600240000	415 Serpa Way	SF	R-1-M	0.29	4	1	3	1			1	
07227600270000	1811 Esker Ct	SF	R-1-M	0.44	4	2	3	1			1	
07227700020000	332 Tobrurry Way	SF	R-1-M	0.63	4	3	3	1			1	
07227700030000	328 Tobrurry Way	SF	R-1-M	0.62	4	2	3	1			1	
07227700050000	320 Tobrurry Way	SF	R-1-M	0.59	4	2	3	1			1	
07227700070000	312 Tobrurry Way	SF	R-1-M	0.34	4	1	3	1			1	
07227700190000	264 Tobrurry Way	SF	R-1-M	0.39	4	2	3	1			1	
07227700340000	1806 Esker Ct	SF	R-1-M	0.27	4	1	3	1			1	
07227700350000	323 Tobrurry Way	SF	R-1-M	0.44	4	2	3	1			1	
07227700360000	327 Tobrurry Way	SF	R-1-M	0.43	4	2	3	1			1	
07230300010000	537 Ramos Dr	SF	R-1-M	0.41	4	2	3	1			1	
07230300070000	2000 Swingle Rd	SF	R-1-M	0.41	4	2	3	1			1	
07230300100000	2012 Swingle Rd	SF	R-1-M	0.33	4	1	3	1			1	
07230300250000	538 Ramos Dr	SF	R-1-M	0.41	4	2	3	1			1	
07230300370000	632 Russell Dr	SF	R-1-M	0.23	4	1	3	1			1	
07230300400000	550 Ramos Dr	SF	R-1-M	0.37	4	1	3	1			1	
07230400160000	590 Sundahl Dr	SF	R-1-M	0.38	4	2	3	1			1	
07230400290000	668 Russell Dr	SF	R-1-M	0.35	4	1	3	1			1	
07232000070000	613 Sundahl Dr	SF	R-1-M	0.39	4	2	3	1			1	
07232000080000	609 Sundahl Dr	SF	R-1-M	0.38	4	2	3	1			1	
07232000180000	687 Russell Dr	SF	R-1-M	0.34	4	1	3	1			1	
07232000200000	679 Russell Dr	SF	R-1-M	0.27	4	1	3	1			1	
07232000250000	676 Russell Dr	SF	R-1-M	0.34	4	1	3	1			1	
07232700120000	650 Sundahl Dr	SF	R-1-M	0.49	4	2	3	1			1	
07232700130000	654 Sundahl Dr	SF	R-1-M	0.40	4	2	3	1			1	
07232700140000	658 Sundahl Dr	SF	R-1-M	0.34	4	1	3	1			1	
07232700150000	662 Sundahl Dr	SF	R-1-M	0.31	4	1	3	1			1	
07232700160000	666 Sundahl Dr	SF	R-1-M	0.28	4	1	3	1			1	
07232700170000	670 Sundahl Dr	SF	R-1-M	0.27	4	1	3	1			1	
07232700260000	709 Sundahl Dr	SF	R-1-M	0.28	4	1	3	1			1	
07232700290000	697 Sundahl Dr	SF	R-1-M	0.21	4	1	3	1			1	

TABLE C.1-1: VACANT AND UNDERUTILIZED RESIDENTIAL LAND INVENTORY, CITY OF FOLSOM

Assessor Parcel Number (APN)	Address	Land Use Designation	Zoning Designation	Acreage	Maximum Allowed Residential Density	Maximum Units	Expected Density	Total Number of Units	Lower Income Units	Moderate-Income Units	Above Moderate-Income Units	Notes
07232700300000	698 Sundahl Dr	SF	R-1-M	0.29	4	1	3	1			1	
07232700310000	702 Sundahl Dr	SF	R-1-M	0.30	4	1	3	1			1	
07232700320000	706 Sundahl Dr	SF	R-1-M	0.31	4	1	3	1			1	
07232700330000	710 Sundahl Dr	SF	R-1-M	0.30	4	1	3	1			1	
07232700340000	714 Sundahl Dr	SF	R-1-M	0.28	4	1	3	1			1	
07232800040000	709 Oreno Cir	SF	R-1-M	0.24	4	1	3	1			1	
07232800130000	665 Oreno Ct	SF	R-1-M	0.21	4	1	3	1			1	
07232800300000	697 Oreno Cir	SF	R-1-M	0.05	4	0	3	1			1	
07232800310000	773 Oreno Cir	SF	R-1-M	0.52	4	2	3	1			1	
07232800360000	745 Oreno Cir	SF	R-1-M	0.26	4	1	3	1			1	
07232800380000	725 Oreno Cir	SF	R-1-M	0.30	4	1	3	1			1	
07232800450000	750 Oreno Cir	SF	R-1-M	0.39	4	2	3	1			1	
07232800470000	758 Oreno Cir	SF	R-1-M	0.40	4	2	3	1			1	
07232800540000	774 Oreno Cir	SF	R-1-M	0.06	4	1	3	1			1	
07233200010000	757 Sundahl Dr	SF	R-1-M	0.21	4	1	3	1			1	
07233200110000	718 Sundahl Dr	SF	R-1-M	0.27	4	1	3	1			1	
07233200180000	2050 Ritchie St	SF	R-1-M	0.23	4	1	3	1			1	
07233200190000	2046 Ritchie St	SF	R-1-M	0.22	4	1	3	1			1	
07233200200000	2042 Ritchie St	SF	R-1-M	0.21	4	1	3	1			1	
07233200210000	2038 Ritchie St	SF	R-1-M	0.19	4	1	3	1			1	
07233200220000	2034 Ritchie St	SF	R-1-M	0.23	4	1	3	1			1	
07233200230000	2030 Ritchie St	SF	R-1-M	0.22	4	1	3	1			1	
07233200240000	2026 Ritchie St	SF	R-1-M	0.18	4	1	3	1			1	
07233200250000	2022 Ritchie St	SF	R-1-M	0.19	4	1	3	1			1	
07233200260000	2018 Ritchie St	SF	R-1-M	0.19	4	1	3	1			1	
07233200270000	2014 Ritchie St	SF	R-1-M	0.21	4	1	3	1			1	
07233200280000	2010 Ritchie St	SF	R-1-M	0.20	4	1	3	1			1	
07233200290000	2006 Ritchie St	SF	R-1-M	0.34	4	1	3	1			1	
07233200300000	2002 Ritchie St	SF	R-1-M	0.28	4	1	3	1			1	
07233200310000	1998 Ritchie St	SF	R-1-M	0.32	4	1	3	1			1	
07233200320000	1994 Ritchie St	SF	R-1-M	0.25	4	1	3	1			1	
07233200330000	1990 Ritchie St	SF	R-1-M	0.24	4	1	3	1			1	
07233200340000	1986 Ritchie St	SF	R-1-M	0.24	4	1	3	1			1	
07233200350000	750 Sundahl Dr	SF	R-1-M	0.27	4	1	3	1			1	
07233200370000	758 Sundahl Dr	SF	R-1-M	0.23	4	1	3	1			1	
07233200390000	1989 Ritchie St	SF	R-1-M	0.26	4	1	3	1			1	
07233200430000	707 Townsend Ct	SF	R-1-M	0.36	4	1	3	1			1	
07233200440000	703 Townsend Ct	SF	R-1-M	0.45	4	2	3	1			1	
07233200450000	699 Townsend Ct	SF	R-1-M	0.35	4	1	3	1			1	

Attachment C-1: Vacant and Underutilized Residential Land Inventory

TABLE C.1-1: VACANT AND UNDERUTILIZED RESIDENTIAL LAND INVENTORY, CITY OF FOLSOM

Assessor Parcel Number (APN)	Address	Land Use Designation	Zoning Designation	Acreage	Maximum Allowed Residential Density	Maximum Units	Expected Density	Total Number of Units	Lower Income Units	Moderate-Income Units	Above Moderate-Income Units	Notes
07233200460000	700 Townsend Ct	SF	R-1-M	0.43	4	2	3	1			1	
07233200470000	704 Townsend Ct	SF	R-1-M	0.41	4	2	3	1			1	
07233200480000	708 Townsend Ct	SF	R-1-M	0.39	4	2	3	1			1	
07233200490000	712 Townsend Ct	SF	R-1-M	0.37	4	1	3	1			1	
07233200500000	716 Townsend Ct	SF	R-1-M	0.35	4	1	3	1			1	
07233200510000	720 Townsend Ct	SF	R-1-M	0.35	4	1	3	1			1	
07233200520000	724 Townsend Ct	SF	R-1-M	0.31	4	1	3	1			1	
07233200530000	728 Townsend Ct	SF	R-1-M	0.29	4	1	3	1			1	
07233200560000	734 Sundahl Dr	SF	R-1-M	0.25	4	1	3	1			1	
07233200570000	1981 Ritchie St	SF	R-1-M	0.30	4	1	3	1			1	
07233200580000	719 Townsend Ct	SF	R-1-M	0.39	4	2	3	1			1	
07233200590000	715 Townsend Ct	SF	R-1-M	0.32	4	1	3	1			1	
07233200600000	711 Townsend Ct	SF	R-1-M	0.34	4	1	3	1			1	
07233200610000	722 Sundahl Dr	SF	R-1-M	0.26	4	1	3	1			1	
07233200620000	726 Sundahl Dr	SF	R-1-M	0.25	4	1	3	1			1	
07233200630000	730 Sundahl Dr	SF	R-1-M	0.24	4	1	3	1			1	
07233300020000	695 Townsend Ct	SF	R-1-M	0.36	4	1	3	1			1	
07233300030000	691 Townsend Ct	SF	R-1-M	0.37	4	1	3	1			1	
07233300040000	687 Townsend Ct	SF	R-1-M	0.41	4	2	3	1			1	
07233300050000	683 Townsend Ct	SF	R-1-M	0.44	4	2	3	1			1	
07233300060000	679 Townsend Ct	SF	R-1-M	0.50	4	2	3	1			1	
07233300070000	675 Townsend Ct	SF	R-1-M	0.51	4	2	3	1			1	
07233300080000	671 Townsend Ct	SF	R-1-M	0.59	4	2	3	1			1	
07233300090000	667 Townsend Ct	SF	R-1-M	0.58	4	2	3	1			1	
07233300100000	663 Townsend Ct	SF	R-1-M	0.55	4	2	3	1			1	
07233300110000	659 Townsend Ct	SF	R-1-M	0.61	4	2	3	1			1	
07233300120000	655 Townsend Ct	SF	R-1-M	0.66	4	3	3	1			1	
07233300130000	651 Townsend Ct	SF	R-1-M	0.80	4	3	3	1			1	
07233300140000	640 Townsend Ct	SF	R-1-M	0.37	4	1	3	1			1	
07233300150000	644 Townsend Ct	SF	R-1-M	0.35	4	1	3	1			1	
07233300160000	648 Townsend Ct	SF	R-1-M	0.41	4	2	3	1			1	
07233300170000	652 Townsend Ct	SF	R-1-M	0.46	4	2	3	1			1	
07233300180000	656 Townsend Ct	SF	R-1-M	0.51	4	2	3	1			1	
07233300190000	660 Townsend Ct	SF	R-1-M	0.54	4	2	3	1			1	
07233300200000	664 Townsend Ct	SF	R-1-M	0.53	4	2	3	1			1	
07233300210000	668 Townsend Ct	SF	R-1-M	0.47	4	2	3	1			1	
07233300220000	672 Townsend Ct	SF	R-1-M	0.48	4	2	3	1			1	
07233300230000	676 Townsend Ct	SF	R-1-M	0.51	4	2	3	1			1	
07233300240000	680 Townsend Ct	SF	R-1-M	0.51	4	2	3	1			1	

TABLE C.1-1: VACANT AND UNDERUTILIZED RESIDENTIAL LAND INVENTORY, CITY OF FOLSOM

Assessor Parcel Number (APN)	Address	Land Use Designation	Zoning Designation	Acreage	Maximum Allowed Residential Density	Maximum Units	Expected Density	Total Number of Units	Lower Income Units	Moderate-Income Units	Above Moderate-Income Units	Notes
07233300250000	684 Townsend Ct	SF	R-1-M	0.52	4	2	3	1			1	
07233300260000	688 Townsend Ct	SF	R-1-M	0.54	4	2	3	1			1	
07233300270000	692 Townsend Ct	SF	R-1-M	0.52	4	2	3	1			1	
07233300280000	696 Townsend Ct	SF	R-1-M	0.50	4	2	3	1			1	
21300600210000*	9549 Orangevale Ave	SF	R-1-L	3.97	4	16	0	0				0 units included due to severe slope and access constraints
21300710060000*	7071 Folsom Auburn Rd	MHD	R-4	1.89	30	57	27	51	51			Choi Property on Folsom Auburn – Water infrastructure is not currently available; however, the City has planned infrastructure improvements to construct a water supply main in 2021.
21302810120000*	6775 Folsom Auburn Rd	SF	R-1-ML	0.99	4	4	3	1			1	
21302810170000	Folsom-Auburn Rd	SF	R-1-ML	0.62	4	2	3	1			1	
21302820480000	Burma Rd	SF	R-1-L	0.31	4	1	3	1			1	
21304010020000	7057 Pine View Dr	SF	R-1-ML	0.51	4	2	3	1			1	
21305800340000*	Folsom-Auburn Rd	SF	R-1-L	2.16	4	9	3	1			1	
21305800350000	Folsom-Auburn Rd	SF	R-1-L	0.47	4	2	3	1			1	
21306100060000	185 Sunrock Dr	SF	R-1-L	0.65	4	3	3	1			1	
21306500320000	6969 Oak Ave	SF	R-1-ML	0.52	4	2	3	1			1	
21308300130000	206 Gainsborough Cir	SF	R-1-ML	0.48	4	2	3	1			1	
21309800190000	Simmons Way	SF	R-1-ML	0.59	4	2	3	1			1	
21309800230000	Oak Av Pkwy	SF	R-1-ML	0.39	4	2	3	1			1	
21310000020000	Del Norte Vista Way	SF	R-1-M	0.24	4	1	3	1			1	
21310000040000	Del Norte Vst Ct	SF	R-1-M	0.28	4	1	3	1			1	
21310000120000	Del Norte Vista Way	SF	R-1-M	0.30	4	1	3	1			1	
22300500640000*	Prospector Ct	SF	R-1-M PD	9.64	4	39	3	31			31	
22301220530000	9520 Orangevale Ave	SF	OSC	0.34	4	1	3	1			1	
22305000190000	River Bend Ct	SF	R-1-ML	0.51	4	2	3	1			1	
22305000560000	1121 River Bend Ct	SF	R-1-ML	0.30	4	1	3	1			1	
22305500660000	9515 Orangevale Ave	SF	R-1-ML	0.47	4	2	3	1			1	
22702010020000	9848 Mosswood Cir	SF	R-1-L	0.47	4	2	3	1			1	
22702210290000*	Inwood Rd	SF	R-1-M	0.89	4	4	3	1			1	
22702300370000*	Baldwin Dam Rd	SF	R-1-M	2.01	4	8	3	1			1	
22703000060000	108 Rainbow Lakes Ct	SF	R-1-ML	0.61	4	2	3	1			1	
22703100030000	142 American River Canyon Dr	SF	R-1-ML	0.33	4	1	3	1			1	
22703100390000	109 Buckner Ct	SF	OSC	0.30	4	1	3	1			1	
22703300680000	148 Lost Creek Dr	SF	R-1-ML	0.21	4	1	3	1			1	
22703700020000	237 Cascade Falls Dr	SF	OSC	0.35	4	1	3	1			1	
22703700380000	209 American River Canyon Dr	SF	R-1-ML	0.28	4	1	3	1			1	
22704100380000	340 Canyon Falls Dr	SF	R-1-ML	0.34	4	1	3	1			1	
22704200070000	324 Canyon Falls Dr	SF	R-1-ML	0.26	4	1	3	1			1	
22704700010000*	119 Flat Rock Dr	SF	R-1-ML	0.85	4	3	3	1			1	
22704700220000	109 Flat Rock Dr	SF	R-1-ML	0.26	4	1	3	1			1	

Attachment C-1: Vacant and Underutilized Residential Land Inventory

TABLE C.1-1: VACANT AND UNDERUTILIZED RESIDENTIAL LAND INVENTORY, CITY OF FOLSOM

Assessor Parcel Number (APN)	Address	Land Use Designation	Zoning Designation	Acreage	Maximum Allowed Residential Density	Maximum Units	Expected Density	Total Number of Units	Lower Income Units	Moderate-Income Units	Above Moderate-Income Units	Notes
22704700290000	122 Flat Rock Dr	SF	R-1-ML	0.27	4	1	3	1			1	
22704700300000	126 Flat Rock Dr	SF	R-1-ML	0.53	4	2	3	1			1	
22705100080000	107 Valley Falls Pl	SF	R-1-ML	0.35	4	1	3	1			1	
22705400210000	116 Obsidian Cliff Ct	SF	R-1-ML	0.63	4	3	3	1			1	
22705600020000	145 Kettle Rock Ct	SF	R-1-ML	0.32	4	1	3	1			1	
22705600050000	140 Flat Rock Ct	SF	R-1-ML	0.43	4	2	3	1			1	
22705600220000	149 Flat Rock Ct	SF	R-1-ML	0.26	4	1	3	1			1	
22705600280000	154 Flat Rock Ct	SF	R-1-ML	0.36	4	1	3	1			1	
22705700020000	164 Temperence River Ct	SF	R-1-ML	0.33	4	1	3	1			1	
22705700030000	160 Temperence River Ct	SF	R-1-ML	0.31	4	1	3	1			1	
22705700180000	163 Red Ridge Ct	SF	A-1-A	0.41	4	2	3	1			1	
22705900110000	517 Fort Rock Ct	SF	R-1-ML	0.69	4	3	3	1			1	
22706000060000	624 Landrise Ct	SF	R-1-ML	0.40	4	2	3	1			1	
22706000110000	621 Landrise Ct	SF	R-1-ML	0.43	4	2	3	1			1	
22706000120000	617 Landrise Ct	SF	R-1-ML	0.55	4	2	3	1			1	
22706000200000	614 Broken Top Ct	SF	R-1-ML	0.40	4	2	3	1			1	
22706100030000	90 Cascade Falls Dr	SF	R-1-ML	0.44	4	2	3	1			1	
22706100080000	667 Avalanche Peak	SF	R-1-ML	0.83	4	3	3	1			1	
22706100120000	683 Avalanche Peak	SF	R-1-ML	0.57	4	2	3	1			1	
22706100140000	1518 Snowy Range Ct	SF	R-1-ML	0.40	4	2	3	1			1	
22706100250000	98 Cascade Falls Dr	SF	R-1-ML	0.81	4	3	3	1			1	
22706100260000	94 Cascade Falls Dr	SF	R-1-ML	0.66	4	3	3	1			1	
07202701240000	2800 Iron Point Rd	MHD	R-4	11.52	30	346	18	207	207			Elliot - Iron Point Site. Steeply Sloped, Large site - Inventory assumes development at 60 percent of maximum allowed density (207 units) consistent with the 5th planning cycle.
072-1170-113	Iron Point Road / Empire Ranch Road	RCC	SP 92-3	11.50	30	345	27	217	217			Total site size is 19.25 acres, of which 11.5 acres are developable. Proposed specific plan amendment to expand the Regional Commercial Center (RCC) land use designation to allow for multifamily residential as a permitted use, in conjunction with housing element adoption. Based on property owner input, we assume that 70 percent of the developable portion or 8 acres of the site would be developed as multifamily residential.
07101900760000	Coloma St	MHD	R-3	0.58	30	17	27	16	16			City owned on Riley
Total Additional Sites				172.15		1,361		835	491	7	337	
Grand Total Vacant and Underutilized Site Capacity				1,039.42				8,419	3,216	2,666	2,537	

*Vacant site included in two consecutive previous planning periods (4th and 5th cycle inventories) or underutilized site identified in the 5th cycle sites inventory. Per Housing Element Policy H-3.7, the City will allow developments that include at least 20 percent affordable units by-right.

Source: Ascent, 2020; City of Folsom, 2020

ATTACHMENT C.2

HIGH DENSITY RESIDENTIAL SITE CAPACITY PROFILES

Overview

This appendix includes site profiles for each vacant or underutilized site identified in the inventory that is designated for multifamily high density development or mixed use development allowing residential densities up to 30 units per acre.

A profile is provided for each site indicating the assessor parcel number (APN), address, general plan land use designation, zoning, allowed density, floor-area-ratio (FAR), size, applicable height limit, and existing use. The profile indicates whether the site was identified in previous housing elements. In addition, the profile provides an evaluation of vacant sites based on the California Tax Credit Allocation Committee (TCAC) funding criteria. A TCAC evaluation was not completed for underutilized sites or for sites located within the Folsom Plan Area Specific Plan as the plan area is largely undeveloped at this time. Services, including parks and schools, are planned for the plan area. The profile also includes a site description, access to utilities or infrastructure, environmental constraints, and an analysis of realistic unit capacity.

Please note:



Vacant sites identified in the 4th and 5th housing element cycles or non-vacant sites identified in the 5th housing element cycle will allow housing developments including 20 percent or more affordable housing units by-right. The table identifies these sites with a ✓ (check mark) indicating they were previously identified or a × (cross mark) indicating they were not previously identified.

TCAC evaluation estimate points earned by each site are based on walking distance toward 9 categories of amenity, ✓ (green check mark) indicates full credit is given, ✓ (orange check mark) indicates partial credit is given, and × (red cross mark) indicates no credit is given.



Access to Utilities is proximate availability of water, sewer, storm drain, and dry utilities at each site. (E) indicates there's existing utility access, (P) indicates there's planned utility development in the 8-year period, and (N) indicates no utility access. The timeframe for completion of planned utility development is shown in years from the start of the planning period (2021).

EAST BIDWELL CORRIDOR SITES

Folsom Cordova Unified School District Site



			
APN(s):	071-019-0093	Address:	955 Riley Street
General Plan:	Mixed Use / East Bidwell Mixed Use Overlay	Zoning:	MU
Density:	20-30 du/ac	FAR:	0.5 – 1.5
Site Size:	2.94 acres	Height Limit:	50 feet (up to four stories)
Max. Capacity:	88 units	Inventoried Capacity:	79 units
Existing Use:	Underutilized – Folsom Lake High School	Included in Previous Housing Elements?	<ul style="list-style-type: none"> ✗ 5th Cycle ✗ 4th Cycle Projects containing a minimum of 20% affordable housing will be allowed by right. See Housing Element Policy H-3.7.
TCAC Evaluation:	<ul style="list-style-type: none"> ✓ Transit ✓ Public Park ✓ Public Library 	<ul style="list-style-type: none"> ✓ Grocery Store/Farmer’s market ✓ Public School ✗ Senior Developments 	<ul style="list-style-type: none"> ✗ Special Needs Development ✓ Medical Clinic/Hospital ✓ Pharmacy
Access to Utilities:	(E) Water	(E) Sewer	(E) Storm Drains (E) Dry Utilities
Site Description:	The site is owned by Folsom Cordova Unified School District and is located on Riley Street near existing shopping and employment centers. A SacRT bus stop is located directly in front of the site on Riley Street and Sutter Middle School is located approximately 500 feet north of the site. The southeastern portion of the site is currently developed as Folsom Lake High School and the northwestern portion of the site is developed as a parking lot. The school district has expressed an intent to sell their property and would provide first right of refusal to affordable housing developers in accordance with Government Code Section 54222.		
Environmental Constraints:	The site has been previously developed, has flat topography, little to moderate fire risk, does not include wetlands, and is outside of the 100- and 500-year floodplains.		

300 E. Bidwell St; 314 E. Bidwell St; 320 E. Bidwell St; 330 E. Bidwell St



	
<p>APN(s): 071-0082-017; 071-0082-016; 071-0082-015; 071-0082-012</p>	<p>Address: 300 E. Bidwell St; 314 E. Bidwell St; 320 E. Bidwell St; 330 E. Bidwell St</p>
<p>General Plan: Community Commercial / East Bidwell Mixed Use Overlay</p>	<p>Zoning: C-2</p>
<p>Density: 20-30 du/ac</p>	<p>FAR: 0.5-1.5</p>
<p>Site Size: 1.99 acres</p>	<p>Height Limit: 50 feet (up to four stories)</p>
<p>Max. Capacity: 59 units</p>	<p>Inventoried Capacity: 13 units</p>
<p>Existing Use: Single-story strip mall with parking</p>	<p>Included in Previous Housing Elements? ✗ 5th Cycle ✗ 4th Cycle</p>
<p>Access to Utilities: (E) Water (E) Sewer (E) Storm Drains (E) Dry Utilities</p>	
<p>Site Description:</p>	<p>This site is a corner parcel located at the intersection of Coloma St and E Bidwell St. The closest bus stop is 0.2 miles away, and the nearest grocery store is 0.4 miles away from the site. It is located within easy walking distance of Sutter Middle School. It is currently being used as a single-story strip mall with approximately 120 parking spaces. The buildings were constructed between 1952-1959. Approximately 60% of the site is occupied by buildings. Based on the age of buildings, market trends, and low improvement values, redevelopment could occur during the planning period. Redevelopment of the site for multi-family development would likely require a lot consolidation of the four existing parcels in the same block.</p>
<p>Environmental Constraints:</p>	<p>The site topography is flat, has little to moderate fire risk, does not include wetlands, and is outside of the 100- and 500-year floodplains.</p>

Attachment C.2: High Density Residential Site Capacity Profiles

402 E. Bidwell St; 404 Bidwell St; 412 Bidwell St

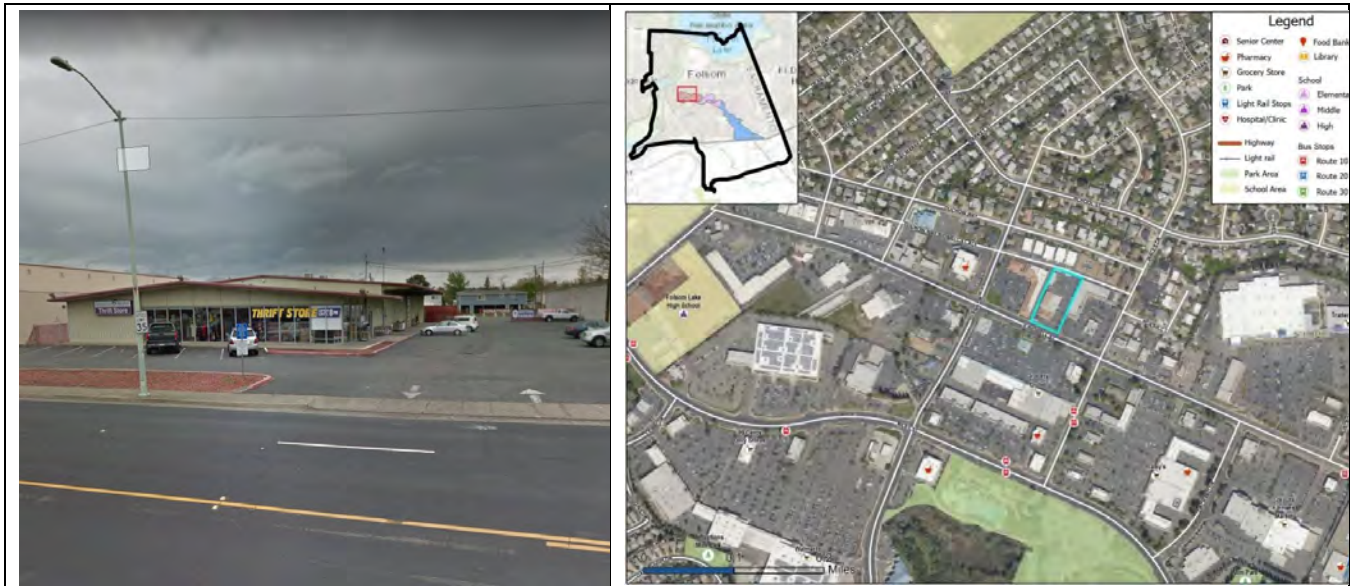
			
APN(s):	071-0083-012; 071-0083-011; 071-0083-010	Address:	402 E. Bidwell St; 404 E. Bidwell St; 412 E. Bidwell St
General Plan:	Community Commercial / East Bidwell Mixed Use Overlay	Zoning:	C-2
Density:	20-30 du/ac	FAR:	0.5-1.5
Site Size:	1.66 acres	Height Limit:	50 feet (up to four stories)
Max. Capacity:	49 units	Inventoried Capacity:	11 units
Existing Use:	Single story strip mall and parking lot	Included in Previous Housing Elements?	<ul style="list-style-type: none"> ✘ 5th Cycle ✘ 4th Cycle
Access to Utilities:	(E) Water	(E) Sewer	(E) Storm Drains (E) Dry Utilities
Site Description:	<p>This site is located west of Market St and north of E Bidwell St. The closest bus stop and grocery store are approximately 0.4 miles away from the site. It is currently being used as a strip mall with 12 operating businesses, and there are approximately 100 parking space on site. The majority of the buildings were constructed between 1959-1960, and the restaurant building was constructed in 1978. Approximately 32% of the site is occupied by buildings, and the land value is slightly higher than the improvement value. Based on the age of buildings, market trends, and low improvement values, redevelopment could occur during the planning period. Redevelopment of the site for multi-family development would likely require a lot consolidation of the three existing parcels in the same block.</p>		
Environmental Constraints:	<p>Any disturbance to protected trees such as street trees, parking lot shading trees or native oak trees located on site must comply with the City's Tree Preservation Ordinance. The site topography is flat, has little to moderate fire risk, does not include wetlands, and is outside of the 100- and 500-year floodplains.</p>		

511 E. Bidwell St

	
<p>APN(s): 071-0190-048 (portion of parcel); 071-0320-026</p>	<p>Address: 511 E. Bidwell St</p>
<p>General Plan: Community Commercial / East Bidwell Mixed Use Overlay</p>	<p>Zoning: C-2</p>
<p>Density: 20-30 du/ac</p>	<p>FAR: 0.5-1.5</p>
<p>Site Size: 3.58 acres (developable portion is 1.6 acres)</p>	<p>Height Limit: 50 feet (up to four stories)</p>
<p>Max. Capacity: 48 units</p>	<p>Inventoried Capacity: 11 units</p>
<p>Existing Use: Vacant land and parking behind Folsom Lake Bowling</p>	<p>Included in Previous Housing Elements? × 5th Cycle × 4th Cycle</p>
<p>Access to Utilities: (E) Water (E) Sewer (E) Storm Drains (E) Dry Utilities</p>	
<p>Site Description: This site is located west of Glenn Dr and south of E Bidwell St. The closest bus stop and grocery store are approximately 0.3 miles away from the site. It is currently being used as parking lot for bowling alley and barbershop. There are approximately 1.6 acres of vacant land and parking lot space in two parcels. Based on the market trends and low improvement values, redevelopment could occur during the planning period.</p>	
<p>Environmental Constraints: Any disturbance to protected trees such as street trees, parking lot shading trees or native oak trees located on site must comply with the City's Tree Preservation Ordinance. The site topography is flat, has little to moderate fire risk, does not include wetlands, and is outside of the 100- and 500-year floodplains.</p>	



Attachment C.2: High Density Residential Site Capacity Profiles

616 E. Bidwell St





APN(s):	071-0360-013	Address:	616 E. Bidwell St
General Plan:	Community Commercial / East Bidwell Mixed Use Overlay	Zoning:	C-2
Density:	20-30 du/ac	FAR:	0.5-1.5
Site Size:	1.41 acres	Height Limit:	50 feet (up to four stories)
Max. Capacity:	42 units	Inventoried Capacity:	10 units
Existing Use:	Thrift Store with large parking lot	Included in Previous Housing Elements?	× 5 th Cycle × 4 th Cycle
Access to Utilities:	(E) Water	(E) Sewer	(E) Storm Drains (E) Dry Utilities
Site Description:	This site is located west of Glenn Dr and north of E Bidwell St. The closest bus stop and grocery store are approximately 0.15 miles from the site. It is currently being used as a thrift store with a large parking lot. The building was constructed in 1961. Approximately 21% of the site is occupied by buildings. Based on the age of buildings, market trends, and current tenant improvement values, redevelopment could occur during the planning period.		
Environmental Constraints:	The site topography is flat, has little to moderate fire risk, does not include wetlands, and is outside of the 100- and 500-year floodplains.		

Creekside Sites



			
APN(s):	071-0040-161; 071-0040-162; 071-0040-163	Address:	1571 Creekside Drive – 1599 Creekside Drive
General Plan:	Professional/Office / East Bidwell Mixed Use Overlay	Zoning:	BP
Density:	20-30 du/ac	FAR:	n/a
Site Size:	7.71 acres	Height Limit:	50 feet (up to four stories)
Max. Capacity:	231 units	Inventoried Capacity:	150 units
Existing Use:	Vacant	Included in Previous Housing Elements?	✗ 5 th Cycle ✗ 4 th Cycle
TCAC Evaluation:	✓ Transit ✗ Public Park ✗ Public Library	✓ Grocery Store/Farmer’s market ✓ Public School ✗ Senior Developments	✗ Special Needs Development ✓ Medical Clinic/Hospital ✓ Pharmacy
Access to Utilities:	(E) Water	(E) Sewer	(E) Storm Drains (E) Dry Utilities
Site Description:	This site is located northeast of the intersection of East Bidwell St and Blue Ravine Rd, near Mercy Hospital of Folsom. The nearest bus stop is located approximately 200 feet east of the site. The site is adjacent to professional offices, and the closest grocery store and pharmacy are within 0.5 mile from this site. An affordable housing developer has proposed a 150-unit affordable housing project on the site. The City is anticipating submittal of the application.		
Environmental Constraints:	Any disturbance to the on-site native oak trees must comply with the City’s Tree Preservation Ordinance. Existing dredge tailings, slickens deposits, and high-water table provide challenges to construction of the site. The site is moderately sloped, decreasing in elevation from east to west, has moderate to high fire risk, does not include wetlands, and is outside of the 100- and 500-year floodplains		

Attachment C.2: High Density Residential Site Capacity Profiles

790 Hana Way


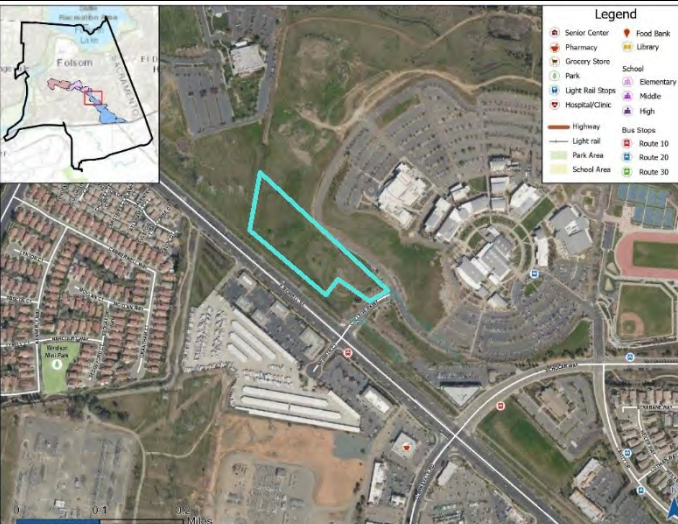
			
APN(s):	072-0031-024	Address:	790 Hana Way
General Plan:	Professional/Office / East Bidwell Mixed Use Overlay	Zoning:	BP
Density:	20-30 du/ac	FAR:	n/a
Site Size:	2.43 acres	Height Limit:	50 feet (up to four stories)
Max. Capacity:	72 units	Inventoried Capacity:	66 units
Existing Use:	Vacant	Included in Previous Housing Elements?	<ul style="list-style-type: none"> ✗ 5th Cycle ✗ 4th Cycle
TCAC Evaluation:	<ul style="list-style-type: none"> <li style="width: 33%;">✓ Transit <li style="width: 33%;">✓ Grocery Store/Farmer’s market <li style="width: 33%;">✗ Special Needs Development <li style="width: 33%;">✗ Public Park <li style="width: 33%;">✓ Public School <li style="width: 33%;">✓ Medical Clinic/Hospital <li style="width: 33%;">✗ Public Library <li style="width: 33%;">✗ Senior Developments <li style="width: 33%;">✓ Pharmacy 		
Access to Utilities:	(E) Water	(E) Sewer	(E) Storm Drains (E) Dry Utilities
Site Description:	<p>This site is located at northeast of the interaction of East Bidwell St and Blue Ravine Rd, next to Mercy Hospital of Folsom. The nearest bus stop is approximately 0.5 mile away north of the site. It’s adjacent to professional offices, various grocery stores and pharmacies are within 1 mile from this site.</p>		
Environmental Constraints:	<p>Any disturbance to the on-site native oak trees must comply with the City’s Tree Preservation Ordinance. The site is moderately sloped, decreasing in elevation from east to west, has little to moderate fire risk, and is inside of the 100- and 500-year floodplains.</p>		

Oak Avenue Parkway Sites



	
<p>APN(s): 072-1310-012; 072-1310-011 (portion of parcel); 072-1310-010 (portion of parcel)</p>	<p>Address: 701 Oak Avenue Parkway; 741 Oak Avenue Parkway; 731 Oak Avenue Parkway</p>
<p>General Plan: Professional/Office / East Bidwell Mixed Use Overlay</p>	<p>Zoning: BP</p>
<p>Density: 20-30 du/ac</p>	<p>FAR: n/a</p>
<p>Site Size: Total site (three parcels) is 13.47 acres; Developable portion is estimated to be about 7.38 acres</p>	<p>Height Limit: 50 feet (up to four stories)</p>
<p>Max. Capacity: 221 units</p>	<p>Inventoried Capacity: 199 units</p>
<p>Existing Use: Parking lot for adjacent Lakeside Church and overhead powerlines.</p>	<p>Included in Previous Housing Elements? × 5th Cycle × 4th Cycle</p>
<p>Access to Utilities: (E) Water (E) Sewer (E) Storm Drains (E) Dry Utilities</p>	
<p>Site Description: This site, located within the East Bidwell Corridor, is adjacent to the existing Lakeside Church. Portions of the parcels include a parking lot and overhead powerlines. Approximately 7 acres of the site are vacant and are not constrained by overhead powerlines. A SacRT bus stop is located less than 0.1 mile away from the site, and the nearest major grocery store is approximately 1 mile away.</p>	
<p>Environmental Constraints: The site is moderately sloped, has low fire risk, does not include wetlands, and is outside of the 100- and 500-year floodplains.</p>	

Attachment C.2: High Density Residential Site Capacity Profiles

100 Scholar Way



				
APN(s):	072-0270-023 (portion of parcel)	Address:	100 Scholar Way	
General Plan:	Public and Quasi-Public Facility / East Bidwell Mixed Use Overlay	Zoning:	A-1-A	
Density:	20-30 du/ac	FAR:	0.5-1.5	
Site Size:	Total parcel is 151.14 acres; Developable portion is estimated to be about 5.8 acres	Height Limit:	30 feet (up to two stories)	
Max. Capacity:	174 units	Inventoried Capacity:	157 units	
Existing Use:	Vacant Land surrounding Folsom Lake College	Included in Previous Housing Elements?	× 5 th Cycle × 4 th Cycle	
Access to Utilities:	(E) Water	(E) Sewer	(E) Storm Drains	(E) Dry Utilities
Site Description:	This site, located within the East Bidwell Corridor, sits at the entrance to Folsom Lake College. College Parkway, the entrance road to the college, bisects the parcel. The site also contains a sign and electronic billboard advertising the Harris Center. The site has approximately 6 acres of developable land to the northwest of College Parkway and the Harris Center signage. According to conversations with College staff, the College Master Plan currently identifies this area as potential parking; however, the College is open to discussions of other potential uses on this site, including housing. A SacRT bus stop is located less than 0.1 mile away from the site, and the nearest grocery store is approximately 0.5 miles away. There is no existing infrastructure on the site; however, access to sewer, water, storm drains, and dry utilities are available along E. Bidwell St.			
Environmental Constraints:	The site is moderately sloped, with decreasing elevation from north to south, has moderate to high fire risk, does not include wetlands, and is outside of the 100- and 500-year floodplains.			
Analysis of Realistic Unit Capacity:	Based on the site characteristics, market trends and existing college, the remaining developable portion of the site, 5.8 acres, is anticipated for residential development at 90 percent of the maximum allowed density, 27 units per acre. Therefore, the realistic capacity of the site would be 157 units.			

Cavitt – E Bidwell

			
APN(s):	072-0270-155	Address:	1565 Cavitt Drive
General Plan:	Community Commercial	Zoning:	C-2 (SP 95-1)
Density:	20-30 du/ac	FAR:	n/a
Site Size:	37.18 acres (10 acres included in inventory)	Height Limit:	50 feet (up to four stories)
Max. Capacity:	300 units	Inventoried Capacity:	270 units
Existing Use:	Vacant	Included in Previous Housing Elements?	✗ 5 th Cycle ✗ 4 th Cycle
TCAC Evaluation:	✓ Transit ✓ Public Park ✗ Public Library	✓ Grocery Store/Farmer's market ✓ Public School ✗ Senior Developments	✗ Special Needs Development ✗ Medical Clinic/Hospital ✓ Pharmacy
Access to Utilities:	(E) Water	(E) Sewer	(E) Storm Drains (E) Dry Utilities
Site Description:	This site is located at E Bidwell street between Broadstone Parkway and Iron Point Road. Two SacRT bus stops are accessible within ¼ mile from the site. Single family residences are located east of the site, and commercial uses are located south and west of the site. Whole Foods Market and Bel Air are less than ¼ mile from this site. This is a large site with 37 acres; however, the property owner indicated interest in residential development on a portion of the site. Multifamily residential development is assumed for 10 acres of the site.		
Environmental Constraints:	Any disturbance to the on-site native oak trees must comply with the City's Tree Preservation Ordinance. The site is moderately sloped, decreasing in elevation from east to west, has moderate to high fire risk, does not include wetlands, and is outside of the 100- and 500-year floodplains		



Attachment C.2: High Density Residential Site Capacity Profiles

285 Palladio Parkway



			
APN(s):	072-1190-128; 072-1190-129; 072-1190-130	Address:	Broadstone Pkwy; 2376 Iron Point Rd; 285 Palladio Pkwy
General Plan:	Regional Commercial Center / East Bidwell Mixed Use Overlay	Zoning:	C-3 PD
Density:	20-30 du/ac	FAR:	0.5-1.5
Site Size:	Total acreage of three parcels is 43.99 acres (10 acres included in inventory)	Height Limit:	50 feet (up to four stories)
Max. Capacity:	300 units	Inventoried Capacity:	270 units
Existing Use:	Vacant Land next to Kaiser Surgery Center	Included in Previous Housing Elements?	<ul style="list-style-type: none"> ✗ 5th Cycle ✗ 4th Cycle
Access to Utilities:	(E) Water	(E) Sewer	(E) Storm Drains (E) Dry Utilities
Site Description:	<p>The Kaiser Surgery Center site includes three parcels, of which only a small portion (approximately 6 acres) has been developed. The remaining 38 acres are vacant. This site is located at the intersection of Palladio Pkwy and Iron Point Rd. There are two bus stops located 0.1 mile away from the site, and the closest grocery store is 0.3 miles away from this site. The Kaiser Surgery Center Building was constructed in 2009 and is expected to remain on the site. Approximately 14% of the site is occupied by buildings and parking. Based on the site characteristics, market trends and existing commercial use, approximately 10 acres of the site is anticipated for residential development.</p>		
Environmental Constraints:	<p>The site topography is flat, has moderate to high fire risk, does not include wetlands, and is outside of the 100- and 500-year floodplains.</p>		

TRANSIT PRIORITY AREA SITES

Leidesdorff Sites

									
<p>APN(s): 070-0042-002; 070-0046-024; 070-0046-026</p>	<p>Address: 1118 Sutter Street; 1108 Sutter Street; Leidesdorff Street</p>								
<p>General Plan: Historic Folsom Mixed Use</p>	<p>Zoning: Historic District, HD</p>								
<p>Density: 20-30 du/ac</p>	<p>FAR: 0.5 – 2.0 FAR</p>								
<p>Site Size: 2.64 acres</p>	<p>Height Limit: 35 feet for APNs 070-0046-024 and 070-0046-026; 50 feet for APN 070-0042-002</p>								
<p>Max. Capacity: 79 units</p>	<p>Inventoried Capacity: 71 units</p>								
<p>Existing Use: Vacant</p>	<p>Included in Previous Housing Elements? ✓ 5th Cycle ✓ 4th Cycle Projects containing a minimum of 20% affordable housing will be allowed by right. See Housing Element Policy H-3.7.</p>								
<p>TCAC Evaluation:</p> <table border="0"> <tr> <td>✓ Transit</td> <td>✓ Grocery Store/Farmer’s market</td> <td>✗ Special Needs Development</td> </tr> <tr> <td>✓ Public Park</td> <td>✓ Public School</td> <td>✗ Medical Clinic/Hospital</td> </tr> <tr> <td>✗ Public Library</td> <td>✗ Senior Developments</td> <td>✗ Pharmacy</td> </tr> </table>	✓ Transit	✓ Grocery Store/Farmer’s market	✗ Special Needs Development	✓ Public Park	✓ Public School	✗ Medical Clinic/Hospital	✗ Public Library	✗ Senior Developments	✗ Pharmacy
✓ Transit	✓ Grocery Store/Farmer’s market	✗ Special Needs Development							
✓ Public Park	✓ Public School	✗ Medical Clinic/Hospital							
✗ Public Library	✗ Senior Developments	✗ Pharmacy							
<p>Access to Utilities: (E) Water (E) Sewer (E) Storm Drains (E) Dry Utilities</p>									
<p>Site Description: The Leidesdorff site is in the Historic District on the west side of Folsom Boulevard, near existing retail and office uses on Sutter Street and within one-quarter mile of the Historic Folsom Light Rail Station. The City’s corporation yard is located directly north of the site. The site currently consists of four parcels that would be consolidated. The Historic Folsom Mixed Use designation allows both residential (including stand-alone residential) and commercial uses. Development would be subject to Historic District Commission Design Review.</p>									
<p>Environmental Constraints: Any disturbance to the on-site native oak trees must comply with the City’s Tree Preservation Ordinance. The site has moderate to high fire risk, does not include wetlands, and is outside of the 100- or 500-year floodplain. The site is primarily flat with minimal elevation changes of 1-3 feet.</p>									

Glenn Station Site


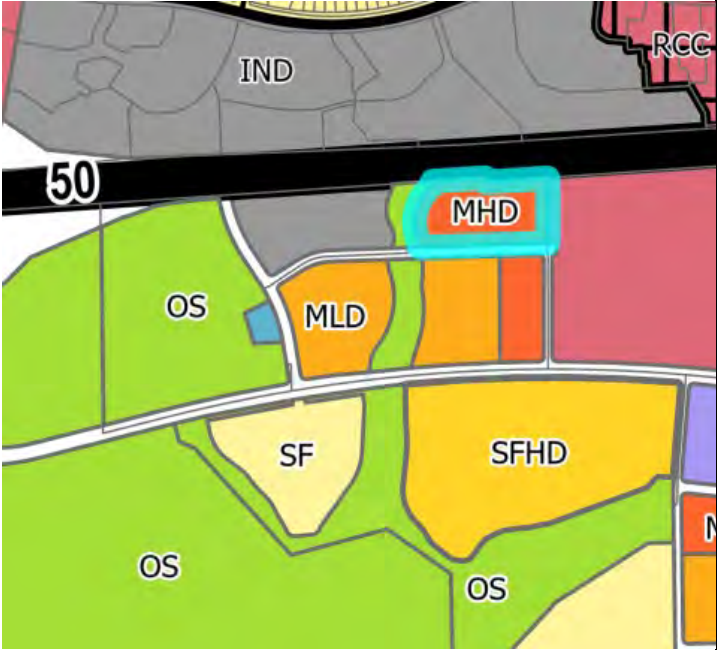
			
APN(s):	071-0020-078	Address:	1025 Glenn Drive
General Plan:	Multifamily High Density	Zoning:	R-4 – General Apartment
Density:	20-30 du/ac	FAR:	n/a
Site Size:	2.73 acres	Height Limit:	50 feet (up to four stories)
Max. Capacity:	81 units	Inventoried Capacity:	74 units
Existing Use:	Parking Lot	Included in Previous Housing Elements?	✓ 5 th Cycle ✓ 4 th Cycle Projects containing a minimum of 20% affordable housing will be allowed by right. See Housing Element Policy H-3.7.
TCAC Evaluation:	✓ Transit ✗ Public Park ✗ Public Library	✓ Grocery Store/Farmer’s market ✗ Public School ✗ Senior Developments	✗ Special Needs Development ✗ Medical Clinic/Hospital ✗ Pharmacy
Access to Utilities:	(E) Water	(E) Sewer	(E) Storm Drains (E) Dry Utilities
Site Description:	The site is owned by the City and is currently used as a park & ride for the adjacent Glenn SacRT Light Rail Station, located on the corner of Glenn Drive and Folsom Boulevard. It is adjacent to professional offices, approximately 500 feet from Kikkoman Foods, Inc., and approximately 1 mile from schools.		
Environmental Constraints:	The site has been previously developed and is currently used as a parking lot. Any disturbance to the on-site native oak trees must comply with the City’s Tree Preservation Ordinance. The site is flat, has moderate to high fire risk, and does not include wetlands. The site is not located within a special flood hazard area or 100-year floodplain but the site is within the 500-year floodplain and presents moderate flood hazards.		

FOLSOM PLAN AREA SPECIFIC PLAN SITES

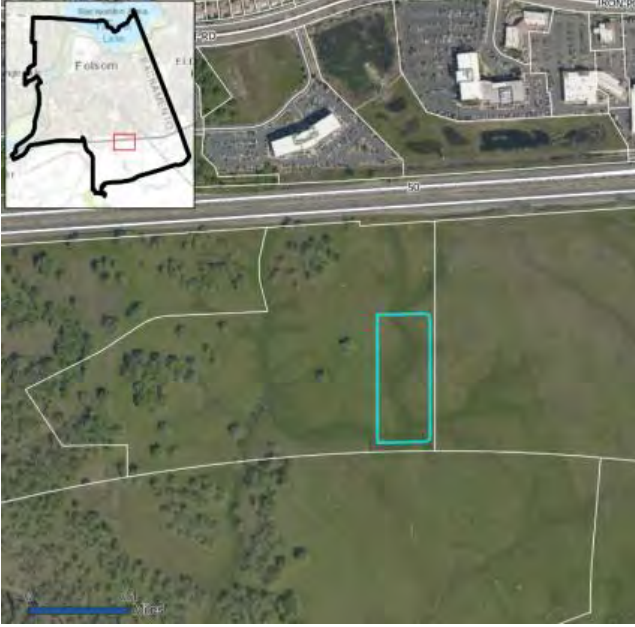
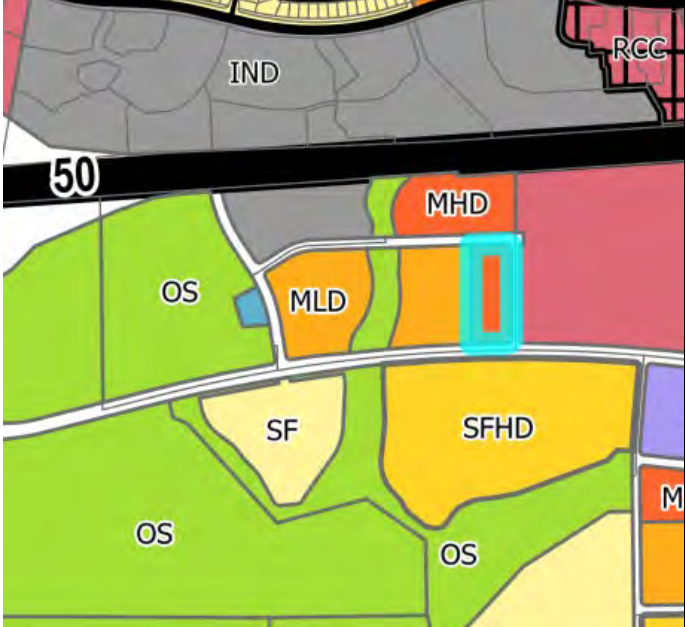
FPASP MHD 16 Site

<p>APN(s): portion of 072-0060-090</p>	<p>Address: Prairie City Rd between White Rock Rd and Mangini Pkwy</p>
<p>General Plan: Multifamily High Density</p>	<p>Zoning: SP-MHD</p>
<p>Density: 20-30 du/ac</p>	<p>FAR: n/a</p>
<p>Site Size: 9.80 acres</p>	<p>Height Limit: 50 feet</p>
<p>Existing Use: Vacant</p>	<p>Included in Previous Housing Elements? ✓ 5th Cycle ✗ 4th Cycle</p>
<p>Access to Utilities: (P 4-8 yrs) Water (P 4-8 yrs) Sewer (P 4-8 yrs) Storm Drains (P 4-8 yrs) Dry Utilities</p>	
<p>Site Description: The site is located in the southwest portion of the Folsom Plan Area Specific Plan. The surrounding area is currently undeveloped but is planned for a mix of residential and commercial uses, including two school sites within 0.75 miles. The development for Folsom Ranch High School is approximately 0.5 miles east of the site, and it's planned to open for the 2025/2026 school year.</p>	
<p>Environmental Constraints: The site is moderately sloped, has high fire risk, does not include wetlands, and is outside of the 100- and 500-year floodplains. There are no protected trees located on the site.</p>	
<p>Unit Capacity: Based on the allotted number of units identified in the Folsom Plan Area Specific Plan, the capacity of the sites would be 246 units.</p>	

FPASP MHD 60 Site

			
APN(s):	portion of 072-3190-031	Address:	North of Alder Creek Parkway between E. Bidwell St. and Rowberry Rd.
General Plan:	Multifamily High Density	Zoning:	SP-MHD
Density:	20-30 du/ac	FAR:	n/a
Site Size:	7.70 acres	Height Limit:	50 feet
Existing Use:	Vacant	Included in Previous Housing Elements?	✓ 5 th Cycle ✗ 4 th Cycle
Access to Utilities:	(P 2-4 yrs) Water	(P 2-4 yrs) Sewer	(P 2-4 yrs) Storm Drains
			(P 2-4 yrs) Dry Utilities
Site Description:	The site is located in the northcentral portion of the Folsom Plan Area Specific Plan. The surrounding area is currently undeveloped but is planned for a mix of residential and commercial uses.		
Environmental Constraints:	The site is moderately sloped, has moderate to high fire risk, and is outside of the 100- and 500-year floodplains. There are no protected trees located on the site. A riverine follows the eastern boundary before crossing the southeastern portion of the site.		
Unit Capacity:	Based on the allotted number of units identified in the Folsom Plan Area Specific Plan, the capacity of the sites would be 192 units.		

FPASP MHD 64 Site

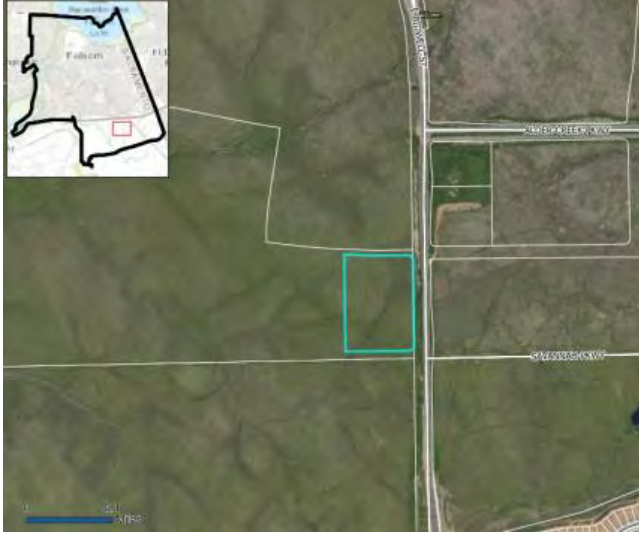
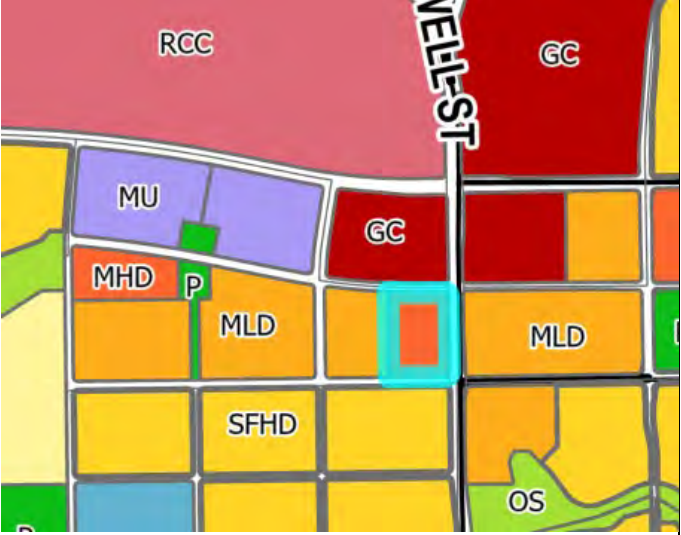
			
APN(s):	portion of 072-3190-031	Address:	North of Alder Creek Parkway between E. Bidwell St. and Rowberry Rd.
General Plan:	Multifamily High Density	Zoning:	SP-MHD
Density:	20-30 du/ac	FAR:	n/a
Site Size:	4.31 acres	Height Limit:	50 feet
Existing Use:	Vacant	Included in Previous Housing Elements?	✓ 5 th Cycle ✗ 4 th Cycle
Access to Utilities:	(P 2-4 yrs) Water	(P 2-4 yrs) Sewer	(P 2-4 yrs) Storm Drains (P 2-4 yrs) Dry Utilities
Site Description:	The site is located in the northcentral portion of the Folsom Plan Area Specific Plan. The surrounding area is currently undeveloped but is planned for a mix of residential and commercial uses.		
Environmental Constraints:	The site is moderately sloped, has moderate to high fire risk, and is outside of the 100- and 500-year floodplains. There are no protected trees located on the site. A riverine crosses the site from north to south and from east to west on the southern portion of the site.		
Unit Capacity:	Based on the allotted number of units identified in the Folsom Plan Area Specific Plan, the capacity of the sites would be 108 units.		

Attachment C.2: High Density Residential Site Capacity Profiles


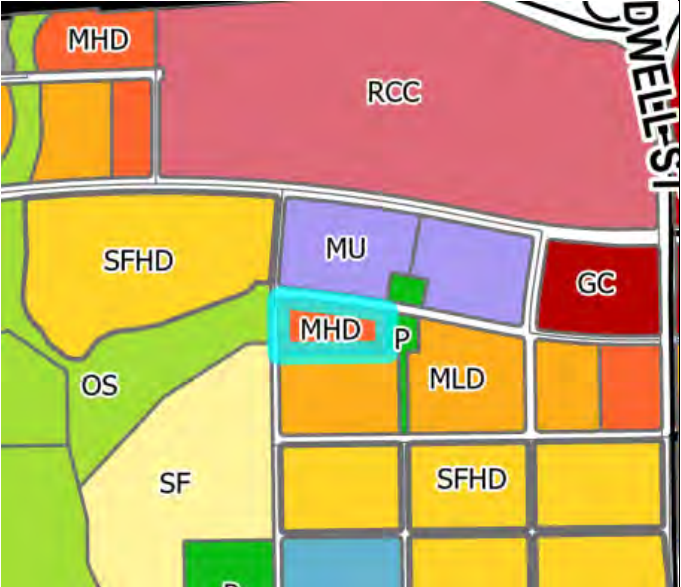
FPASP MHD 138 Site

<p>APN(s): 072-3380-005</p>	<p>Address: White Rock Road, east of E. Bidwell St.</p>
<p>General Plan: Multifamily High Density</p>	<p>Zoning: SP-MHD</p>
<p>Density: 20-30 du/ac</p>	<p>FAR: n/a</p>
<p>Site Size: 9.26 acres</p>	<p>Height Limit: 50 feet</p>
<p>Existing Use: Vacant</p>	<p>Included in Previous Housing Elements? ✓ 5th Cycle × 4th Cycle</p>
<p>Access to Utilities: (E) Water (E) Sewer (E) Storm Drains (E) Dry Utilities</p>	
<p>Site Description: The site is in the southcentral portion of the Folsom Plan Area Specific Plan and is included in Phase 1 of the Mangini Ranch Project. The surrounding area was recently developed as residential and an elementary school is currently (2020) under construction, approximately 0.4 miles northeast of the site. The City expects to receive an application for market rate housing in late 2020.</p>	
<p>Environmental Constraints: The site is moderately sloped, has high fire risk, and is outside of the 100- and 500-year floodplains. There are no protected trees located on the site. A riverine crosses the southwest corner of the site.</p>	
<p>Unit Capacity: Based on the allotted number of units identified in the Folsom Plan Area Specific Plan, the capacity of the sites would be 243 units.</p>	

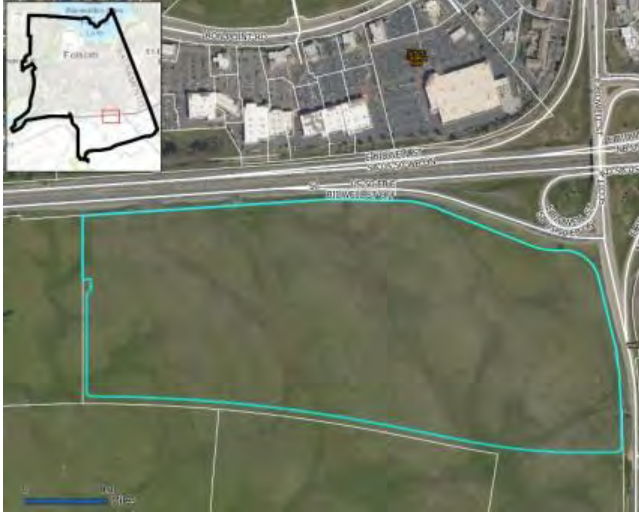
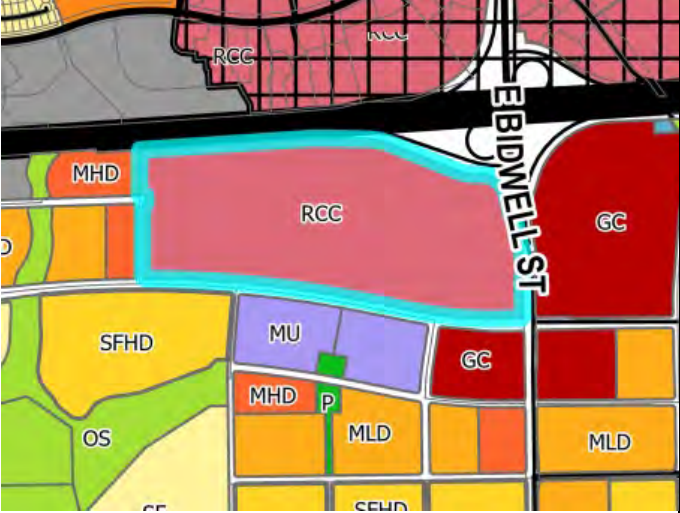
FPASP MHD 157 Site

			
APN(s):	Portion of 072-3190-034	Address:	Northwest corner of E. Bidwell Street and Savannah Parkway.
General Plan:	Multifamily High Density	Zoning:	SP-MHD
Density:	20-30 du/ac	FAR:	n/a
Site Size:	5.79 acres	Height Limit:	50 feet
Existing Use:	Vacant	Included in Previous Housing Elements?	✓ 5 th Cycle ✗ 4 th Cycle
Access to Utilities:	(P 2-4 yrs) Water	(P 2-4 yrs) Sewer	(P 2-4 yrs) Storm Drains (P 2-4 yrs) Dry Utilities
Site Description:	The site is in the central portion of the Folsom Plan Area Specific Plan. The area northeast of the site, across E. Bidwell Street is currently being developed as commercial and residential, while all other surrounding areas are still vacant.		
Environmental Constraints:	The site is flat, has high fire risk, does not include wetlands, and is outside of the 100- and 500-year floodplains. There are no protected trees located on the site.		
Unit Capacity:	Based on the allotted number of units identified in the adopted Folsom Plan Area Specific Plan, the capacity of the sites would be 145 units.		

FPASP MHD 160A Site

			
APN(s):	Portion of 072-3190-034	Address:	West of E. Bidwell Street and South of Old Ranch Way.
General Plan:	Multifamily High Density	Zoning:	SP-MHD
Density:	20-30 du/ac	FAR:	n/a
Site Size:	5.82 acres	Height Limit:	50 feet
Existing Use:	Vacant	Included in Previous Housing Elements?	✓ 5 th Cycle ✗ 4 th Cycle
Access to Utilities:	(P 2-4 yrs) Water	(P 2-4 yrs) Sewer	(P 2-4 yrs) Storm Drains (P 2-4 yrs) Dry Utilities
Site Description:	The site is in the Town Center of the Folsom Plan Area Specific Plan. The surrounding areas are currently undeveloped but are planned for residential, mixed use, and park uses.		
Environmental Constraints:	The site is moderately sloped, has high fire risk, and is outside of the 100- and 500-year floodplains. There are no protected trees located on the site. A riverine wetland crosses the northwest corner of the site.		
Unit Capacity:	Based on the allotted number of units identified in the adopted Folsom Plan Area Specific Plan, the capacity of the sites would be 145 units.		

FPASP RC 61 Site


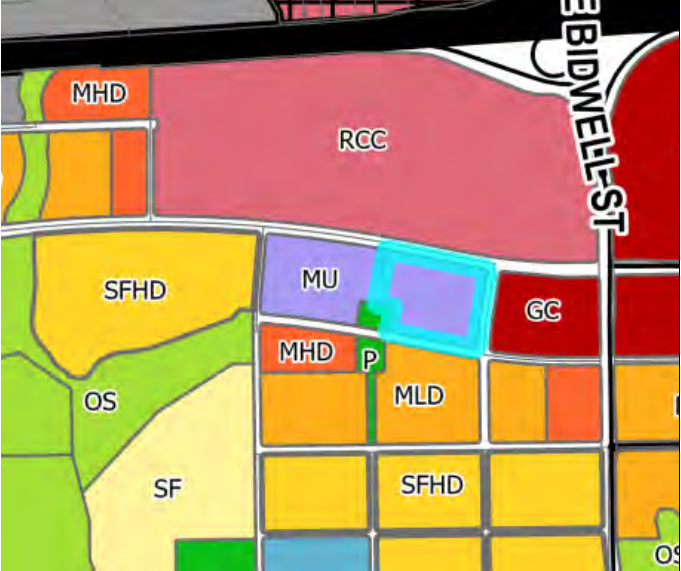
			
APN(s):	Portion of 072-3190-030	Address:	Southwest of E. Bidwell Street / U.S. 50 interchange.
General Plan:	Regional Center Commercial	Zoning:	SP-RC (Specific Plan – Regional Commercial)
Density:	Various – see below description	FAR:	n/a
Site Size:	103.3 acres	Height Limit:	50 feet
Existing Use:	Vacant	Included in Previous Housing Elements?	<ul style="list-style-type: none"> ✗ 5th Cycle ✗ 4th Cycle
Access to Utilities:	(P 2-4 yrs) Water	(P 2-4 yrs) Sewer	(P 2-4 yrs) Storm Drains (P 2-4 yrs) Dry Utilities
Site Description:	<p>The site is a 103-acre regional commercial parcel in the northcentral portion of the Folsom Plan Area Specific Plan, near U.S. 50. The surrounding areas are currently undeveloped but are planned as the Town Center with a mix of residential, commercial, mixed use, and park. The site is also located along the proposed Alder Creek Parkway transit corridor. The specific plan requires that 9.2 acres and 223 dwelling units of multifamily high density be developed on this site. Per the Minor Administrative Modification to the Specific Plan, approved on March 17, 2020, 7.5 acres and 156 dwelling units of multifamily high density (20-30 units per acre); 9.9 acres and 198 units of multifamily medium density (12-20 units per acre); and 25 acres and 198 units of multifamily low density (7-12 units per acre) would be developed on this site.</p>		
Environmental Constraints:	<p>The site is moderately sloped, has high fire risk, and is outside of the 100- and 500-year floodplains. There are no protected trees located on the site. A riverine crosses the southeastern corner of the site.</p>		
Unit Capacity:	<p>Based on the Minor Administrative Modification, approved on March 17, 2020, the allotted number of units and capacity of the site would be 156 multifamily high density units, 198 multifamily medium density units; and 198 multifamily low density units.</p>		

Attachment C.2: High Density Residential Site Capacity Profiles


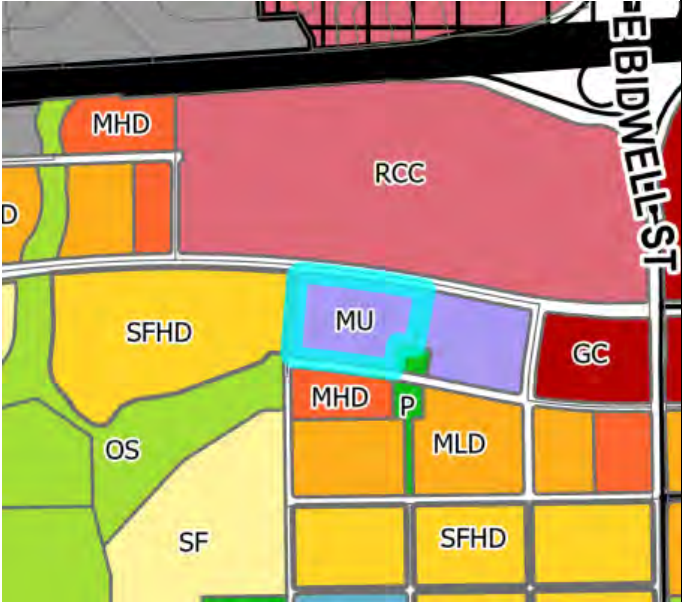
FPASP GC 85A Site

<p>APN(s): 072-3190-046</p>	<p>Address: E. Bidwell Street and Alder Creek Parkway</p>
<p>General Plan: General Commercial</p>	<p>Zoning: SP-GC (Specific Plan – General Commercial)</p>
<p>Density: 20-30 du/ac</p>	<p>FAR: n/a</p>
<p>Site Size: 6.5 acres</p>	<p>Height Limit: 50 feet</p>
<p>Existing Use: Vacant</p>	<p>Included in Previous Housing Elements? ✖ 5th Cycle ✖ 4th Cycle</p>
<p>Access to Utilities: (E) Water (E) Sewer (E) Storm Drains (E) Dry Utilities</p>	
<p>Site Description:</p>	<p>This parcel is in the northcentral portion of the Folsom Plan Area Specific Plan, near U.S. 50. The surrounding areas are currently undeveloped but are planned as the Town Center with a mix of residential, commercial, mixed use, and park. The site is also located along the proposed Alder Creek Parkway transit corridor. Per the Minor Administrative Modification to the Specific Plan, approved on March 17, 2020, 8.2 acres and 221 dwelling units of multifamily high density (20-30 units per acre) and 6.1 acres and 122 units of multifamily medium density (12-20 units per acre) would be developed on this site.</p>
<p>Environmental Constraints:</p>	<p>The site is moderately sloped, has high fire risk, does not include wetlands, and is outside of the 100- and 500-year floodplains. There are no protected trees located on the site.</p>
<p>Unit Capacity:</p>	<p>Based on the Minor Administrative Modification, approved on March 17, 2020, the allotted number of units and capacity of the site would be 221 multifamily high density units and 122 multifamily medium density units.</p>

FPASP MU 74 Site


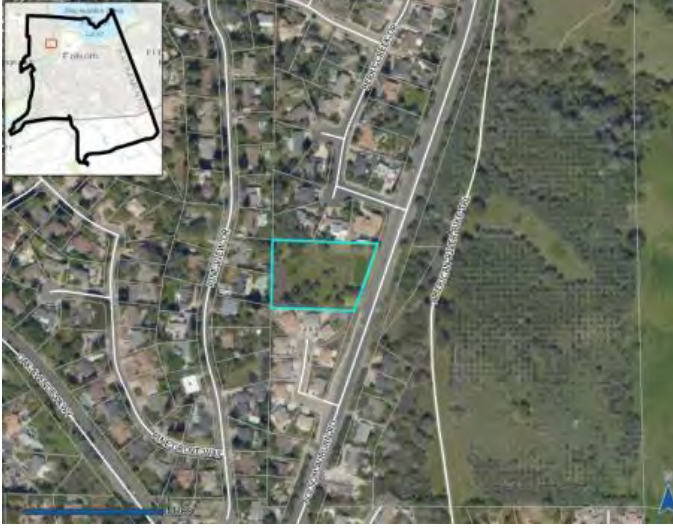
			
APN(s):	A portion of 072-3190-034	Address:	West of E. Bidwell Street and south of Alder Creek Parkway
General Plan:	Mixed Use	Zoning:	SP-MU (Specific Plan – Mixed Use)
Density:	20-30 du/ac	FAR:	n/a
Site Size:	10 acres	Height Limit:	50 feet
Existing Use:	Vacant	Included in Previous Housing Elements?	✓ 5 th Cycle ✗ 4 th Cycle
Access to Utilities:	(P 2-4 yrs) Water	(P 2-4 yrs) Sewer	(P 2-4 yrs) Storm Drains (P 2-4 yrs) Dry Utilities
Site Description:	The site is in the northcentral portion of the Folsom Plan Area Specific Plan, planned for the Town Center. The surrounding areas are currently undeveloped but are planned for a mix of residential, commercial, mixed use, and park. The site is also located along the proposed Alder Creek Parkway transit corridor.		
Environmental Constraints:	The site is moderately sloped, has high fire risk, and is outside of the 100- and 500-year floodplains. There are no protected trees located on the site. A riverine wetland crosses the site diagonally from the northeast corner to the southwest corner.		
Unit Capacity:	Based on the allotted number of units identified in the Folsom Plan Area Specific Plan, the capacity of the sites would be 132 units.		

FPASP MU 158 Site

			
APN(s):	A portion of 072-3190-034	Address:	West of E. Bidwell Street and south of Alder Creek Parkway
General Plan:	Mixed Use	Zoning:	SP-MU (Specific Plan – Mixed Use)
Density:	20-30 du/ac	FAR:	n/a
Site Size:	11.48 acres (per approved Toll Brothers SPA)	Height Limit:	50 feet
Existing Use:	Vacant	Included in Previous Housing Elements?	✓ 5 th Cycle ✗ 4 th Cycle
Access to Utilities:	(P 2-4 yrs) Water	(P 2-4 yrs) Sewer	(P 2-4 yrs) Storm Drains (P 2-4 yrs) Dry Utilities
Site Description:	The site is in the northcentral portion of the Folsom Plan Area Specific Plan, planned for the Town Center. The surrounding areas are currently undeveloped but are planned for a mix of residential, commercial, mixed use, and park. The site is also located along the proposed Alder Creek Parkway transit corridor.		
Environmental Constraints:	The site is moderately sloped, has high fire risk, and is outside of the 100- and 500-year floodplains. There are no protected trees located on the site. A riverine crosses the southeast corner of the site.		
Unit Capacity:	Based on the allotted number of units identified in the Folsom Plan Area Specific Plan, the capacity of the sites would be 150 units.		



ADDITIONAL HIGH DENSITY RESIDENTIAL SITES

Folsom Auburn (Choi) Site

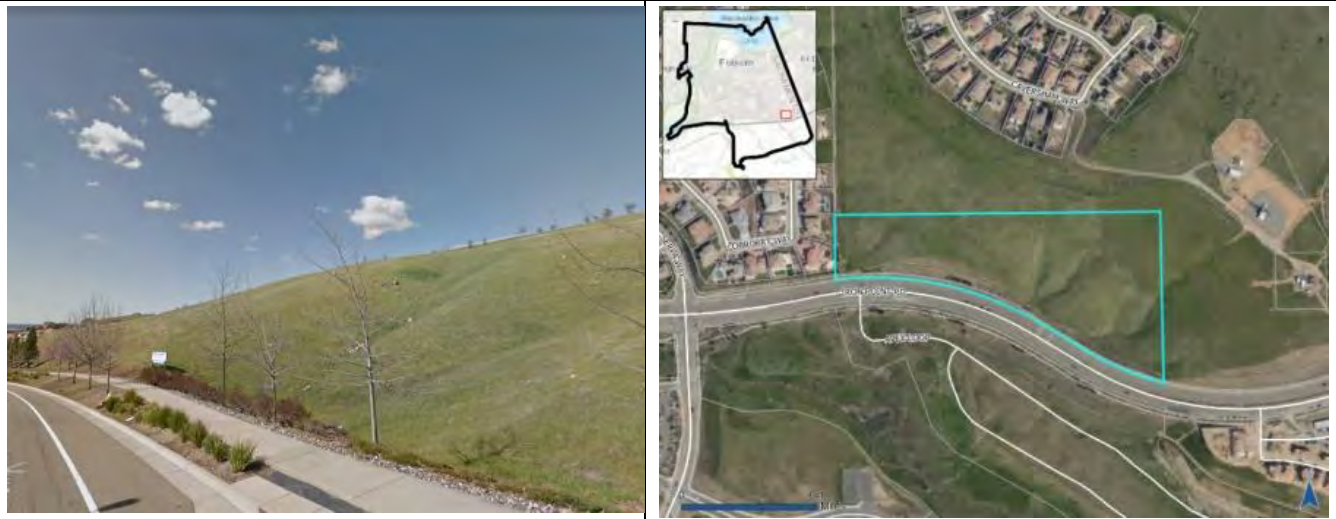
			
APN(s):	213-0071-006	Address:	7071 Folsom Auburn Road
General Plan:	Multifamily High Density	Zoning:	R4 – General Apartment
Density:	20-30 du/ac	FAR:	n/a
Site Size:	1.89 acres	Height Limit:	50 feet (up to four stories)
Max. Capacity:	56 units	Inventoried Capacity:	51 units
Existing Use:	Vacant	Included in Previous Housing Elements?	<ul style="list-style-type: none"> ✓ 5th Cycle ✓ 4th Cycle Projects containing a minimum of 20% affordable housing will be allowed by right. See Housing Element Policy H-3.7.
TCAC Evaluation:	<ul style="list-style-type: none"> ✗ Transit ✗ Public Park ✗ Public Library 	<ul style="list-style-type: none"> ✗ Grocery Store/Farmer’s market ✓ Public School ✗ Senior Developments 	<ul style="list-style-type: none"> ✗ Special Needs Development ✗ Medical Clinic/Hospital ✗ Pharmacy
Access to Utilities:	(P) Water	(E) Sewer	(N) Storm Drains (N) Dry Utilities
	Note: The City is installing a water supply main along Folsom Auburn Road as part of a Capital Improvement Project, anticipated for construction in 2021. Storm drain and dry utility improvements would be constructed upon development of the site.		
Site Description:	The site is located in the northern portion of the City, surrounded by residential uses. The site is approximately 1 mile from commercial uses and 0.75 miles from Carl Sundahl Elementary School. The nearest bus stop, American River Canyon Drive and Oak Avenue, is 1.3 miles east of the site.		
Environmental Constraints:	Any disturbance to the on-site native oak trees must comply with the City’s Tree Preservation Ordinance. The site is moderately sloped decreasing in elevation from north to south, has little to moderate fire risk, does not include wetlands, and is outside of the 100- and 500-year floodplains		

Attachment C.2: High Density Residential Site Capacity Profiles

Riley Street Site

			
APN(s):	071-0190-076	Address:	n/a (Riley Street)
General Plan:	Multifamily High Density	Zoning:	R3 – Neighborhood Apartment
Density:	20-30 du/ac	FAR:	n/a
Site Size:	0.58 acres	Height Limit:	35 feet (up to two stories)
Max. Capacity:	17 units	Inventoried Capacity:	16 units
Existing Use:	Vacant	Included in Previous Housing Elements?	✗ 5 th Cycle ✗ 4 th Cycle
TCAC Evaluation:	✓ Transit ✓ Public Park ✓ Public Library	✓ Grocery Store/Farmer’s market ✓ Public School ✗ Senior Developments	✗ Special Needs Development ✓ Medical Clinic/Hospital ✓ Pharmacy
Access to Utilities:	(E) Water	(E) Sewer	(E) Storm Drains (E) Dry Utilities
Site Description:	The site is owned by the City and is located on Riley Street, near the Coloma Street intersection, and is near existing shopping and employment centers. A SacRT bus stop is located directly in front of the site on Riley Street. Single family residences are located directly west of the site, commercial uses are located to the south and east, and Folsom Lake High School is located across Riley Street to the northeast. Additionally, Sutter Middle School is located approximately 500 feet north of the site.		
Environmental Constraints:	Any disturbance to the on-site native oak trees must comply with the City’s Tree Preservation Ordinance. The site has little to moderate fire risk, does not include wetlands, and is outside of the 100- and 500-year floodplains. The site topography is flat.		



2800 Iron Point Road



APN(s):	072-0270-124	Address:	2800 Iron Point Road
General Plan:	Multifamily High Density	Zoning:	R4 (SP95-1) – General Apartment
Density:	20-30 du/ac	FAR:	n/a
Site Size:	13.22 acres	Height Limit:	50 feet (up to four stories)
Max. Capacity:	300 units	Inventoried Capacity:	207 units
Existing Use:	Vacant	Included in Previous Housing Elements?	✓ 5 th Cycle ✗ 4 th Cycle
TCAC Evaluation:	✗ Transit ✗ Public Park ✗ Public Library	✓ Grocery Store/Farmer’s market ✓ Public School ✗ Senior Developments	✗ Special Needs Development ✗ Medical Clinic/Hospital ✓ Pharmacy
Access to Utilities:	(E) Water	(E) Sewer	(E) Storm Drains (E) Dry Utilities
Site Description:	The site is located on the Iron Point Road corridor near existing shopping and employment centers and approximately 1.25 miles from the nearest bus stop. This site is primarily surrounded by single family residences and the recent Pique at Iron Point apartment development is located across Iron Point Road, south of the site. The site is owned by Elliot Homes. Based on the site characteristics and because the site is steeply sloped, the site is anticipated for development at 60 percent of the maximum allowed density, 18 units per acre.		
Environmental Constraints:	The site has moderate to high fire risk, does not include wetlands, and is outside of the 100- or 500-year floodplain. The site is steeply sloped, decreasing in elevation from the north to south.		

Attachment C.2: High Density Residential Site Capacity Profiles

Iron Point – Elliot Homes

			
APN(s):	072-1170-113	Address:	Iron Point Road
General Plan:	Regional Community Center	Zoning:	C-1 (SP 92-3)
Density:	20-30 du/ac	FAR:	n/a
Site Size:	Total site size is 19.25 acres; Developable portion is 11.5 acres.	Height Limit:	50 feet (up to four stories)
Max. Capacity:	345 units	Inventoried Capacity:	217 units
Existing Use:	Vacant	Included in Previous Housing Elements?	<ul style="list-style-type: none"> ✗ 5th Cycle ✗ 4th Cycle
TCAC Evaluation:	<ul style="list-style-type: none"> ✗ Transit ✗ Public Park ✗ Public Library 	<ul style="list-style-type: none"> ✗ Grocery Store/Farmer’s market ✓ Public School ✗ Senior Developments 	<ul style="list-style-type: none"> ✗ Special Needs Development ✗ Medical Clinic/Hospital ✗ Pharmacy
Access to Utilities:	(E) Water	(E) Sewer	(E) Storm Drains (E) Dry Utilities
Site Description:	<p>This site is located at southeast of the intersection of Empire Ranch Road and Iron Point Road. The nearest bus stop is approximately 1 mile away. Single family and multifamily high-density residences are located north and west of the site, Highway 50 is south of the site. Russell Ranch elementary school is approximately 0.5 mile from this site. Based on discussions with the property owner, Elliot Homes, a specific plan amendment has been proposed to expand the Regional Commercial Center (RCC) designation to allow for multifamily residential as a permitted use, in conjunction with the adoption of the Housing Element. Based on the site characteristics, market trends, and property owner input, the site is anticipated for 70 percent or 8 acres of residential development.</p>		
Environmental Constraints:	<p>Any disturbance to the on-site native oak trees must comply with the City’s Tree Preservation Ordinance. The site is moderately sloped, decreasing in elevation from west to east, has moderate to high fire risk, does not include wetlands, and is outside of the 100- and 500-year floodplains</p>		

ATTACHMENT C.3

PUBLIC OUTREACH

FOLSOM HOUSING ELEMENT

SUMMARY OF FOCUS GROUP DISCUSSIONS

2020

Overview

The City of Folsom is currently conducting its 6th Cycle Housing Element Update for the 2021 – 2029 Planning Period. As part of the community engagement effort, City staff and the consulting team, Ascent, hosted three virtual focus group sessions to gather input from various stakeholders, including developers, home builders, non-profit organizations, advocacy groups, and public agencies on key housing issues. The virtual focus group sessions were held using Microsoft Teams on the following topics:

- Affordable Housing Strategies – Tuesday, June 2, 2020;
- Missing Middle and Multi-Generational Housing Strategies – Wednesday, June 3, 2020; and,
- Homelessness and Special Needs Housing – Tuesday, June 9, 2020.

Each focus group session began with a brief presentation providing background on the housing element process and housing-related information for Folsom. The consultant team then facilitated a discussion asking participants for input on each discussion topic. As follow up to each focus group discussion, a questionnaire was sent to all invitees asking for any additional input or comments related to each topic. The feedback received from the discussion sessions and follow-up questionnaire is included in this summary.

The feedback received from each focus group will be incorporated into the Housing Element Update. Information will be included in the housing needs assessment and will be used to guide new policies and programs for housing in Folsom. Participants have been added to the project interest list and will be included on publicity efforts and project updates.

Focus Group #1: Affordable Housing Strategies

The Focus Group Discussion on Affordable Housing Strategies was intended to gather feedback from advocacy groups, non-profit organizations, and affordable housing developers on strategies to increase the production of affordable housing in Folsom. Representatives from Sacramento Housing Alliance, Mutual Housing Sacramento, Legal Services of Northern California, Grupe Company, USA Properties, and Mercy Housing attended the focus group meeting and provided feedback on their needs, experiences, and suggestions for improvement.

After a brief overview of the housing element and presentation of existing affordable housing resources in Folsom. Participants were asked the following questions to facilitate a discussion:

1. What can the City do to encourage more affordable housing development?
2. What are some best practices in affordable housing development that other communities are doing?
3. Are there certain site characteristics or factors that you consider more beneficial for affordable housing developments?
4. Are there opportunities to expand existing affordable housing developments (e.g., Mercy Housing or Creekview Manor)?

Feedback Summary

The following is a summary of the feedback provided by participants:

Site size. Participants voiced the importance of identifying affordable housing sites that are large enough to provide a feasible number of units. Affordable housing projects typically include about 100 units. Sites that are too small (allowing for fewer than 60 units) are generally not feasible for affordable housing development.

Location Factors. Participants stressed the importance of the location of sites and their relation to funding criteria, specifically California Tax Credit Allocation Committee (TCAC) funding criteria. Participants stated the City could support affordable development by assisting developers in locating sites that are qualified for funding. It was suggested that the Housing Element identify low-income housing sites that facilitate a competitive advantage for TCAC funding programs by ranking sites and showing them in relation to location factors such as schools, grocery stores, and parks.

Funding and Fees. Generally, developers and housing advocates both agreed that early collaboration with the City on the use of funds for affordable housing development would be beneficial for both the affordable housing developers and the City. With regards to funding, participants suggested that the City look into additional funding sources, such as HCD's Local Housing Trust Fund and that the City should consider utilizing funds for land acquisition. Participants also suggested that the City reduce or eliminate impact fees for affordable housing development.

Housing on Commercially-zoned Land. As a result of recent events related to the coronavirus pandemic, participants expect that a change to the retail environment could offer opportunities for low-cost commercial land. Allowing for housing to be built on commercially zoned land would create more opportunities for affordable housing development. A clear and expeditious rezone process from commercial to residential for multifamily housing would be beneficial.

Community Education. Suggestions also included increasing community outreach to notify the public that a range of housing types may be developed on low-income housing sites, including both market rate and affordable multifamily housing. Community outreach efforts should ensure the public is aware of sites where multifamily housing is allowed, so that the public is prepared and not caught off guard when affordable housing is developed.

Zoning Changes. Participants also provided the following suggestions for City policies and zoning ordinances to support affordable housing development:

- Consider allowing stand-alone residential in all, or portions of, the East Bidwell Mixed Use Overlay.
- Limit the amount of required commercial space for mixed use projects to ensure that housing is feasible for mixed use sites. Instead of requiring major commercial components (e.g. 30,000 square foot grocery store or other anchor commercial building) that would likely make the housing project infeasible, mixed use requirements should allow for smaller commercial components (e.g. 2,000 sf coffee shop) that still provide for feasible housing opportunities.
- Consider zoning specific sites where housing is allowed by-right to streamline housing development.

- Create accessory dwelling unit (ADU) policies that encourage the production of ADUs and ensure ADU affordability.
- Review parking requirements, specifically covered parking requirements, in collaboration with the development community to reduce barriers to housing.

Expand Inclusionary Housing. Housing advocates recommended the City consider expanding the Inclusionary Housing Ordinance to apply to new rental housing in addition to ownership housing.

Review Policies and Zoning. Housing advocates advised that the City get stakeholder input on the previous housing element policies and programs as well as the City's zoning ordinance to understand how the City's requirements are working for the development community and how they can be improved.

Analyze Impact of Coronavirus. Suggestions were also made in regard to the impacts of the coronavirus pandemic and including an assessment and discussion in the Housing Element on fair housing practices related to the coronavirus.

Focus Group #2: Missing Middle and Multi-Generational Housing Strategies

The Focus Group Discussion on Missing Middle and Multi-Generational Housing Strategies was intended to gather feedback from developers and home builders on strategies to encourage various housing types in Folsom for a variety of income levels, specifically moderate- or middle-income levels, as these are often overlooked. Representatives from Folsom Heights, Taylor Morrison, Signature Homes, Elliot Homes, Van Daele Homes, Lennar Homes, and Sacramento Housing Alliance attended the focus group and provided feedback on their needs, experiences, and suggestions for improvement.

A presentation providing a brief overview of the housing element and missing middle and multi-generational housing was provided. Missing middle housing encompasses housing types such as duplexes, triplexes, fourplexes, courtyard apartments, bungalows, and townhouses, that provide housing for a range of income levels. Examples of multi-generational housing such as junior accessory dwelling units or Lennar's NextGen homes were also presented. City staff also provided an overview of ADUs and proposed changes to the City's ADU ordinance. After the presentation, participants were asked the following discussion questions:

1. What are the barriers to building missing middle housing types?
2. What can the City do to encourage the development of missing middle housing?
3. Are there other product types beyond ADUs, multigenerational, duplexes that should be considered for missing middle housing?
4. Where do you see a potential for this type of housing in Folsom?

Feedback Summary

The following is a summary of the feedback provided by participants:

Financial Barriers. Participants advised that finances were the key barrier to developing ADUs and Multi-Generational Units. Building these housing product types is more expensive than standard single-family homes and therefore have higher sales prices.

Lower Demand in Folsom. Homebuilders have seen higher demand for multi-generational product types in other jurisdictions (Elk Grove, El Dorado Hills, Roseville and Woodland). The lower demand and increased difficulty of selling multi-generation product types in Folsom could be a result of the pricing, specific product lineup offered in Folsom, or the fact that multi-generational homes were not modeled.

Homebuilder Experience. Homebuilders generally specialize in detached single-family homes, as opposed to duplex/triplexes or small apartments, because of their familiarity with this product type and the high market demand for detached homes. However, some homebuilders have included different product types to meet a variety of income levels. These product types include Van Daele's "condo pods", consisting of three units: two detached units plus a separate building with three garages and a unit above, sold in Lathrop and other places in California. Taylor Morrison met their inclusionary housing requirement for the Caselman Ranch project in Sacramento County using a small detached product. Lennar also provides a small T-court product and an alley loaded product at lower-price points but does not provide an attached product.

Policy Suggestions. Some suggestions for increasing middle income housing included using Community Development Block Grant funds, or another funding source, to create a loan program for homeowners to help finance the construction of ADUs. The program could also include loan forgiveness for those units rented to lower-income households. Other suggestions also included removing parking requirements, increasing ministerial or by-right approvals and shortening application review timeline. Allowing housing in commercial zones, fourplexes on all residential land, and removing lot coverage, floor-area-ratio, and setback restrictions was also suggested. Participants also suggested upzoning to increase densities near public transit.

Focus Group #3: Homelessness and Special Needs Housing

The Focus Group Discussion on Homelessness and Special Needs Housing was intended to gather feedback from homeless services providers and special needs advocates on strategies to provide housing for homeless and special needs population groups in Folsom. Representatives from Folsom Police Department, Dignity Health, HART of Folsom, Habitat for Humanity, Lofgren Company, Sacramento Self Help Housing, and Powerhouse Ministries attended the focus group and provided feedback on their needs, experiences, and suggestions for improvement.

After a brief overview of the housing element and presentation of homelessness and special needs groups and services available to them, participants were asked the following discussion questions related to homelessness and special needs:

1. Are there any other data sources we should use to estimate the number people experiencing or at risk of homelessness?
2. What are the leading causes of homelessness experienced in Folsom?
3. What resources (including both housing and services) are available for people experiencing or at risk of homelessness?
4. Are there any planned efforts to expand services for people experiencing or at risk of homelessness?
5. What can the City do in the context of the Housing Element to meet the needs of people experiencing homelessness?
6. What special housing needs exist in Folsom?

7. What housing challenges do people with disabilities face in Folsom?
8. What resources (including both housing and services) are available for people with disabilities in Folsom?
9. What can the City do in the context of the Housing Element to meet the needs of people with special housing needs?

Feedback Summary

The following is a summary of the feedback provided by participants:

Homeless Population Estimate. Focus group participants advised that the most recent point-in-time count of 17 unsheltered individuals is much less than the current actual count. The point-in-time count is generally well-represented in the City of Sacramento but is under-represented in the rest of the County. HART advised that they had 15 people in the winter shelter on the night of the latest point-in-time count and that these individuals were not included in the count. HART, as well as several other service providers, advised that the homeless population is estimated to be 70 or more individuals and that many of these individuals are from Folsom and want to remain in the Folsom community. Both Folsom Police Department and the City's Homeless Navigator, Laura Basquez, at Sacramento Self Help Housing, advised they keep updated lists of homeless individuals and can share the most recent information on the City's homeless population. Participants also advised that HART, Powerhouse Ministries, and Twin Lakes Food Bank each have data on the homeless population.

Homeless Service Needs. Homeless service providers advised that the biggest challenge for homeless individuals is drug and/or alcohol addiction but that mental health issues are also common. Other causes of homelessness include housing costs, job loss, divorce, eviction, rent increases, and early release from jail or prison. There are no resources for drug and/or alcohol addiction or mental health in Folsom. Most County services are located in the city of Sacramento. In addition, many homeless are on a fixed income and do not have the resources for career and job development. There are no job centers or career resource centers in Folsom. Many homeless individuals use the Folsom Public Library for computer and internet access, but the library does not offer all the services needed to support individuals for success. Overall, providing mental health, drug/alcohol addiction, and career services in Folsom would be a major step in addressing the needs of homeless individuals. Most of these services are located in Sacramento but most homeless individuals do not have transportation (no car or money for public transit) and are unable to access these services. In addition, most homeless in Folsom have lived in Folsom for a long time and don't want to leave Folsom. Homeless individuals are generally insured through Medi-Cal and struggle to find health and mental health services in Folsom, as most providers in Folsom only accept private insurance. The City could reach out to the County Department of Human Assistance or other service providers to bring satellite services to Folsom. The City should also consider collaborating with HOPE Cooperative, which may provide some services in Folsom.

Currently Available Homeless Services. Although drug and alcohol addiction, mental health, and career services are limited in Folsom, some immediate services such as laundry, food, and clothing are provided by local homeless service providers. Powerhouse Ministries provides emergency assistance, a medical clinic, laundry vouchers, blankets, community meals and a food closet; Twin Lakes Food Bank provides meals and

food. Helping Hands (St. Vincent de Paul) provides clothing and linens. HART provides toiletries to Folsom Lake College students, assist homeless individuals in connecting to resources, and one on one mentoring.

Lack of Affordable Housing. The leading cause of keeping people homeless is the lack of affordable housing in Folsom. Many individuals are Social Security and Disability Insurance recipients and have fixed incomes of approximately \$1,000 per month.

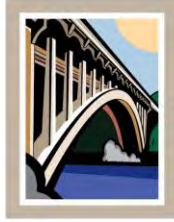
Powerhouse Ministries Expansion Project. Powerhouse Ministries is currently expanding their 20-bed residential recovery center to accommodate 40 beds. The recovery center is no cost 2-year program for homeless female individuals (with or without children). Most individuals leave the program with a job. However, individuals that complete the program still can't find housing in Folsom.

Barriers to Tiny Homes. HART is working with the City to try to find a place in Folsom for tiny homes to house homeless individuals. However, this use is not clearly outlined in the City's Zoning Ordinance and the process to allow such housing has been difficult to determine.

Strategies for Housing the Homeless. Some participants also suggested that the City work with developers to secure units not only for low-income households, but also secure a portion of units for homeless individuals within the city (similar to a recent effort in Elk Grove). This could help homeless individuals that are long-time Folsom residents stay in Folsom near their family, friends, and support groups. Other participants also suggested using funding to purchase transitional housing. For example, the City of Elk Grove purchased housing that is rented by Elk Grove HART to provide housing for homeless individuals in Elk Grove. Income-base rent was also suggested as a strategy to house homeless individuals and extremely low-income households. Income-base rent has been used in both the City of Sacramento and the City of Roseville. The City should consider using income-base rent as a strategy to meet housing needs in Folsom. Participants also suggested that the City research and compare its homeless services to other jurisdictions.

Public Outreach Campaign. A suggestion was made to conduct a public relations effort to educate the entire Folsom community on homelessness and to help bring unity on this often contentious issue. Powerhouse Ministries advised that they would be willing to support the City on a public relations effort to provide understanding on who the homeless are and provide a platform to share success stories.

Note on Special Needs. None of the feedback received was specific to special needs groups and/or those with disabilities. However, these individuals often experience or at-risk of homeless and would benefit from similar services.

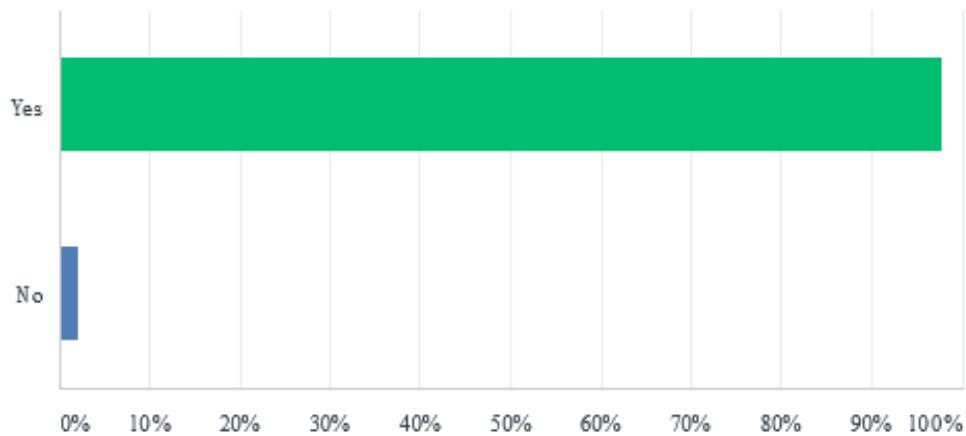


CITY OF
FOLSOM
DISTINCTIVE BY NATURE

Folsom Housing Element Workshop Survey

Q1. Are you a Folsom resident? (Choose one)

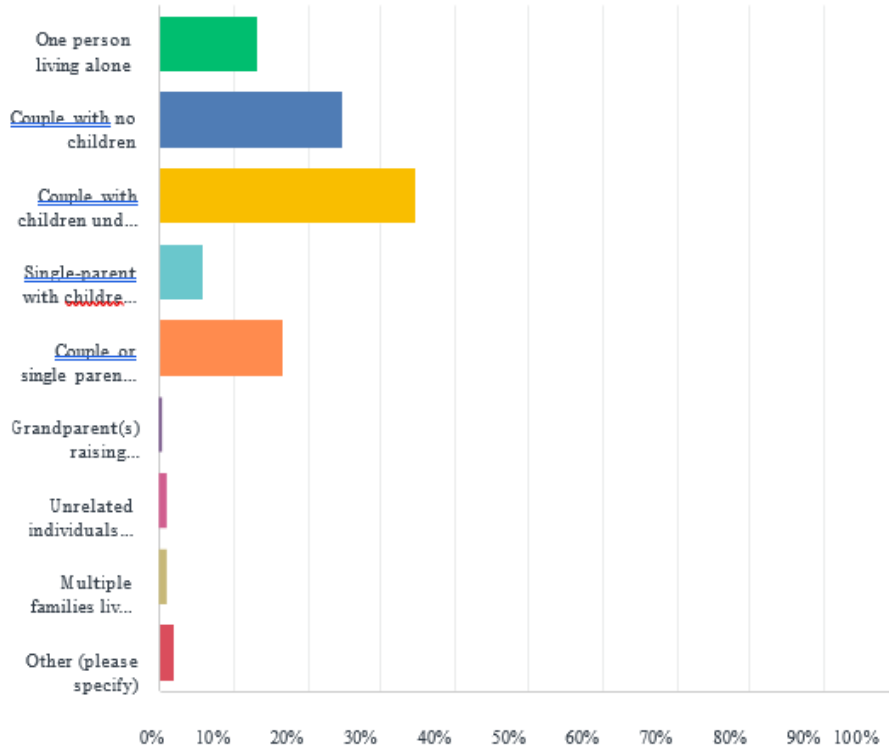
Answered: 420 Skipped: 0



<u>ANSWER CHOICES</u>	<u>RESPONSES</u>	
Yes	97.86%	411
No	2.14%	9
TOTAL		420

Q2. Which of the following best describes your household? (Choose one)

Answered: 420 Skipped: 0

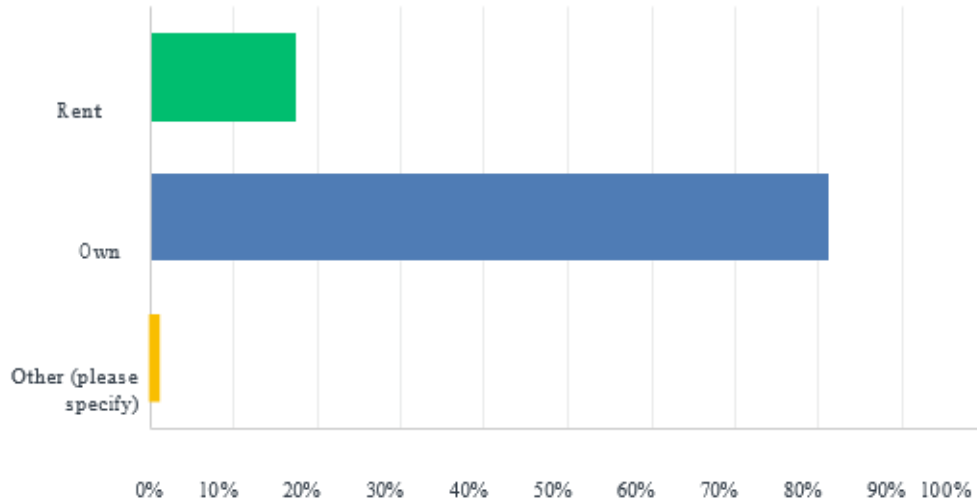


ANSWER CHOICES	RESPONSES	
One person living alone	13.10%	55
Couple with no children	25.00%	105
Couple with children under 18 years old	34.76%	146
Single-parent with children under 18 years old	5.95%	25
Couple or single parent with children over 18 years old	16.67%	70
Grandparent(s) raising grandchild(ren)	0.48%	2
Unrelated individuals living together	0.95%	4
Multiple families living together	0.95%	4
Other (please specify)	2.14%	9
TOTAL		420

OTHER (PLEASE SPECIFY)
One person with no permanent address
Couple with 2 children over 18 and 1 under
Couple with 2 children 19 & 16
Couple with 3 grown children
Multigenerational family
Couple and Aged Parent
Couple with children over 18 years old
Grandparent with adult daughter and grandchild in the house
Grandparents with no children or grandchildren in the home

Q3. Do you currently rent or own your home? (Choose one)

Answered: 420 Skipped: 0

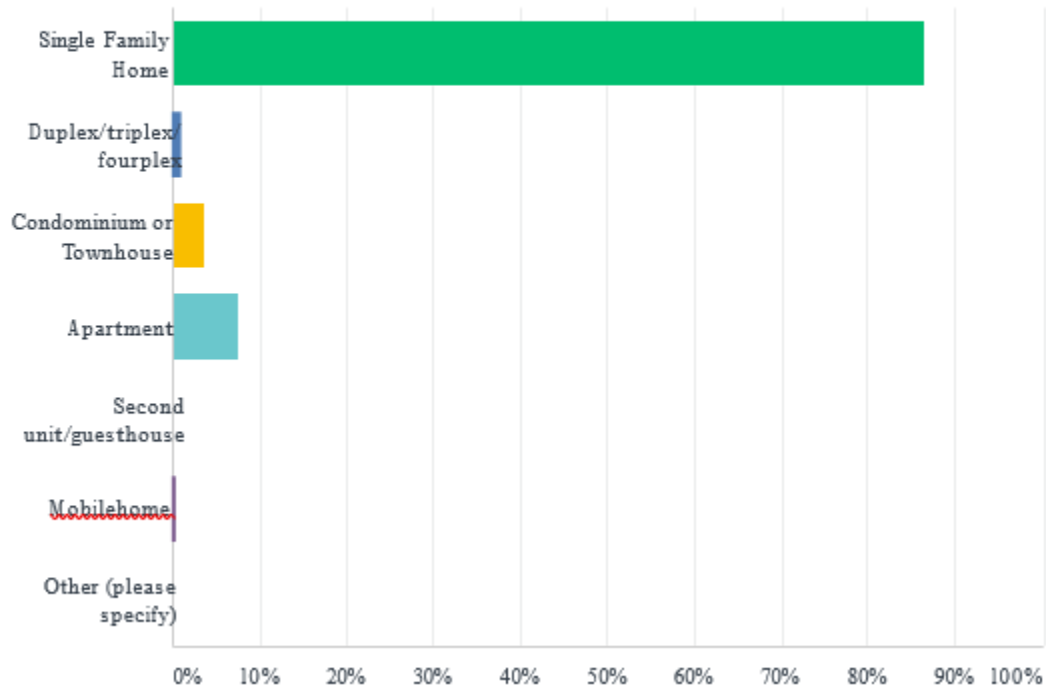


<u>ANSWER CHOICES</u>	<u>RESPONSES</u>	
Rent	17.62%	74
Own	81.19%	341
Other (please specify)	1.19%	5
TOTAL		420

<u>OTHER (PLEASE SPECIFY)</u>
No permanent address – have a storage unit and mailbox
I own a home and rent an apartment
Neither
Multiple families in one home, one family owns it
I own my mobile home but pay rent for the space

Q4. What type of housing do you live in? (Choose one)

Answered: 420 Skipped: 0



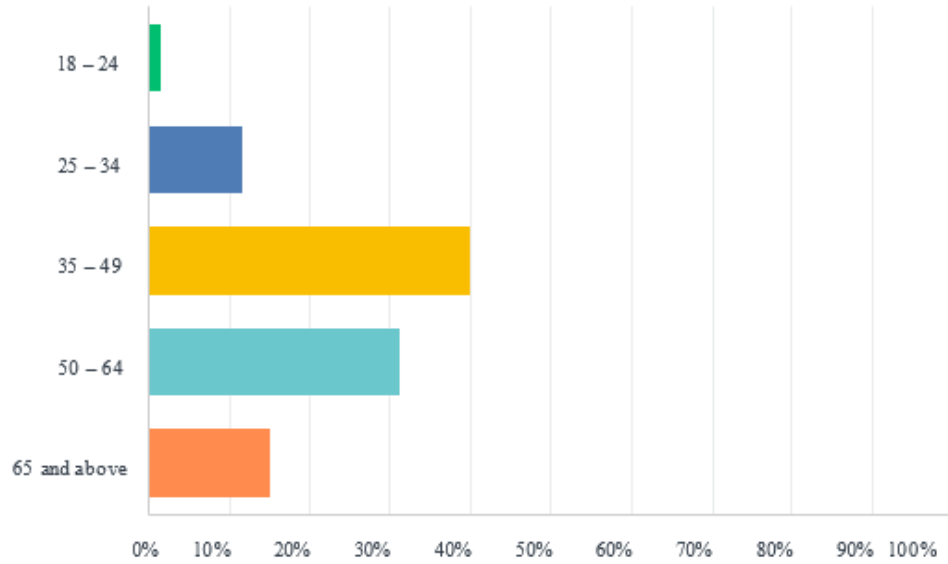
ANSWER CHOICES	RESPONSES	
Single Family Home	86.67%	364
Duplex/triplex/fourplex	0.95%	4
Condominium or Townhouse	3.81%	16
Apartment	7.62%	32
Second unit/guesthouse	0.24%	1
Mobilehome	0.48%	2
Other (please specify)	0.24%	1
TOTAL		420

OTHER (PLEASE SPECIFY)

Stay in client's homes and couch surf with friends

Q5. What is your age? (Choose one)

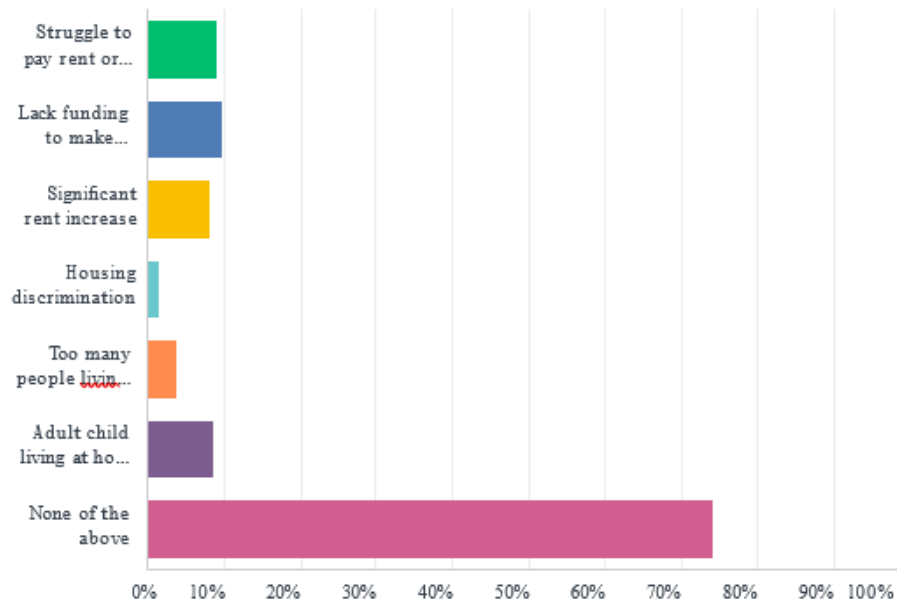
Answered: 420 Skipped: 0



<u>ANSWER CHOICES</u>	<u>RESPONSES</u>	
18 - 24	1.67%	7
25 - 34	11.67%	49
35 - 49	40.00%	168
50 - 64	31.43%	132
65 and above	15.24%	64
TOTAL		420

Q6. Prior to the coronavirus outbreak, had you experienced any of the following housing issues within the last 5 years? (Choose all that apply)

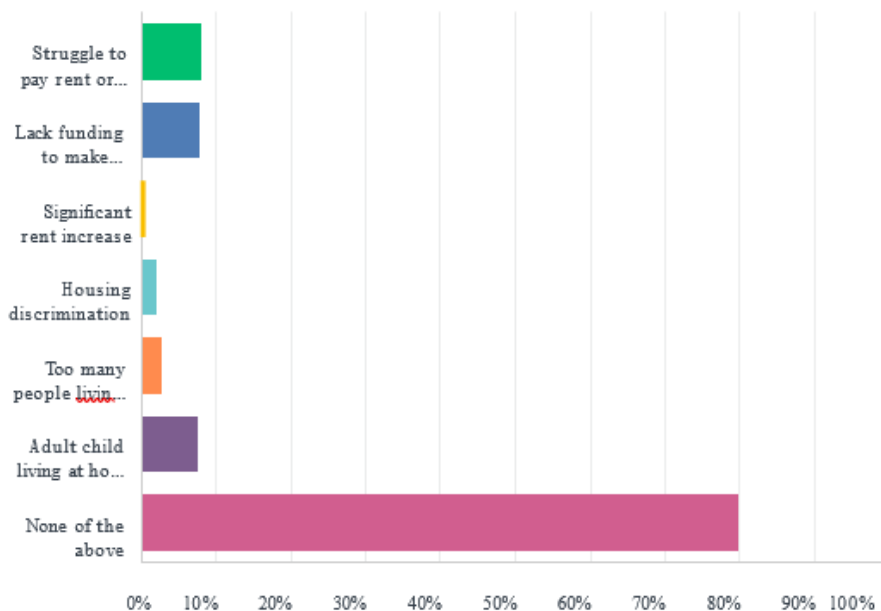
Answered: 420 Skipped: 0



<u>ANSWER CHOICES</u>	<u>RESPONSES</u>	
Struggle to pay rent or mortgage	9.05%	38
Lack funding to make necessary home repairs	9.76%	41
Significant rent increase	8.10%	34
Housing discrimination	1.43%	6
Too many people living in one home (overcrowding)	3.81%	16
Adult child living at home due to inability to afford housing	8.57%	36
None of the above	74.29%	312
Total Respondents: 420		

Q7. Have you experienced any of the following housing issues since the coronavirus outbreak? (Choose all that apply)

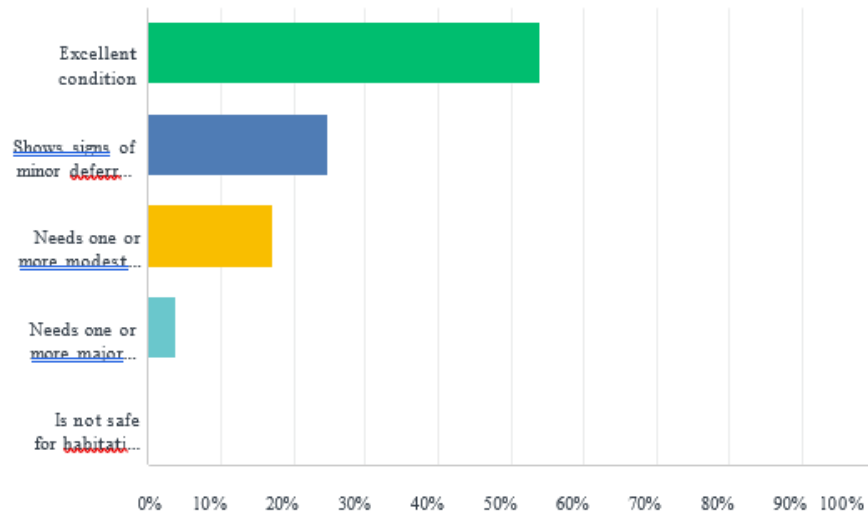
Answered: 420 Skipped: 0



<u>ANSWER CHOICES</u>	<u>RESPONSES</u>	
Struggle to pay rent or mortgage	8.10%	34
Lack funding to make necessary home repairs	7.86%	33
Significant rent increase	0.71%	3
Housing discrimination	2.14%	9
Too many people living in one home (overcrowding)	2.86%	12
Adult child living at home due to inability to afford housing	7.62%	32
None of the above	80.00%	336
Total Respondents: 420		

Q8. How would you rate the physical condition of your home or apartment?
(Choose one)

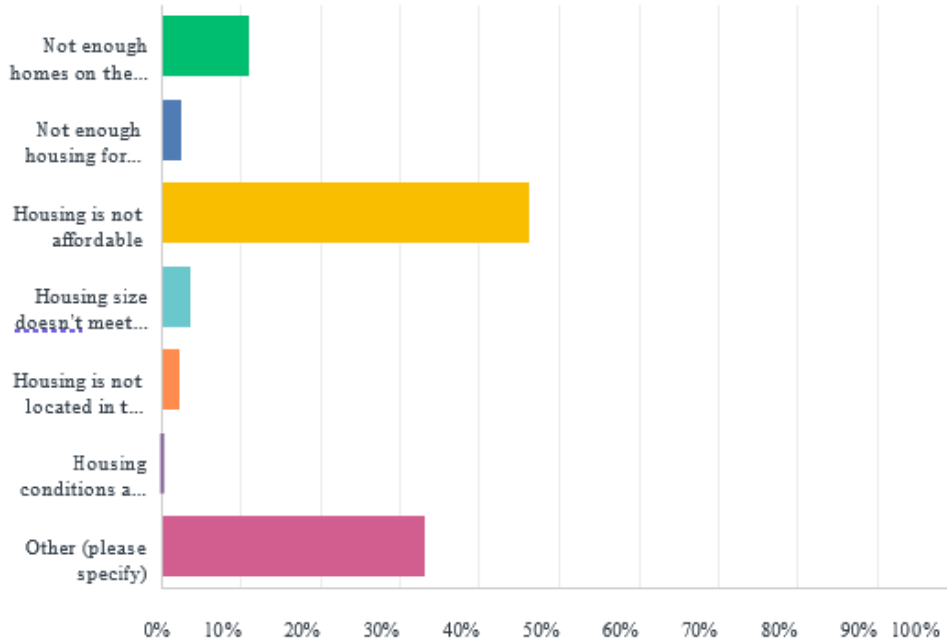
Answered: 420 Skipped: 0



<u>ANSWER CHOICES</u>	<u>RESPONSES</u>	
Excellent condition	54.05%	227
Shows signs of minor deferred maintenance (i.e. peeling paint, chipping stucco)	24.76%	104
Needs one or more modest rehabilitation improvements (i.e. new <u>roof</u> , <u>new</u> wood siding, new paint, window repairs)	17.14%	72
Needs one or more major upgrades (i.e. new foundation, new plumbing, new electrical)	3.81%	16
Is <u>not safe</u> for habitation in its current condition (i.e. structurally unsound, severe mold growth)	0.24%	1
TOTAL		420

Q9. What do you feel is the most significant housing problem facing Folsom residents? (Choose one)

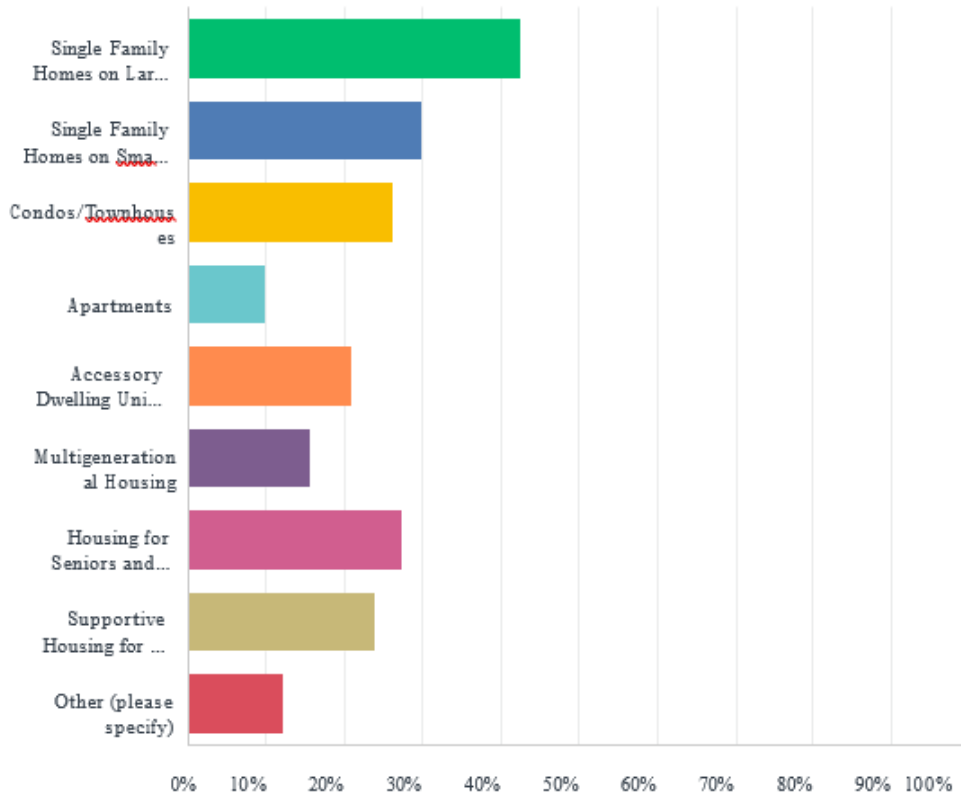
Answered: 420 Skipped: 0



ANSWER CHOICES	RESPONSES	
Not enough homes on the market	11.19%	47
Not enough housing for rent	2.62%	11
Housing is not affordable	46.19%	194
Housing size doesn't meet family needs	3.81%	16
Housing is not located in the right places	2.38%	10
Housing conditions are poor	.48%	2
TOTAL	66.67%	280
OTHER (PLEASE SPECIFY)		
Too Many Homes/Overcrowding/Traffic/Water	13.8%	58
Too Many Apartments and Low-Income Units	6.2%	26
More Special Needs Housing Homeless, Seniors and Disabled	2.4%	10
No Issues	3.6%	15
Too small of lots	3.8%	16
Other	2.4%	10
Too Expensive	1.2%	5
TOTAL	33.4%	140

Q10. What types of housing are most needed in Folsom? (Choose up to three.)

Answered: 420 Skipped: 0



ANSWER CHOICES	RESPONSES	
Single Family Homes on Large Lots	42.62%	179
Single Family Homes on Small Lots	30.00%	126
Condos/Townhomes	26.19%	110
Apartments	9.76%	41
Accessory Dwelling Units (Granny Flats)	20.95%	88
Multigeneration Housing	15.71%	66
Housing for Seniors and Persons with Disabilities	27.38%	115
Supportive Housing for the Homeless	24.05	101
OTHER (PLEASE SPECIFY)		
None/No More Housing	23	5.5%
Affordable	10	2.4%
Active Senior Communities	3	0.7%
Tiny Homes	3	0.7%
Mixed-Use/Missing Middle (Duplex, Condo)	4	1%
Single Story Homes	2	0.5%
Shelters/Transitional Housing	2	0.5%
Other	5	1.2%
TOTAL	52	12%

Q11. Please indicate how important the following housing priorities are for the Folsom community.

Answered: 420 Skipped: 0

	VERY IMPORTANT	SOMEWHAT IMPORTANT	NOT IMPORTANT	DON'T KNOW	TOTAL
Ensuing that children who grew up in Folsom can afford to live in Folsom.	40.48% 170	35.24% 148	22.38% 94	1.90% 8	420
Create mixed-use (commercial /office and residential) or transit-oriented development in the community that encourages walkable neighborhoods and reduce dependency on automobiles.	32.14% 135	39.52% 166	25.95% 109	2.38% 10	420
Ensuring that the housing market in Folsom provides a diverse range of housing types, including single family homes, townhouses, duplexes and apartments, to meet the varied needs and income levels of local residents.	40.24% 169	27.14% 114	30.95% 130	1.67% 7	420
Integrate affordable housing throughout the community to create mixed-income neighborhoods and avoid the concentrations of low-income housing in certain neighborhoods.	31.90% 134	25.00% 105	38.33% 161	4.76% 20	420
Establish special needs housing for seniors, large families and persons with disabilities.	27.64% 116	45.48% 191	17.86% 75	9.05% 38	420
Provide shelters and transitional housing for the homeless, along with services to help move individuals into permanent housing.	30.71% 129	28.10% 118	35.95% 151	5.24% 22	420
Encourage energy conservation through site and building design.	53.57% 225	36.67% 154	8.33% 35	1.43% 6	420
Encourage the rehabilitation of existing housing stock in older neighborhoods.	46.67% 196	39.05% 164	7.38% 31	6.90% 29	420
Help at risk homeowners and renters keep their homes, including mortgage loan and rental assistance programs.	31.90% 134	34.52% 145	28.10% 118	5.48% 23	420

Q12. State law requires that cities and counties identify enough land to accommodate housing needs. Under this housing element cycle, the City is obligated to identify sites to accommodate 6,363 new housing units during the 2021-2029 planning period, of which 3,567 units are to be affordable to very low-income and low-income households. The City is working to identify strategies to meet this obligation. Please indicate your support for the following proposed housing strategies.

Answered: 420 Skipped: 0

	SUPPORT	NEUTRAL	NO SUPPORT	TOTAL
Encourage mixed use developments (i.e. developments with both commercial and residential uses) along the East Bidwell Corridor.	45.2% 190	23.10% 97	31.67% 133	420
Increase multifamily developments near transit stations (light rail)	40.48% 170	30.24% 127	29.29% 123	420
Increase housing densities in the Folsom Plan Area (South of 50)	40.71% 171	24.52% 103	34.76% 146	420
Increase housing near employment centers	52.14% 219	29.05% 122	18.81% 79	420
Increase production of accessory dwelling units (granny flats)	38.81% 163	40.95% 172	20.24% 85	420
Replace a commercial zoning with residential zoning to allow for housing	30.00% 126	38.33% 161	31.67% 133	420
ARE THERE ANY OTHER STRATEGIES YOU SUGGEST THE CITY TO CONSIDER TO CREATE MORE HOUSING OPPORTUNITIES?				
None/No More Housing		40	9.5%	
Mixed Use		10	2.4%	
Build High Density – Urban Village		4	1%	
Keep Growth South of 50		11	2.6%	
Tiny Homes		6	1.45%	
Focus on Nature and Trail Connections		4	0.9%	
Housing and Support Services for Homeless		5	1.2%	
Not Sure		16	3.8%	
Missing Middle		5	1.2%	
TOTAL		101	23.05%	

Q.13 Do you have any additional housing related comments that are not listed above and should be considered in the Housing Element update process?

Answered: 196 Skipped: 224

COMMENTS/CONCERNS	RESPONSES	
Folsom has enough apartments, especially along East Bidwell Street and Creekside Drive. Primary concerns include traffic, increased crime and neighborhood compatibility.	53	12.6%
Responded “no” or response/comment was unrelated to the question.	46	11%
Folsom already has enough housing and the community needs to be concerned about increased traffic (especially on East Bidwell Street), water availability and school overcrowding.	27	6.4%
Concentrate new housing in the Folsom Plan Area. All new low-income apartments should be built South of Highway 50.	20	4.8%
Folsom needs to address the homeless issue. Parks and the Central Business District do not feel safe. Folsom needs a permanent shelter and social services to get individuals off the street.	17	4%
Folsom needs more moderately priced homes that first time home buyers can afford.	13	3.1%
Cookie-cutter homes in the new developments have no character. They all look the same and the lots are too small.	8	1.9%
Focus on connecting new developments to recreation trails and ensuring that neighborhoods are walkable in order to reduce the reliance on cars.	6	1.4%
Accessory dwelling units (ADUs) need to be designed in the architectural style of the neighborhood. The ministerial process needs to be replaced by a discretionary approval. Allow tiny homes to be used for ADUs	6	1.4%
TOTAL	196	46.6

****Unique Responses Below (Appendix A)***

Appendix A

Q.13 Do you have any additional housing related comments that are not listed above and should be considered in the Housing Element update process?

- It might make sense to repurpose some older or unused commercial areas into low income housing with the way the economy and business is changing. There are also tiny house communities in the country that have excellent models for 1-3 person dwellings with centralized facilities and work opportunities.
- Pick a street to allow for RV homeless campers instead of building more low-income housing. The street Out of Bounds brewing is on would be a good place for that.
- I would encourage investigating design standards for communities that have done a great job with housing developments and mixed use (Portland, Boulder, many others). Too much of Folsom's growth is beige and un-interesting architecture. Having pride over attractive mix use and low-income housing creates a more interesting and welcoming community. Architecture and development should reflect the diversity of the region. I would also look at how we can ensure bike lanes all the way to light rail (there are currently gaps along existing paths with minimal protected bike lanes or no bike lanes).
- Creating the right mix of housing to meet the needs of all will help meet the requirements in other areas, such as the need for workers at various skill levels. When everyone's needs are being reasonably met, everyone is healthier and happier. The only caveat is that homeless housing must be accompanied by social workers helping these people deal with their issues and lead them back to self-sufficiency. The only other thing that should be considered is some form of family entertainment such as an amusement park. Finally, we have enough restaurants, the food industry is ballooning in this area and may be unsustainable.
- Focus on light rail stops to accommodate nodes of housing.
- Small Folsom is already fragmented and the fragmentation is growing. East Bidwell is very different from Folsom Blvd, which is very different from the Central business areas, which totally contrasts with Sutter Street. We need residential mixed-use in all of these areas so it's easier to move around without requiring use of cars. We need a second hospital here in Folsom and fewer drive-thru restaurants.
- Veteran preference or special assistance for those who serve the community.
- I believe upgrading the lower-income, older neighborhoods in Folsom would be an important step to take.
- Homes for seniors in gated communities like in Cameron Park and Heritage Park in Natomas. Would have community building and gym and pool. Would need a developer to build. No more apartments.

Appendix A - Continued

- Development and growth is necessary but Folsom needs a second police station or sub-station for the south of 50 growth. As well as another hospital and schools to support the growing community.
- Rent control and transportation to school since only ONE bus to school on the mornings.
- The city seems to have “lower” income housing concentrated in certain areas. This has a negative impact on our schools and perception of neighborhoods. For example, Empire Ranch does not have enough diverse housing options and so lower income families are not living in this area. For future developments, it would be nice to see homes of all sizes scattered in the development. Not all lower income families want to live in attached housing.
- I heard that the state identified the prison land as an option for new housing-that seems like a bad idea.
- Widen your roads. You already have the density. Your volume over capacity ration is high.
- It seems we need a variety of homes. My son has special needs and will always live with us-multigenerational housing would be ideal. Our daughter will go to college and I can’t think of anywhere in Folsom where she would want to come back to as a young professional. On another note, I think Folsom needs to do more to attract large corporations that provide stock options and bonuses. Thanks!
- I believe in addition to the housing increase we need to coordinate all the other important city support structure to meet the needs, education, transportation, public safety, etc. This coordination is, to me, more important because the housing supply is forced on us and we need to build the structure around it so the city stays a great place to live.
- Add smaller houses in new subdivision rather than these 3,000-4,000 sq monolithic homes that only very wealth can afford. Developing smaller senior only communities does not cut it. Healthy neighborhoods have a mix of unit types and a mix of people living in them. Folsom also needs to provide more support to build very affordable apartments through subsidized loans, fee waivers and density bonuses.
- Put multiple use at the corner of Blue Ravine and Oak. Too many low-income in one area as is. No fair to the homeowners in the area.
- Open up some units at the already build complexes and or establish low income contracts with established complexes, for example, the new complex only has 6 units out of 200 why not a lot more? 25-30
- We need more multi-generational houses (i.e Ranch) – fix the toad and water issues BEFORE building new housing units. Reduce the number of houses built on the hillside so that we don’t look any look any more like Contra Costa County. Folsom is starting to look over-crowded.

Appendix A - Continued

- Areas that have put cheaper to rent or buy duplexes on most corners have developed into nice heterogenous neighborhoods. Folsom is insanely nimby. I have lived here for almost 38 years now and have watched this yuppified, we are better than you, attitude prevail. It is sad.
- Have City Attorney meet with City Attorneys from all California Cities. Prepare and present arguments to State of California to resist unreasonable unrealistic affordable housing requirements.
- Do not rely on ADU's in lieu of rezoning to meet RHNA.
- Higher density housing should be distributed evenly throughout the city, ideally, near shopping and employment centers to reduce traffic. Proximity to public transit only benefits seniors who cannot drive and those experiencing homelessness – lower income households in Folsom already own cars and can drive to transit stations as necessary.
- We need another hospital to accommodate our growing population.
- Increase focus on water reclamation and energy efficiency.
- Build apartments closer to Public Transportation and Shopping, use residents to refer problems to the manager, monthly meeting or newsletter monthly.
- Make new housing and apartments accessible for people with disabilities and the elderly. Many apartments in Folsom don't have elevators and hardly any houses have ramps or no stairs to enter. People with disabilities should not be forced to live only in specific segregated housing units for the simple reason that nothing else is accessible. We have the ability to do better in Folsom, so let's do better. Thank you.
- Senior apartments based on income are needed as the population ages. Whole communities of these types of residences would add value to our area.



GUIDE THE FUTURE OF HOUSING IN FOLSOM!



FOLSOM 2021 HOUSING ELEMENT UPDATE SURVEY

The City of Folsom wants to hear your thoughts and ideas on housing needs in Folsom.. The City is conducting a community survey to gather information on the housing needs and priorities of Folsom residents in order to form strategies to meet the City's housing needs. A presentation on the City's Housing Element Update is available online at www.folsomhousingelement.com.

Please help guide the future of housing in Folsom by responding to the survey online at www.folsomhousingelement.com/get-involved **OR**

You may contact Senior Planner, Stephanie Henry at 916.461.6208 or shenry@folsom.ca.us and request that the survey be mailed to you.

The survey will be available from June 1, 2020, through July 31, 2020.



GUIDE THE FUTURE OF HOUSING IN FOLSOM!



FOLSOM 2021 HOUSING ELEMENT UPDATE SURVEY

The City of Folsom wants to hear your thoughts and ideas on housing needs in Folsom.. The City is conducting a community survey to gather information on the housing needs and priorities of Folsom residents in order to form strategies to meet the City's housing needs. A presentation on the City's Housing Element Update is available online at www.folsomhousingelement.com.

Please help guide the future of housing in Folsom by responding to the survey online at www.folsomhousingelement.com/get-involved **OR**

You may contact Senior Planner, Stephanie Henry at 916.461.6208 or shenry@folsom.ca.us and request that the survey be mailed to you.

The survey will be available from June 1, 2020, through July 31, 2020.



GUIDE THE FUTURE OF HOUSING IN FOLSOM!



FOLSOM 2021 HOUSING ELEMENT UPDATE SURVEY

The City of Folsom wants to hear your thoughts and ideas on housing needs in Folsom.. The City is conducting a community survey to gather information on the housing needs and priorities of Folsom residents in order to form strategies to meet the City's housing needs. A presentation on the City's Housing Element Update is available online at www.folsomhousingelement.com.

Please help guide the future of housing in Folsom by responding to the survey online at www.folsomhousingelement.com/get-involved **OR**

You may contact Senior Planner, Stephanie Henry at 916.461.6208 or shenry@folsom.ca.us and request that the survey be mailed to you.

The survey will be available from June 1, 2020, through July 31, 2020.