
ADOPTED – MAY 24, 2021



CITY OF AUBURN

HOUSING ELEMENT 2021- 2029







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HOUSING ELEMENT

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HOUSING ELEMENT



1. INTRODUCTION

CONTENTS OF THE HOUSING ELEMENT

The Housing Element of the General Plan is a comprehensive statement by the City of Auburn of its current and future housing needs and proposed actions to facilitate the provision of housing to meet those needs at all income levels. The policies contained in this element are an expression of the statewide housing goal of “attaining decent housing and a suitable living environment for every California family,” as well as a reflection of the unique concerns of the community. The purpose of the Housing Element is to establish specific goals, policies, and objectives relative to the provision of housing, and to adopt an action plan toward this end. In addition, the element identifies and analyzes housing needs, resources, and constraints to meeting those needs.

The Auburn Housing Element is based on six strategic goals:

- 1) Provide a range of housing choices that meet the needs of all Auburn residents in terms of type, density, and cost.
- 2) Encourage the maintenance, improvement, and rehabilitation of the City’s existing housing stock and residential neighborhoods.
- 3) Conserve the existing stock of affordable rental housing.

- 4) Encourage energy efficiency in both new and existing housing.
- 5) Promote equal opportunity to secure safe, sanitary, and affordable housing for all members of the community regardless of age, race, religion, sex, marital status, national origin, or color.
- 6) Implement a Housing Element that is in compliance with state law and the requirements of the California Department of Housing and Community Development (HCD).

In accordance with state law, the Housing Element is to be consistent and compatible with other General Plan elements. Additionally, Housing Elements are to provide clear policy and direction for making decisions pertaining to zoning, subdivision approval, housing allocations, and capital improvements. State law (Government Code Sections 65580 through 65589) mandates the contents of the Housing Element. By law, the Housing Element must contain:

- An assessment of housing needs and an inventory of resources and constraints relevant to meeting those needs.
- A statement of the community's goals, quantified objectives, and policies relevant to the maintenance, improvement, and development of housing.
- A program that sets forth an eight-year schedule of actions that the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the Housing Element.

The housing program must also identify adequate residential sites available for a variety of housing types for all income levels; assist in developing adequate housing to meet the needs of very low-, low-, and moderate-income households; address governmental constraints to housing maintenance, improvement, and development; conserve and improve the condition of the existing affordable housing stock; and promote housing opportunities for all persons.

Although, by nature of the state mandate, the Housing Element tends to focus on the affordability and availability of housing for low- and moderate-income households and families, the element must also address the housing needs and related policy issues for the entire community and be consistent with the adopted policies of the rest of the General Plan. For these reasons, the focus of the updated Housing Element will be on policies and programs that can balance the desire of residents to maintain the character of residential neighborhoods, manage traffic, and minimize visual and other impacts of new development while addressing the needs of low- and moderate-income households and special needs groups (such as seniors and individuals with disabilities).

This balance will require the City to examine strategies to accommodate higher-density housing, mixed-use projects in commercial zones, infill developments, and second units without sacrificing other legitimate community goals.

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2. REVIEW OF 2013 HOUSING ELEMENT

An important aspect of the Housing Element is an evaluation of achievements under the policies and implementation programs included in the previously adopted Housing Element. The evaluation provides valuable information on the extent to which programs have been successful in achieving stated objectives and addressing local needs, and to which these programs continue to be relevant in addressing current and future housing needs in Auburn. The evaluation also provides the basis for recommended modifications to policies and programs and the establishment of new objectives in the Housing Element.

The following is a summary of accomplishments of the City's 2013 Housing Element.

Implementation Measure		Accomplishments	Continue, Modify, Delete
A. The City shall pursue available and appropriate state and federal funding sources to support efforts to meet new construction needs of extremely low-, very low-, low-, and moderate-income households and assist in addressing the needs of households overpaying for housing costs and/or living in an overcrowded situation. Appropriate sources of funding will be determined on a case-by-case basis. The City will collaborate with nonprofit organizations and agencies such as the Placer County Housing Authority. Potential funding sources for this program will include the Community Development Block Grants (CDBG) and Home Investment Partnership Program (HOME) programs (federal funds administered by the State of California for non-entitlement cities and counties), the Multifamily Housing Program, California Housing Finance Agency programs, tax-exempt bond financing, low-income housing tax credits, the Federal Home	Responsibility: Community Development, Participating Nonprofit and For-Profit Housing Providers	In 2016, the City was awarded funding via 2014 HOME Notice of Funding Availability (NOFA). A consultant contract to manage HOME programs was approved by City Council on January 25, 2016. First Time Home Buyer (FTHB) and Owner-Occupied Housing Rehabilitation (OOR) Rehabilitation programs. Using the 2014 HOME grant, the City assisted three FTHBs and one homeowner with housing rehabilitation. The 2014 HOME grant was completed November 2017. The City did not apply for 2018 HOME funds due to staff turnover. The City anticipates applying for HOME funds when HCD releases the next NOFA. The City continues to support funding applications by developers seeking to develop affordable housing projects as opportunities occur. As continuing efforts, as NOFA's become available, city staff works with CDBG and	Continue
	Time Frame: The City will continue to meet with affordable housing providers as projects come forward to identify potential funding sources and application deadlines. Information regarding funding will be made available as funding becomes available to the City. Monitor Notice of Funding Availability (NOFAs) on an annual basis. Funding: Community Development Block Grants (CDBG) (HCD), Downtown Rebound Program (HCD), Home Investment Partnership Program (HOME) (HCD), Multifamily Housing Program (HCD), Housing Finance Agency, HELP Program, HUD Programs (Section 221(d), Section, Section 811 (persons with disabilities)), Federal Home Loan Bank, Housing Programs, Tax Exempt Bonds, Low-Income Housing Tax Credits (state and federal).		

Housing Element

Implementation Measure	Accomplishments	Continue, Modify, Delete
<p>Loan Bank Affordable Housing Program, and various other US Housing and Urban Development (HUD) programs for special needs groups.</p> <p>In addition, the City will market housing opportunities and assist developers with construction of affordable housing through the following actions:</p> <ul style="list-style-type: none"> • The City will continue to provide financial assistance for the construction of affordable housing to the extent possible. • The City will continue to provide density bonuses through the City's Density Bonus Program, which is in accordance with Sections 65915 through 65918 of the California Government Code. • The City will continue to consider fee reductions or deferrals. The amount of fee reduction or deferral will be based on the financial needs of each development. • The City will continue to negotiate alternative development standards, such as parking standards, street improvement standards, maximum density, and lot coverage. • The City will continue to offer assistance in accessing local, state, and federal funding for affordable housing by applying for such funding on behalf of the affordable-unit developer or providing technical assistance or 	<p>Housing Consultants and provides information at the front counter.</p>	

Housing Element

Implementation Measure		Accomplishments	Continue, Modify, Delete
documentation necessary to support an application for funding. Information regarding availability of housing assistance funds to lower- and moderate-income households will continue to be made available at the Auburn customer service counter and available at the City's website.			
B. The City will continue to implement residential zoning and development standards with appropriate design review in the multifamily zoning districts to ensure compatibility of housing with neighborhood character, appropriate open yard space, and streets that are safe for alternative means of travel.	Responsibility: Community Development Time Frame: 2013–2021; continue to implement the design review process for multifamily housing. Funding: Administrative cost to the City.	The City values compatibility of housing with neighborhood character, appropriate open yard space, and streets that are safe for alternative means of travel. Consequently, the City will continue to implement the design review process for multifamily housing.	Modify to address new SB 35 requirements.
C. As funding permits, the City will provide housing rehabilitation assistance to extremely low-, very low- and low-income homeowners and to rental property owners with extremely low-, very low- or low-income tenants. The housing rehabilitation program assists with the needs of lower-income owner and renter households with maintenance, repair, and accessibility problems, as well as those living in an overcrowded situation. The City will promote the programs by providing funding information for rehabilitation loans, grants, and repair assistance at the Auburn customer service counter and on the City's website.	Responsibility: Community Development Department Time Frame: Continue to implement; City will consider applying for funding as Notices of Funding Availability (NOFAs) are released. Funding: HOME	In 2016, the City was awarded funding via 2014 HOME Notice of Funding Availability (NOFA). A consultant contract to manage HOME programs was approved by City Council on January 25, 2016. First Time Home Buyer (FTHB) and Owner-Occupied Housing Rehabilitation (OOR) Rehabilitation programs. Utilizing the 2014 HOME grant, the City assisted three FTHBs and one homeowner with housing rehabilitation. The 2014 HOME grant was completed November 2017. The City did not apply for 2018 HOME funds due to staff turnover. The City anticipates applying for HOME funds when HCD releases the next NOFA. The City continues to support funding applications by developers seeking	Continue

Housing Element

Implementation Measure		Accomplishments	Continue, Modify, Delete
		to develop affordable housing projects as opportunities occur.	
<p>D. As funding permits, the City will implement its first-time homebuyers' program for low- and moderate-income households.</p> <p>The City will promote the programs by providing information at the Auburn customer service counter and on the City's website.</p>	<p>Responsibility: Community Development Department</p> <p>Time Frame: Continue to implement; City will consider applying for funding as NOFAs are released.</p> <p>Funding: HOME</p>	<p>In 2016, the City was awarded funding via 2014 HOME Notice of Funding Availability (NOFA). A consultant contract to manage HOME programs was approved by City Council on January 25, 2016. First Time Home Buyer (FTHB) and Owner-Occupied Housing Rehabilitation (OOR) Rehabilitation programs. Utilizing the 2014 HOME grant, the City assisted three FTHBs and one homeowner with housing rehabilitation. The 2014 HOME grant was completed November 2017. The City did not apply for 2018 HOME funds due to staff turnover. The City anticipates applying for HOME funds when HCD releases the next NOFA. The City continues to support funding applications by developers seeking to develop affordable housing projects as opportunities occur.</p>	Continue
<p>E. In order to preserve existing affordable housing stock, the City will take the following actions to alleviate the loss of units at risk due to conversion to market-rate units.</p> <ul style="list-style-type: none"> On an annual basis, the City will update its list of subsidized rental properties and identify those units at risk of converting to market-rate units. The City will contact those owners regarding their interest in selling 	<p>Responsibility: Community Development Department</p> <p>Time Frame: Annually update list of subsidized rental projects.</p> <p>As needed, update the list of nonprofit agencies interested in acquiring at-risk units. Actions preserving assisted rental housing developments to be determined on a project-by-project basis.</p> <p>Funding: Administrative cost to the City for tracking HOME Program, CDBG Program,</p>	<p>2016–2018 annual reports were completed by a housing consultant. As of 2019, there were 14 active affordable housing projects in Auburn. Currently none of the affordable housing projects in the city are at risk of converting to market-rate housing.</p>	Continue

Housing Element

Implementation Measure	Accomplishments	Continue, Modify, Delete
<p>properties or maintaining the rental units as affordable units.</p> <ul style="list-style-type: none"> The City will work with property owners to identify and apply for federal, state, and local subsidies to ensure the continued affordability of housing units. The City will maintain a list of nonprofit agencies interested in acquisition/rehabilitation of at-risk units and inform them of the status of such units. The City will work with nonprofit agencies to identify and apply for federal, state, and local subsidies available to assist with providing funds for the acquisition/rehabilitation of at-risk projects. The City will provide information regarding other affordable housing opportunities within the City. 	<p>Low-Income Housing Tax Credits, and other funding sources for subsidized rental properties will be identified at time of need.</p>	
<p>F. Facilitate the construction of affordable rental housing for extremely low-, very low-, and low-income seniors. The following types of senior housing are needed in Auburn:</p> <ul style="list-style-type: none"> Rental housing affordable to persons earning less than 30 percent and up to 80 percent of Placer County's median income. "Continuum of care" housing that provides a range of on-site services, 	<p>Responsibility: Community Development Time Frame: Ongoing, at least annually monitor NOFAs and consider applying, as projects are processed through the Community Development Department. Funding: Section 202, HOME Program, state and federal tax credits, Tax-Exempt Bond financing, HUD Section 202 Program, and US Department of Agriculture Rural Housing Service grants and loans.</p>	<p>The City supports and will continue to facilitate the construction of affordable rental housing for extremely low to low-income seniors as opportunities arise. Similarly, the City will continue to support the construction of additional housing for older adults.</p> <p>The City provides developers guidance with City and State incentives during the predevelopment application process. Non-profits and housing advocates are contacted when funding has become available to the</p> <p>Continue</p>

Housing Element

Implementation Measure		Accomplishments	Continue, Modify, Delete
<p>including independent living, assisted living, and institutional care.</p> <ul style="list-style-type: none"> • Market-rate senior rental housing. <p>In addition, the City will support the construction of additional rental housing for older adults through:</p> <ul style="list-style-type: none"> • Density bonuses. • Applying for or assisting developers in applying for state and federal funding. • Identifying suitable sites for such development. 		<p>City to create potential public and private partnerships. Staff coordinates with property owners with underutilized buildings to promote conversion for affordable and senior rental housing.</p>	
<p>G. In order to promote equal housing opportunities for all persons, the City provides means for the resolution of housing complaints and fair housing issues by continuing to refer phone inquiries to Placer County Department of Health and Human Services. Placer County Department of Health and Human Services promotes fair housing opportunities through various financial assistance initiatives and affordable housing/neighborhood revitalization programs. Placer County Department of Health and Human Services efforts also include educating the community about fair housing and equal housing opportunity, providing housing counseling services and family resource information and referral.</p> <p>In addition, the City provides the following services on housing complaints and fair housing issues:</p>	<p>Responsibility: Community Development</p> <p>Time Frame: Ongoing, 2013–2021</p> <p>Funding: Administrative cost to the City</p>	<p>The City promotes equal housing opportunities through the support of Placer County Department of Health and Human Services, which provides individuals with access to various financial assistance initiatives and affordable housing/neighborhood revitalization programs. The City values equal housing opportunities for its residents and will continue to provide services on housing complaints and fair housing issues via resources on the City’s website. Staff will continue to post and update the City website as necessary to provide information regarding filing housing complaints and fair housing issues.</p>	<p>Modify to comply with AB 686.</p>

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Implementation Measure		Accomplishments	Continue, Modify, Delete
<ul style="list-style-type: none"> Placer County brochures and Placer County Department of Health and Human Services information regarding fair housing, tenant rights, rehabilitation grants, rehabilitation loans, first-time homebuyer programs, and Section 8 programs are provided at the Auburn customer service counter and available at the City's website. 			
<p>H. The City will continue to work with the Placer County Department of Health and Human Services, as well as participate in and support the efforts of the Placer Collaborative Network and Placer Consortium on Homelessness, to address the homeless needs in the county. The City may contribute to the cost of maintaining emergency shelter programs, including consideration of funding for programs developed through inter-jurisdictional cooperation.</p>	<p>Responsibility: Community Development Time Frame: 2013–2021 Funding: General Fund/State Emergency Shelter Program/HUD/other specialized funding</p>	<p>The Panhandling Education Program is an ongoing effort carried out by the Police Department. City staff have participated in ongoing discussions for an Auburn 24/7 homeless shelter. City staff continue to work with the Placer Collaborative Network and Placer Consortium on Homelessness to address homeless needs in Placer County. The City values emergency shelter programs and will continue to seek opportunities to contribute to their maintenance costs.</p>	Continue
<p>I. The City shall review the Housing Element annually to monitor the City's progress in implementing its housing programs. The results of the review will be presented to the City Council and Planning Commission and submitted to the State Department of Housing and Community Development (HCD) and the Governor's Office of Planning and Research (OPR).</p>	<p>Responsibility: Community Development Department Time Frame: Ongoing 2013–2021 Funding: Minor administrative cost to the City.</p>	<p>The City continues to review the Housing Element annually to monitor the City's progress in implementing its housing programs. Housing Element Annual Progress reports for 2016–2018 were provided to the Planning Commission and City Council between February and April each year.</p>	Delete.

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Implementation Measure		Accomplishments	Continue, Modify, Delete
J. The City shall continue to work closely with the Sacramento Council of Governments to review and update the existing Housing Needs Allocation Plan as appropriate.	Responsibility: Community Development Time Frame: 2008–2013 Funding: Minor administrative cost to the City.	The City continues to work closely with the Sacramento Council of Governments as necessary to review and update the existing Housing Needs Allocation Plan.	Delete.
K. The City will encourage the development of housing for extremely low-income households through a variety of activities such as coordinating with potential housing developers, providing financial assistance (when feasible) or in-kind technical assistance or land write-downs, providing expedited processing, identifying grant and funding opportunities, applying for or supporting applications for funding on an ongoing basis, considering local funding, and/or offering additional incentives beyond the density bonus.	Responsibility: Community Development Time Frame: Ongoing, at least annually monitor NOFAs and consider applying, as projects are processed through the Community Development Department. Funding: Minor administrative cost to the City.	The City continues to encourage development of housing for extremely low-income households through a variety of activities as opportunities occur.	Continue
L. The City will work with the Alta California Regional Center to implement an outreach program that informs families within the City on housing and services available for persons with developmental disabilities. The program could include the development of an informational brochure, including information on services on the City's website, and providing housing-related training for individuals/families through workshops.	Responsibility: Community Development Time Frame: Development of Outreach Program within one year of adopting the Housing Element. Funding: Minor administrative cost to the City.	The City has yet to develop an outreach program; however, the City plans to work with the Alta California Regional Center to implement an outreach program that informs families within the City on housing and services available for persons with developmental disabilities.	Continue
M. The City will amend the Zoning Ordinance to clarify that transitional and supportive housing are permitted as a residential use in all zones allowing for residential and are only	Responsibility: Community Development Time Frame: Amend the Zoning Ordinance within one year of adopting the Housing Element.	While this program has not been completed, the City plans to amend the Zoning Ordinance to permit transitional and	Continue

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Implementation Measure		Accomplishments	Continue, Modify, Delete
subject to those restrictions that apply to other residential uses of the same type in the same zone without undue special regulatory requirements.	Funding: Minor administrative cost to the City.	supportive housing as a residential use in all zones allowing for residential.	

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3. 2021–2029 GOALS AND POLICIES

The following goals, policies, and programs are adopted as part of the 2013 Auburn Housing Element update. The hierarchy of goals, policies, and programs are described herein.

GOAL 1:

The City shall provide a range of housing choices that meets the needs of all Auburn residents in terms of type, density, and cost.

- POLICY 1.1: The City shall maintain an adequate supply of land in appropriate land use designations and zoning categories to accommodate the projected growth in the number of households.
- POLICY 1.2: While promoting the provision of housing for all economic segments of the community, the City shall seek to ensure high quality in all new residential developments.
- POLICY 1.3: The City shall continue to use state and federal funding assistance, to the extent that these subsidies exist and are appropriate to Auburn’s needs, to develop affordable housing.
- POLICY 1.4: The City shall identify areas where infrastructure exists or propose to support residential development.
- POLICY 1.5: The City shall support preexisting nonconforming residential uses if the single reason that these uses are nonconforming is based on density (number of units), and if the continued existence of these units will not have a major impact on the neighborhood.
- POLICY 1.6: The City shall encourage the development of accessory dwelling units in accordance with state law, while maintaining the single-family character of the neighborhood.
- POLICY 1.7: Allow housing developments with at least 20-percent affordable housing by-right on lower-income housing sites that have been counted in previous Housing Element cycles, consistent with Government Code Sections 65580, 65583, and 65583.

GOAL 2:

The City will encourage the maintenance, improvement, and rehabilitation of the City’s existing housing stock and residential neighborhoods.

- POLICY 2.1: The City shall encourage private reinvestment in older residential neighborhoods.
- POLICY 2.2: The City shall encourage private rehabilitation of housing.
- POLICY 2.3: The City shall pursue state and federal funding assistance to rehabilitate housing.

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GOAL 3:

The City will conserve the existing stock of affordable rental housing and offer incentives for the construction of new affordable housing.

POLICY 3.1: The City will preserve low-income housing by monitoring “at-risk” subsidized housing when subsidies are in jeopardy of expiring.

POLICY 3.2: The City will offer density bonuses and other incentives in the construction of affordable housing.

GOAL 4:

The City will encourage energy efficiency in both new and existing housing.

POLICY 4.1: The City shall promote the development of energy and resource-efficient housing types.

POLICY 4.2: The City shall encourage innovative and cost-effective building technologies.

GOAL 5:

The City will promote equal opportunity to secure safe, sanitary, and affordable housing for all members of the community regardless of age, race, religion, sex, marital status, national origin, or color.

POLICY 5.1: The City shall provide incentives to developers to address special housing needs of low-income households, including the physically and mentally disabled, large families, farmworkers, the elderly, and female-headed households.

POLICY 5.2: The City shall encourage greater access to housing for persons with disabilities.

POLICY 5.3: The City shall make information on the Placer County Department of Health and Human Services available to the public.

POLICY 5.4: The City shall work with Placer County and surrounding jurisdictions to address the needs of the homeless on a regional basis.

POLICY 5.5: The City shall cooperate with community-based organizations that provide services or information regarding the availability of services to the homeless.

POLICY 5.6: Assist in increasing the supply of housing that meets the needs of older adults.

POLICY 5.7: Permit transitional and supportive housing and emergency shelters as mandated by Senate Bill 2.

GOAL 6:

The City will adopt and implement a Housing Element that is in compliance with state law and the requirements of the California Department of Housing and Community Development.

- POLICY 6.1: The City shall revise the Housing Element as necessary to meet the changing needs of Auburn.
- POLICY 6.2: The City's Planning and Public Works Department will prepare quarterly reports for the Planning Commission and City Council on the progress in implementing the Housing Element.
- POLICY 6.3: The City shall continue to actively participate in regional housing solutions.

4. IMPLEMENTATION PROGRAMS

- A. The City shall pursue available and appropriate state and federal funding sources to support efforts to meet new construction needs of extremely low-, very low-, low-, and moderate-income households and assist in addressing the needs of households overpaying for housing costs and/or living in an overcrowded situation. Appropriate sources of funding will be determined on a case-by case basis. The City will collaborate with nonprofit organizations and agencies, such as the Placer County Housing Authority. Potential funding sources for this program will include the CDBG and HOME programs (federal funds administered by the State of California for non-entitlement cities and counties), the Multifamily Housing Program, California Housing Finance Agency programs, tax-exempt bond financing, low-income housing tax credits, Senate Bill (SB) 2 funding, and various other US Housing and Urban Development (HUD) programs for special needs groups.

In addition, the City will market housing opportunities and assist developers with construction of affordable housing through the following actions:

- The City will continue to provide density bonuses through the City’s Density Bonus Program, which is in accordance with Sections 65915 through 65918 of the California Government Code.
- The City will continue to consider fee reductions or deferrals. The amount of fee reduction or deferral will be based on the financial needs of each development.
- The City will continue to negotiate alternative development standards such as parking standards, street improvements standards, maximum density, and lot coverage.
- The City will continue to offer assistance in accessing local, state, and federal funding for affordable housing by applying for such funding on behalf of the affordable-unit developer or providing technical assistance or documentation necessary to support an application for funding.
- The City will proactively encourage the development of housing to serve special needs populations, including persons with disabilities, persons with developmental disabilities, seniors, large households, low- income households, female headed, and farmworkers, by reviewing available NOFAs on a yearly basis and sending the list of available funding to for-profit and non-profit developers.
- Promote housing development in the Historic Design Review District and the Baltimore Ravine Specific Plan (BRSP), including encouraging integration of low-income units throughout the high-density portion of the Specific Plan through zoning, targeted funding, incentives, and other mechanisms.

Information regarding availability of housing assistance funds to lower- and moderate-income households will continue to be made available at the Auburn customer service counter and available at the City’s website.

Responsibility: Planning and Public Works Department, Participating Nonprofit and For-Profit Housing Providers

Time Frame: The City will continue to meet twice during the planning period and as projects come forward with affordable housing providers to identify potential funding sources and

application deadlines. Information regarding funding will be made available to housing providers at these meetings and as funding is available to the City. The City will monitor NOFAs on an annual basis.

Funding: Community Development Block Grants (CDBG) (HCD), Downtown Rebound Program (HCD), Home Investment Partnership Program (HOME) (HCD), Multifamily Housing Program (HCD), Housing Finance Agency, HELP Program, HUD Programs (Section 221(d), Section, Section 811 (persons with disabilities)), Federal Home Loan Bank, Housing Programs, Tax Exempt Bonds, Low-Income Housing Tax Credits (state and federal), SB 2 and Local Early Action Planning (LEAP) Grants and Regional Early Action Planning (REAP) Grants.

- B.** The City will continue to implement residential zoning and development standards with appropriate design review in the multifamily zoning districts to ensure compatibility of housing with neighborhood character, appropriate open yard space, and streets that are safe for alternative means of travel. The City will also establish a written policy or procedure and other guidance as appropriate to specify the SB 35 streamlining approval process and standards for eligible projects, as set forth under GC Section 65913.4.

Responsibility: Planning and Public Works Department

Time Frame: Annually review, develop a SB 35 streamlining approval process by January 2021 and amend by July 2021, if needed.

Funding: Administrative cost to the City

- C.** The City continues to monitor housing conditions to address the needs of an aging housing stock. As funding permits, the City will provide housing rehabilitation assistance to extremely low-, very low- and low-income homeowners and to rental property owners with extremely low-, very low- or low-income tenants. The housing rehabilitation program assists with the needs of lower-income owner and renter households with maintenance, repair, and accessibility problems, as well as those living in an overcrowded situation.

The City will promote the programs by providing funding information for rehabilitation loans, grants, and repair assistance at the Auburn customer service counter and on the City's website.

Responsibility: Planning and Public Works Department

Time Frame: Continue to implement; City will consider applying for funding annually as NOFAs are released.

Funding: HOME, or other funding options

- D.** As funding permits, the City will implement its first-time homebuyers program for low- and moderate-income households.

The City will promote the programs by providing information at the Auburn customer service counter and on the City's website.

Responsibility: Planning and Public Works Department

Time Frame: City will consider applying for funding as NOFAs are released.

Funding: HOME

E. In order to preserve existing affordable housing stock, the City will take the following actions to alleviate the loss of units at risk due to conversion to market-rate units.

- On an annual basis, the City will update its list of subsidized rental properties and identify those units at risk of converting to market-rate units.
- The City will contact those owners regarding their interest in selling properties or maintaining the rental units as affordable units.
- The City will work with property owners to identify and apply for federal, state, and local subsidies to ensure the continued affordability of housing units.
- The City will maintain a list of nonprofit agencies interested in acquisition/rehabilitation of at-risk units and inform them of the status of such units.
- The City will work with nonprofit agencies to identify and apply for federal, state, and local subsidies available to assist with providing funds for the acquisition/rehabilitation of at-risk projects.
- The City will annually reach out to owners to see their intent on renewing affordability restrictions. In addition, the City will coordinate with owners of expiring subsidies to ensure the required notices to tenants are sent out at 3 years, 12 months, and 6 months.
- The City will provide information regarding other affordable housing opportunities within the City.

Responsibility: Planning and Public Works Department

Time Frame: Annually update list of subsidized rental projects.

Annually, update the list of nonprofit agencies interested in acquiring at-risk units.

Actions preserving assisted rental housing developments to be determined on a project-by-project basis.

Funding: Administrative cost to the City for tracking HOME Program, CDBG Program, Low-Income Housing Tax Credits, and other funding sources for subsidized rental properties will be identified at time of need.

F. Facilitate the construction of affordable rental housing for extremely low-, very low-, and low-income households, as well as special needs households (including seniors, large families, female-headed households, persons with disabilities, persons with developmental disabilities, and farmworkers). The following types of housing for seniors and other special populations are needed in Auburn:

- Rental housing affordable to persons earning less than 30 percent and up to 80 percent of Placer County's median income.

- “Continuum of care” housing that provides a range of on-site services, including independent living, assisted living, and institutional care.
- Market-rate rental housing for seniors and other special needs populations.

In addition, the City will support the construction of additional rental housing through:

- Density bonuses.
- Applying for or assisting developers in applying for state and federal funding.
- Identifying suitable sites for such development.

Additionally, the City will provide developers guidance with available City and State incentives during the predevelopment application process and will contact nonprofits agencies and developers, and housing advocates, at least three times in the planning period, to create potential public and private partnerships. Staff will also continue to coordinate with property owners with underutilized buildings to promote conversion for affordable and senior rental housing.

Responsibility: Planning and Public Works Department

Time Frame: Ongoing, at least annually monitor NOFAs and consider applying, as projects are processed through the Planning and Public Works Department, and coordinate with property owners annually.

Funding: Section 202, HOME Program, state and federal tax credits, Tax Exempt Bond financing, HUD Section 202 Program, and US Department of Agriculture Rural Housing Service grants and loans.

- G.** In an effort to comply with Assembly Bill (AB) 686, the City will develop a plan to Affirmatively Further Fair Housing (AFFH). The AFFH Plan shall take actions to address significant disparities in housing needs and in access to opportunity for all persons regardless of race, color, religion, sex, gender, sexual orientation, marital status, national origin, ancestry, familial status, source of income, or disability, and other characteristics protected by the California Fair Employment and Housing Act (Part 2.8, commencing with Section 12900, of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law.

Specific actions include:

- Implement Programs A, F, H, and I to affirmatively further fair housing, including targeting community revitalization through place-based programs, enhancing mobility between neighborhoods, and developing strategies to reduce displacement risk in areas of higher concentration of lower-income households and overpayment (e.g. Programs C, M, and N) and facilitating affordable housing in high opportunity areas and in Specific Plan Areas (e.g. Program G).
- As received, refer fair housing inquiries to Placer County Department of Health and Human Services.

Housing Element

- Work with Placer County Department of Health and Legal Services of Northern California to track fair housing issues and identify patterns in the City, including meeting annually to check on the status of active cases.
- Meet annually with Placer County to assist with and participate in promoting fair housing opportunities through various financial assistance initiatives and affordable housing/neighborhood revitalization programs, educating the community about fair-housing and equal housing opportunity, providing housing counseling services and family resource information and referral.
- Continue to provide Placer County brochures and Placer County Department of Health and Human Services information regarding fair housing, tenant rights, rehabilitation grants, rehabilitation loans, first-time homebuyer programs, and Section 8 programs are provided at the Auburn customer service counter and available at the City's website.
- Integrate housing choices and affordability throughout the Baltimore Ravine Specific Plan Area and require transit infrastructure to be constructed on new roadways.
- Actively recruit residents from neighborhoods of concentrated poverty to serve or participate on boards, committees, and other local government bodies by making applications available in City buildings and high traffic areas such as grocery stores during application periods.
- Conduct an analysis of locations of environmental hazards in the City within three years of adoption of the Housing Element to ensure environmental hazards are not disproportionately concentrated in low-income communities of color.
- By May 2022, develop a proactive code enforcement program that holds property owners accountable and proactively plans for resident relocation when necessary.
- Meet with developers by December 2021 to identify mechanisms to encourage additional multifamily housing in high performing school areas.
- Within one year of adoption of the Housing Element, amend the Zoning Ordinance to encourage development of residential care facilities and supportive housing for persons with disabilities across the City through incentives that may include parking reductions, fee waivers, or others.
- By December 2021, assess the effectiveness of current Auburn Transit routes and frequency of service to determine if it meets existing demand. If expansion is necessary, the City will actively pursue funding to increase availability of public transit within three years of identifying areas of need.
- Annually monitor zoning regulations to ensure compliance with fair housing laws.
- City Council meetings will include a fair housing presentation at least once per year.

Responsibility: Planning and Public Works Department

Time Frame: Create plan by January 2022 and implement on an ongoing basis, refer to each strategy in the AFFH program for specific timeframes for other fair housing strategies.

Funding: Administrative cost to the City

- H.** The City will continue to work with the Placer County Department of Health and Human Services, as well as participate in and support the efforts of the Placer Collaborative Network and Placer Consortium on Homelessness, to address the homeless needs in the county. The City will coordinate with Placer County to identify funding resources to contribute to the cost of maintaining emergency shelter programs, including consideration of funding for programs developed through inter-jurisdictional cooperation.

Responsibility: Planning and Public Works Department

Time Frame: Annually coordinate with the Placer County Department of Health and Human Services, Placer Collaborative Network, and Consortium on Homelessness annually throughout the planning period

Funding: General Fund/State Emergency Shelter Program/HUD/other specialized funding

- I.** The City will encourage the development of housing for extremely low-income households, specifically in high resources areas identified in Figure F-1 and economic enterprise zones, through a variety of activities such as coordinating with potential housing developers, providing financial assistance (when feasible) or in-kind technical assistance or land write-downs, providing expedited processing, identifying grant and funding opportunities, applying for or supporting applications for funding on an ongoing basis, considering local funding, and/or offering additional incentives beyond the density bonus. The City will also update its website to provide applicable CEQA exemptions that identify expedited processing. Staff will identify activities that can result in the reduction of impact fees, and objective design standards will be incorporated in the Historic District Overlay.

Responsibility: Planning and Public Works Department

Time Frame: Ongoing, at least annually monitor NOFAs and consider applying, as projects are processed through the Planning and Public Works Department. Update the City's website with available incentives by January 2022. Meet with housing providers at least twice during the planning period (refer to program A).

Funding: Administrative cost to the City

- J.** The City will coordinate with the Alta California Regional Center to create an outreach program that informs families within the City on housing and services available for persons with developmental disabilities. The program could include the development of an informational brochure, including information on services on the City's website, and providing housing-related training for individuals/families through workshops.

Responsibility: Planning and Public Works Department

Time Frame: Creation of an Outreach Program and meet with the Alta California Regional Center to coordinate implementation within one year of adopting the Housing Element.

Funding: Administrative cost to the City

- K.** The City will amend the Zoning Ordinance to clarify that transitional and supportive housing are permitted as a residential use in all zones allowing for residential and are only subject to those restrictions that apply to other residential uses of the same type in the same zone without undue special regulatory requirements. Additionally, supportive housing will be a permitted use without discretionary review, in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses.

Responsibility: Planning and Public Works Department

Time Frame: Amend the Zoning Ordinance within one year of adopting the Housing Element.

Funding: Minor administrative cost to the City.

- L.** The City will review and amend the Auburn Municipal Code , to comply with State Law.

- Allow low barrier navigation centers for the homeless per Government Code Sections 65660–65668 (AB 101).
- Comply with the State Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6), and treat employee/farm worker housing that serves six or fewer persons as a single-family structure and permitted in the same manner as other single-family structures of the same type in the same zone in all zones allowing single-family residential uses and require that employee/farm worker housing consisting of no more than 12 units or 36 beds be treated as an agricultural use and permitted in the same manner as other agricultural uses in the same zone.
- Define and allow for residential care homes with six or fewer persons by right in all residential zones subject only to the same restrictions in that zone and will allow larger group homes of seven or more persons in the R-1 and R-2 zones with a conditional use permit.
- Update the definition of rooming and boardinghouse to include Single Room Occupancy (SRO) units, consistent with State law, and continue to permit them with a Conditional Use Permit in the R-3 zone.
- Review and revise the City’s current parking standards to ensure that parking standards for emergency shelters are sufficient to accommodate all staff, provided they do not require more parking than other typical residential or commercial uses.
- Review and revise standards for emergency shelters to ensure they are objective and in compliance with Government Code Section 65583(a)(4)).
- Review and revise the City’s findings for approving reasonable accommodation requests, including, but not limited to, alteration of neighborhood character, undermining purpose of the General Plan or harm to the property of others, and any other findings that may be potential barriers to housing for persons with disabilities.

Responsibility: Planning and Public Works Department

Time Frame: Review zoning by 2021. Make revisions by June 30, 2022.

Funding: General Fund

- M.** The City will create a Historic District overlay zone that will allow for residential uses within the Downtown and Old Town districts. These districts currently only allow for commercial, office, industrial and open space uses. The City will develop specific design and density standards for residential uses in the Historic District overlay zone and it is anticipated that design standards may be considered for the future Zoning Code update. The City will require a Use Permit for residential uses in Historic District overlay zone and will update the current findings for Use Permits, in the Municipal Code. The City is not relying on these sites to meet the RHNA.

Responsibility: Planning and Public Works Department

Time Frame: Land Use and Zoning Code Update 2022

Funding: SB 2 and LEAP funding

- N.** The City of Auburn will partner with the County of Placer to identify designs for accessory dwelling units (ADU) at different sizes (496 s.f., 599 s.f. and 749 s.f.) that will facilitate the production of residential units at varying affordable levels and streamline the approval process. The City will promote the pre-approved plans and the development of ADUs through outreach materials including brochures, advertise through various methods, and update the City's website. City staff will report annually to the Planning Commission and City Council and coordinate with County of Placer staff, to evaluate the effectiveness and overall ADU production.

Additionally, the City will develop and implement a monitoring program. The program will track ADU approvals and affordability. The City will use this monitoring program to identify and designate additional sites, as necessary, to ensure the City can accommodate the RHNA need through the 2021-2029 planning period.

Responsibility: Planning and Building Department

Time Frame: Create Program by May 2021 and implement on an ongoing basis. Create a monitoring program by January 2022. Evaluate effectiveness of ADU approvals and affordability by year 3 of the planning period, and if needed, identify and rezone sites by the end of year 4.

Funding: SB 2 and LEAP funding

- O.** The City will create a web-based GIS portal that will allow developers and members of the public to more easily access housing data.

Responsibility: Planning Department

Time Frame: Launch web portal by June 2022

Funding: SB 2

P. Plan Area 1 of the Baltimore Ravine Specific Plan is available for development and may proceed with approval of subsequent entitlements. In an effort to encourage development of future Plan Area 2 of the Baltimore Ravine Specific Plan, the City will consider and proactively work with property owners and developers within the Baltimore Ravine Specific Plan towards the following actions in the first three years of the planning period:

- General Plan Amendment – Amend the General Plan and land use map to reflect the appropriate land uses outlined in the Specific Plan for future Plan Area 2, as well as create the Urban High Density Residential (UHDR) land use designation.
- Specific Plan Amendment –the Specific Plan will need to be amended to include more detailed development standards and design guidelines for future Plan Area 2.
- Rezone – Amend the Zoning Map to apply new zoning districts to future Plan Area 2 parcels, consistent with those outlined in the Specific Plan.
- Development Agreement – Enter into a Development Agreement(s) with the City to ensure participation in public improvements, financing programs, and reimbursement agreements.
- CEQA Analysis – Conduct an environmental determination in accordance with the California Environmental Quality Act.
- Monitor the availability of sites with zoning and, if not available by January 1, 2024, amend the element to identify alternative sites and strategies to accommodate the regional housing need for lower income households

Responsibility: Planning Department

Time Frame: By 2024

Funding: General Fund

Q. The City shall strive to remove barriers to housing production including advancing adaptive policies, regulations, and procedures, as well as addressing non-governmental constraints and work to mitigate issues as they are identified.

Responsibility: Planning Department

Time Frame: Monitor annually and as issued are brought forward.

Funding: General Fund

R. The City will review development standards, specifically, building height, lot coverage and parking requirements for multifamily uses, to evaluate and modify as appropriate to achieve maximum densities.

Responsibility: Planning Department

Time Frame: By January 2022, and annually thereafter.

Funding: General Plan

- S. To ensure priority is given to projects that meet the City's regional need for lower-income housing, the City will develop and adopt written policies and procedures that grant a priority for sewer service hook-ups.

Responsibility: Planning Department

Time Frame: By January 2023

Funding: General Plan

5. AUBURN URBAN DEVELOPMENT AUTHORITY

Effective February 2012, Assembly Bill AB26 and AB27 dissolved Redevelopment Agencies including the Auburn Urban Development Authority (AUDA). The Low/Mod Housing Fund balance was returned to Placer County in conjunction with the dissolution of the Authority. No successor agency was formed in conjunction with the dissolution of AUDA.

6. QUANTIFIED OBJECTIVES

Table HE-1 summarizes the City’s quantified objectives for the period of June 30, 2021, to August 31, 2029. These objectives represent a reasonable expectation of the maximum number of new housing units that will be constructed, households that will be assisted through housing rehabilitation or first-time homebuyer programs, and affordable units “at risk” that will be preserved over the eight years based on the policies and programs outlined in the Housing Element.

Table HE-1: QUANTIFIED OBJECTIVES FOR HOUSING, 2021–2029

	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
Regional Housing Needs Allocation	34	34	41	60	141	310
New Construction	34	34	41	60	141	310
Housing Rehabilitation*	—	6	10	—	—	16
First-Time Homebuyer*	—	—	4	—	—	4
Conserve Existing Rentals**	—	—	150	—	—	150
Total	34	40	205	60	141	478

Source: City of Auburn, 2020

*Based on the availability of funding.

**There are two properties that are considered at-risk of converting to market rate during the 2021–2029 planning period due to the annual renewal contract, the Auburn Palms and Auburn Ravine Terrace. Both properties are owned by for-profit companies. Due to the nature of the section 8 vouchers renewals are done on an annual basis. There is no interest in these units losing affordability. As part of Program E the City will reach out to these property owners annually to confirm interest in continuing unit affordability and provide any necessary assistance to preserve these units.

7. EFFORTS TO ACHIEVE CITIZEN PARTICIPATION

State law requires cities and counties to make a diligent effort to achieve participation by all segments of the community in preparing a Housing Element. Section 65583[c] [6] of the California Government Code specifically requires that:

- The local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the Housing Element, and the program shall describe this effort.

The diligent effort required by state law means that local jurisdictions must do more than issue the customary public notices and conduct standard public hearings prior to adopting a Housing Element. State law requires cities and counties to take active steps to inform, involve, and solicit input from the public, particularly low-income and minority households that might otherwise not participate in the process.

To meet the requirements of state law, the City of Auburn has completed the public outreach and encouraged community involvement as described herein.

PUBLIC WORKSHOP

The City of Auburn held a Housing Element and Safety Element Workshop at City Hall on March 2, 2020, to collect input from city residents. The flyer was posted on the City's website and Facebook page. Flyers were sent to supportive service providers, housing advocates, managers of local apartments with affordable units, housing developers and business associations within the City. City staff also invited the City Council and Planning Commission in an email to attend the workshop.



The format of this meeting was a presentation of the overview of the Housing and Safety Elements followed by discussion at three stations to solicit input from meeting attendees; 26 attendees signed into the workshop. The presentation was given by the City's consultant and walked attendees through the components of each element to prepare for the following discussion at workshop stations. Attendees, City staff, and the consultant fostered an interactive environment. Translation services are offered upon request but, were not requested.

Station 1 at the workshop presented two boards on the Safety Element, where attendees could discuss what is included in that element and hazard risks in and around the City with City staff and the consultant. Station 2 presented a map of the inventory of vacant sites in the City, and Station 3 sought input from attendees on housing type through an interactive board where attendees could report what type of housing they currently live in, and what type of housing they prefer.

At Station 3, most attendees reported that they currently live in, and prefer, single-family homes. Two attendees reported living in a condo or apartment, while only one attendee preferred this type of housing. One attendee lived in a mixed-use building, and one preferred this housing type. While no attendees reported living in a mobile home, one stated that they would prefer this type of housing. No attendees currently live in, or would prefer to live in, townhouses, senior housing/assisted living, accessible housing, affordable housing, tiny homes, age-restricted senior housing, cottages, or co-housing.



Attendees also provided comments by filling out and submitting comment cards at the workshop. Seven attendees submitted comments through this method. In these comments, they expressed a concern over congestion and ensuring there is adequate parking and hazards such as pandemics, school shootings, pedestrian infrastructure, and air quality. They also expressed support for mixed-use development, inclusionary housing, high-density rental options, accessory dwelling units, fee waivers, density bonuses, and overall pursuing solutions to housing shortages.



All public comment was considered during the drafting of the programs and modifications were made as appropriate. Please refer to page HE-13 for the 2021-2029 Housing Element programs.

CONSULTATIONS

In May and August 2020, four consultations were conducted with stakeholders to offer the opportunity for each of them to provide one-on-one input. The following stakeholders were interviewed:

- Mercy Housing Sacramento on May 19, 2020
- Salvation Army, Auburn Corps, on May 19, 2020
- Valley Oaks Volunteers of America (VOA) on May 22, 2020
- Placer Community Foundation on August 4, 2020

Additionally, the following service providers and advocacy groups were contacted for input but did not participate in a stakeholder consultation interview:

- California Coalition for Rural Housing
- Rural Community Assistance Corporation
- Placer Food Bank

In each of the consultations, the stakeholders were asked the following questions:

1. Opportunities and concerns: What three top opportunities do you see for the future of housing in the City of Auburn? What are your three top concerns for the future of housing in the City of Auburn?
2. Housing Preferences: What types of housing do your clients prefer? Is there adequate rental housing in the City? Are there opportunities for home ownership? Are there accessible rental units for seniors and persons with disabilities?
3. Tourism: What effects have you seen on housing because of the growing tourism industry/short-term rentals? From your perspective, what are some of the most positive impacts? From your perspective, what are some of the most negative impacts? What do you see as the top three priorities for the City in addressing negative impacts (if any)?
4. Housing barriers/needs: What are the biggest barriers to finding affordable, decent housing? Are there specific unmet housing needs in the community?
5. Housing Conditions: How do you feel about the physical condition of housing in the City of Auburn? What opportunities do you see to improve housing in the future?

Through these interviews, the stakeholders expressed several concerns over current challenges and barriers to housing in the City. These included an overall lack of affordable housing options that has resulted in lengthy waitlists for those in need and long commutes for local workers, the high cost of infrastructure, the disparity between income levels and the cost of housing, and the competitiveness of state-wide housing funds. However, the stakeholders also identified several opportunities to address these concerns moving forward. The stakeholders discussed the availability of land – both vacant land and underused land – for affordable housing, their willingness and interest in partnering with the City to create and manage more affordable housing and acknowledged the importance of the City’s proactive approach to identifying sites and engaging developers. The stakeholders also noted the necessity of learning from the experiences of the COVID pandemic and studying the opportunity to provide housing for community members experiencing homelessness by acquiring hotels.

PUBLIC HEARINGS

Public Hearings were held on May 4, 2021 and May 24, 2021

PUBLIC COMMENT

The City has not received any comments on the draft Housing Element but appreciates the efforts of citizens, agencies, and organizations that have taken the time to participate in the Housing Element update.

NOTICING THE DRAFT

The Housing Element was posted on the City’s website with a request for public comment on October 3, 2020. Information was also posted on the City’s social media sites and direct noticing was sent to several

interested residents as well as local advocate groups and stakeholders, including, Home Town Realtors, Placer Community Foundation, JK Engineering and board member for Alliance for Environmental Leadership, Legal Services of Northern California. The City has also posted all draft revisions on the City's website and has directly notified the above-mentioned groups and individuals.

8. CONSISTENCY WITH OTHER GENERAL PLAN ELEMENTS

State law requires that the Housing Element contain a statement of “the means by which consistency will be achieved with other general plan elements and community goals” (California Government Code, Section 65583[c] [7]). There are two aspects of this analysis: (1) an identification of other General Plan goals, policies, and programs that could affect implementation of the Housing Element; and (2) an identification of actions to ensure consistency between the Housing Element and affected parts of other General Plan elements.

The 1993 General Plan contains several elements with policies related to housing. The City has reviewed the policies included in the other elements and has concluded that none of these policies will impede the City’s achievements of, or be inconsistent with, the policies of this Housing Element. Housing Element policies primarily relate to housing assistance, housing rehabilitation, equal housing opportunities, residential energy conservation, and other topics not directly affected by policies in the other General Plan elements. Residential energy conservation policies contained in the Housing Element will help contribute to the achievement of General Plan policies for resource conservation. The City will comply with Government Code Section 65583 (c)(7) to maintain General Plan consistency.

Per Assembly Bill (AB) 162 (Government Code Section 65302), concurrent with this Housing Element update the City is evaluating and amending the Safety Element of the General Plan to include analysis and policies regarding flood hazard and management information, consistent with State Law.

Senate Bill 244: Disadvantaged Unincorporated Communities

As part of the 2021–2029 Housing Element update, the City has completed an analysis of disadvantaged unincorporated communities to comply with Senate Bill (SB) 244 requirements.

Health and Safety Element

An update to the Health and Safety Element is currently being prepared and will be provided once completed.

Environmental Justice

A short memo is currently being prepared; we will provide a short write up once the memo is completed.

HOUSING ELEMENT APPENDICES

HOUSING ELEMENT APPENDICES

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APPENDIX A: HOUSING NEEDS ASSESSMENT



INTRODUCTION

The Housing Needs Assessment analyzes population and housing characteristics, identifies special housing needs among certain population groups, evaluates housing conditions, and provides other important information to support the goals, policies, and programs to meet the needs of current and future Auburn residents.

In preparing the Housing Element, various sources of information were used. The City relied on the US Census, American Community Survey (ACS), California Department of Finance (DOF), and other local sources as available.

The US Census, which is completed every 10 years, is an important source of information for the community profile. It provides the most reliable and in-depth data for demographic characteristics of a locality. The ACS is conducted by the US Census Bureau and provides estimates of numerous housing-related indicators based on samples averaged over a five-year period. The Housing Needs Assessment reflects the 2012–2016 (data provided from Sacramento Area Council of Governments [SACOG]) and 2013–2017 ACS data.

The DOF is another source of valuable data and is more current than the census. However, the DOF does not provide the depth of information that can be found in the US Census Bureau reports. Whenever possible, DOF data and other local sources were used in the Housing Needs Assessment to provide the most current profile of the community.

The data presented in the Housing Needs Assessment will not only guide the development of housing goals and policies, but will also be integrated into the body of the Housing Element to present the current status of housing and housing-related issues in the City of Auburn. Definitions of various US Census terms used throughout this document are provided in Appendix B for clarification.

The needs assessment is organized into four data sections. The first section focuses on demographic information, such as population trends, ethnicity, age, household composition, income, employment, housing characteristics, general housing needs by income, and housing needs for special segments of the population. This first section outlines the characteristics of the community, and identifies those characteristics that may have significant impacts on housing needs in the community.

The second section identifies the City's resources and the historic development patterns and housing opportunities in the community. It also discusses the City's existing housing stock and the potential areas for future housing development.

The third section discusses the governmental and non-governmental constraints to housing development in Auburn. The City has planning, zoning, and building standards that guide and affect residential development patterns and influence housing availability and affordability. There are also environmental and housing market conditions that affect the location, availability, affordability, and type of housing that is constructed in Auburn. The non-governmental influences include such factors as the availability and cost of financing, land, and materials for building homes; natural conditions that affect the cost of preparing and developing land for housing; and the business decisions of individuals and organizations in home building, finance, real estate, and rental housing that impact housing cost and availability.

The final section of the Housing Needs Assessment discusses opportunities for energy conservation, which can reduce costs to homeowners and infrastructure costs to the City. With a reduction in basic living costs through energy savings, more households will be better able to afford adequate housing.

SUMMARY FINDINGS

The following is a summary of findings from the Housing Needs Assessment.

Population Trends

- The DOF E-5 Housing and Population Estimates for 2019 reported Auburn's population as 14,392 persons. Between 2010 and 2019, DOF estimates indicate the City's population has grown by 8 percent.
- Auburn's ethnic composition in 2010 was primarily Non-Hispanic White (89 percent) and Hispanic or Latino (10 percent).
- The City of Auburn has a slightly lower percentage of persons under 18 and a slightly higher percentage of persons 65 years and over than the countywide average. Family households represented 59 percent of all households in Auburn in 2017. Of the 3,474 family households in the city, the majority did not have children (2,373 family households or 67 percent of the total family households).

Income and Poverty

- Residents of Auburn and Placer County have similar income characteristics. In 2017, the median family income in Auburn (\$77,569) was roughly 79 percent of the countywide median family income (\$98,552).
- As defined by the Department of Housing and Urban Development's (HUD) income limits, an extremely low-income household earns 30 percent or less of the median income; a very low-income household earns 50 percent or less than the county median income; a low-income household earns between 51 and 80 percent of the County median income; a moderate-income household earns between 81 and 120 percent of the County median income; and an above moderate-income household earns 121 percent or greater of the County median income. Based on HUD Comprehensive Housing Affordability Strategy (CHAS) Data for 2006–2015, approximately 13 percent of Auburn's households are extremely low income, 15 percent are very low income, 18 percent are low income, and 54 percent are moderate income and above moderate income.

- Based on HUD income limits, the 2019 median income for a family of four in Placer County, including the City of Auburn, is \$83,600.

Employment Trends

- Based on the 2013–2017 ACS, there are 6,338 persons in the labor force in Auburn. In total, there were 170,791 employees across Placer County.

Special Needs

- Persons age 65 and over represent 18 percent of Auburn’s total population. The housing needs among older adults include home repair/maintenance/modification, affordable housing, and in-home assistance.
- Individuals with disabilities also have financial and physical needs. Housing and supportive service needs among the disabled population include accessible housing, affordable housing, and housing near service and commercial centers.
- Female-headed households represent nearly 18 percent of all households in Auburn, and of these households, 218, or 6 percent, were female-headed households with children under age 18.
- Large-family households in Auburn represent approximately 6 percent, or 347 households, of all households. Of these large-family households, 52 percent are renters and large-family renters typically experience higher rates of overcrowding and overpayment.

Housing Characteristics

- The majority, or 67 percent, of Auburn’s housing stock consists of single-family detached homes. According to the 2013–2017 ACS, 55 percent of households are homeowners and 45 percent are renters.
- Most of Auburn’s housing stock, over 75 percent, is greater than 30 years old. Only 24 percent of the city’s housing was constructed since the 1990s.
- Of the City’s occupied housing units, slightly more than 1 percent was overcrowded. Overcrowding occurred in rental housing (1 percent) but not in owner-occupied housing (0 percent).

Housing Costs and Affordability

- In 2020, 37.5 percent of all rental housing in Auburn was affordable to extremely low-income households, and 100 percent was affordable to low-income households and above. However, the existence of lower-cost units does not mean that such units are actually available to lower-income households.
- Approximately 61 percent of all households within the City are overpaying (spending over 30 percent of their income on housing in Auburn) for housing. Of all households, 13 percent are overpaying extremely low-income households, 15 percent are overpaying very low-income households, and 18 percent are overpaying low-income households.

Opportunities and Constraints

- SACOG has determined that Auburn has a housing construction need of 310 units for the planning period 2021–2029. Of the total 310 units, 35 percent (or 109 units) should be affordable to lower-income households, 19 percent to moderate-income households, and 45 percent to above moderate-income households.

HOUSING NEEDS

POPULATION CHARACTERISTICS

Population Trends

According to DOF estimates, as of 2019, the City of Auburn had a population of 14,392; this was a population growth of eight percent since 2010. This growth rate was significantly lower than Placer County's growth, which was 14 percent from 2010 to 2019 (Table A-1). In comparison to other cities located in south Placer County, Auburn has not experienced the same growth and has retained a small-town atmosphere.

SACOG provided population projections through 2040. Based on these numbers, the city is expected to grow by less than one percent between 2019 and 2040. The County as a whole is expected to have a 27 percent increase by 2040.

TABLE A-1. POPULATION GROWTH

	2010	2019	2040	Percent Change 2019 - 2040
Auburn	13,330	14,392	14,454	<1%
Placer County	348,432	396,691	505,083	27%

Sources: 2010 US Census; 2019 DOF.

Ethnicity

According to the 2012–2018 ACS, Auburn's population was predominately white non-Hispanic, at 90 percent. Less than two percent of the population was Asian, less than one percent of the population was Black, less than one percent was Native, less than one percent was some other race, and less than four percent was more than one race.

Age of Population

Overall, the City of Auburn has an older population than Placer County as a whole, with a median age of 48 compared to 41.6 for all of Placer County (see Table A-2). Individuals 20 to 34 years of age account for 16 percent of the city's population, 35 to 54 years of age account for 26 percent of the population, 55 to 64 years of age make up 16 percent of the population, and seniors 65 and older account for 23 percent of the population. Nineteen years and under account for 20 percent of the population.

TABLE A-2. AGE DISTRIBUTION (2017)

Age	Auburn	Placer County
Under 5 years	4%	5%
5 to 19 years	15%	20%
20 to 34 years	16%	16%
35 to 54 years	12%	27%
55 to 64 years	16%	13%
65 and over	22%	18%
Median Age	48	41.6

Source: 2013–2017 ACS 5-Year Estimates (Table B01001, S0101).

Household Type and Composition

Further insight into the characteristics of the city’s population is explored by examining household size. Of the 6,007 households in 2017, Table A-3 shows that Auburn’s highest percentage consisted of one- and two-person households (34 and 40 percent, respectively). The next largest percentage was three-person households (11 percent).

TABLE A-3. NUMBER OF PERSONS PER HOUSEHOLD (2017)

Number of Persons	Percentage
1 Person	34%
2 Persons	40%
3 Persons	11%
4 Persons	8%
5 Persons	3%
6 Persons	2%
7+ Persons	1%

Source: 2013–2017 ACS 5-Year Estimates.

In addition to household size, household composition provides important indicators of population characteristics and trends (Table A-4). The 2013–2017 ACS reported that 59 percent of all households in Auburn were family households and, of that, 76 percent were married-couple households. Although most people lived in family households, 41 percent of households in Auburn were non-family households, primarily single adults (including seniors), but also other unrelated individuals. The 2013–2017 ACS records persons living within group quarters separately and considers them to be non-family households. The City of Auburn had a reported 337 persons living within group quarters.

TABLE A-4. HOUSEHOLD COMPOSITION BY TYPE (2017)

Household Type	Number of Households	Percentage of Households
Total Households	6,007	—
Family Households	3,518	59%
Married-Couple Family Households	2,677	76%
<i>With Children</i>	703	20%
<i>Without Children</i>	1,974	56%
Other Family Households	841	24%
<i>With Children</i>	442	13%
<i>Without Children</i>	399	11%
Non-Family Households	2,489	41%
Group Quarters (Non-Family Households)	337	—

Source: 2013–2017 ACS 5-Year Estimates (Table S1101, B11005, B26001).

INCOME CHARACTERISTICS

Household Income

For the purpose of evaluating housing affordability, housing need, and eligibility for housing assistance, income levels are defined by guidelines adopted each year by HCD. For Placer County, the area median income (AMI) for a family of four in 2019 was \$83,600. The income levels identified by HCD in relation to median income are identified as follows and Placer County income limits are listed in Table A-5.

- Extremely Low: Less than 30 percent of the area median income.
- Very Low: Between 31 and 50 percent of the area median income.
- Low: Between 51 and 80 percent of the area median income.
- Moderate: Between 81 and 120 percent of the area median income.
- Above Moderate: Over 120 percent of the area median income.

TABLE A-5. PLACER COUNTY INCOME LIMITS (2019)

Income Level	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8 Persons
Extremely Low	\$17,600	\$20,100	\$22,600	\$25,750	\$30,170	\$34,590	\$39,010	\$43,430
Very Low	\$29,300	\$33,450	\$37,650	\$41,800	\$45,150	\$48,500	\$51,850	\$55,200
Low	\$46,850	\$53,550	\$60,250	\$66,900	\$72,300	\$77,650	\$83,000	\$88,350
Moderate	\$70,200	\$80,250	\$90,250	\$100,300	\$108,300	\$116,350	\$124,350	\$132,400

Source: HCD, 2019

According to the 2013–2017 ACS, the median household income in the City of Auburn was \$57,289, while the median family income was \$77,569 (Table A-6). In comparison, the median household income in Placer County was \$80,488 and the median family income was \$98,552. This indicates that incomes in Auburn were roughly 70 to 80 percent of the countywide income.

Additionally, looking at households in Auburn within each income group, approximately 34 percent of households fell into the lower income group and of those 10 percent fell into the extremely low income group.

TABLE A-6. AREA MEDIAN INCOMES IN AUBURN AND PLACER COUNTY (2017)

	Auburn	Placer County	Auburn as a Percent of County
Area Median Household Income	\$57,289	\$80,488	71%
Area Median Family Income	\$77,569	\$98,552	79%
Area Median Non-Family Income	\$37,594	\$42,691	88%

Sources: 2013–2017 ACS 5-Year Estimates (Table B19013, B19113, B19202).

Extremely Low-Income Households

As mentioned previously, the 2019 median income as provided by HCD for a household of four in Placer County was \$83,600. Households that earn 30 percent or less than the County’s median income are considered “extremely low-income.” (Note: The City used 2019 income limits to stay consistent with 2019 household data). To estimate the number of households in the extremely low-income category, the City looked at the total number of households that fell into the extremely low-income range, which was \$0–\$25,750 (based on a household of four in 2019). Because the income ranges in the 2013–2017 ACS do not match up identically with the extremely low-income range, the City looked at the number of households earning less than \$24,999. Based on this, it was determined that there are approximately 1,136 (18.9 percent of all households) existing extremely low-income households in Auburn. Of those, 363 (32 percent of extremely low-income households) are owner-occupied households and 773 (68 percent of extremely low-income households) are renter-occupied households. Because the City had to include all households within the \$20,000 to \$24,999 income range, it is safe to assume that the extremely low-income household number is lower than it would have been if the income range was cut off at \$25,750.

Overpayment

State and federal housing law defines overpayment as a household paying more than 30 percent of gross income for housing expenses. Housing overpayment is especially problematic for lower-income households that have limited resources for other living expenses.

According to the 2006–2015 CHAS Data, 13 percent of the total households overpaying in the City of Auburn (805 households) are categorized as extremely low income; 15 percent (920 households) are categorized as very low income; and 18 percent of total households (1,105 households) are categorized as low income (see Table A-7).

Typically, lower-income households, especially those categorized as extremely low and very low, experience a higher percentage of housing problems (including cost burden) than do higher-income households. Very low-income renters, as well as extremely low-income renters and owners, experience a high percentage of housing problems.

TABLE A-7. HOUSEHOLDS OVERPAYING BY INCOME LEVEL

Income Range	Renter Households		Owner Households		Total Households	
	Number	Percentage	Number	Percentage	Number	Percentage
Extremely Low (0-30% AMI)	370	13%	190	6%	805	13%
Very Low (30%-50% AMI)	510	19%	125	4%	920	15%
Low (50%-80% AMI)	325	12%	255	8%	1,105	18%
Total Households Overpaying	1,430	52%	2,305	68%	3,735	61%
Total Households	2,755	100%	3,400	100%	6,155	100%

Source: 2006–2015 CHAS

Poverty

The poverty level of income is a federally defined measure of the minimum income needed for subsistence living. The poverty level is an important indicator of severe financial distress, and the rate of poverty in a community (proportion of the population with poverty level incomes or less) provides important information about individuals and families in greatest financial need.

According to the 2013–2017 ACS, approximately 8.2 percent of all families and 3.5 percent of female-headed households.

EMPLOYMENT TRENDS

This section looks at employment trends based on the Placer County and Sacramento region. According to the 2013–2017 ACS, the City of Auburn had 6,338 persons age 16 years and older in the labor force, a seven percent decrease since 2010. Approximately 86.2 percent of City of Auburn residents work outside the city, which represents an increase of 28.7 percent since 2010.

According to the 2019 California Employment Development Department data sets, Placer County’s largest employers include Hewlett-Packard, Northstar California, Placer County Food Stamps, PRIDE Industries, QIP Roseville, Sierra Community College District, Sutter Roseville Medical Center, and Thunder Valley Casino (see Table A-8). All of these organizations employ between 1,000 to 4,999 workers. In Auburn, 25.5 percent of the city’s labor force works in educational services and healthcare and social assistance; 12.4 percent work in professional, scientific, and management, and administrative and waste management services; and 11.8 percent work in retail trade.

TABLE A-8. MAJOR EMPLOYERS IN AUBURN

Company	Product/Service	Employees
Placer County Fire Dept	Government Offices-County	250-499
Placer County Food Stamps	County Government-Social/Human Resources	1,000-4,999
Placer County Sheriff	Government Offices-County	250-499
Sheriff's Training	Government Offices-County	500-999
Sutter Auburn Faith Hospital	Hospitals	250-499

Source: California Employment Development Department, *Major Employers in Placer County, 2020*

Wages

The California Employment Development Department provides the following wage information (see Table A-9). Wage data follows the larger labor market; therefore, the major occupational category wages are for the entire Sacramento region. More than 85 percent of these occupations have mean annual wages that are categorized as low income based on 2019 income limits of \$83,600 for a family of four.

TABLE A-9. SACRAMENTO REGION WAGES FOR MAJOR OCCUPATIONAL CATEGORIES (2019)

Occupational Category	Mean Hourly	Mean Annual Wage	Income Group*
Farming, Fishing, and Forestry Occupations	\$13.83	\$28,751	Very Low
Food Preparation and Serving-Related	\$13.86	\$28,826	Very Low
Personal Care and Service	\$13.90	\$28,909	Very Low
Building and Grounds Cleaning and Maintenance	\$17.05	\$35,452	Very Low
Production	\$20.09	\$41,793	Very Low
Healthcare Support	\$20.20	\$42,016	Low
Office and Administrative Support	\$20.73	\$43,122	Low
Sales and Related	\$20.98	\$43,636	Low
Installation, Maintenance, and Repair	\$25.74	\$53,532	Low
Arts, Design, Entertainment, Sports, and Media	\$27.18	\$56,527	Low
Construction and Extraction	\$27.58	\$57,370	Low
Community and Social Services	\$28.80	\$59,915	Low
Protective Service	\$29.58	\$61,513	Low
Protective Service	\$29.58	\$61,513	Low
Education, Training, and Library	\$30.48	\$63,405	Low
Business and Financial Operations	\$37.28	\$77,534	Moderate
Life, Physical, and Social Science	\$38.71	\$80,518	Moderate
Computer and Mathematical	\$44.29	\$92,116	Moderate
Architecture and Engineering	\$48.29	\$100,429	Above Moderate
Healthcare Practitioners and Technical	\$51.92	\$107,988	Above Moderate
Legal	\$55.07	\$114,550	Above Moderate
Management	\$57.55	\$119,715	Above Moderate

Source: California Employment Development Department, *Occupational Employment (May 2018) and Wage (2019 - First Quarter) Data, Occupational Employment Statistics: Sacramento—Roseville—Arden—Arcade MSA*

* Assumptions are based on income for a family of four.

SPECIAL NEEDS

To ensure provision of adequate housing for all people, this section evaluates the special housing needs of seniors, persons with disabilities, female heads of households, large families, farmworkers, and the homeless within the City of Auburn.

Seniors

According to the 2013–2017 ACS, there are 3,005 seniors, or persons age 65 or older. Seniors account for approximately 22 percent of the City’s population. Approximately 64 percent of seniors are homeowners and 36 percent are renters. Although seniors generally have lower income, the 2013–2017 ACS reports only 192 senior households (10 percent) are below the poverty level.

Seniors also face housing challenges related to physical disabilities. Many of the disabilities are age-related, including declining mobility and self-care issues that interfere with the ability to remain independent. Seniors have a variety of housing options, including:

- Independent living—Seniors reside in their home or apartment with little to no support or care.
- Assisted living facilities—The senior person maintains a level of independence, resides in an apartment, and receives varied levels of support and assistance such as light housekeeping, meals, transportation, and/or medication, etc.
- Residential care facilities—Typically a smaller licensed facility, often six or fewer residents, which provides services similar to those provided by assisted living facilities.
- Intermediate care or skilled nursing facilities—A licensed facility that provides a higher, continuous level of professional care.

Although there are a variety of housing options for seniors, and all housing options are available in the City of Auburn, facilities providing supportive services and a higher level of care are expensive. Most affordable senior housing is independent living and does not provide supportive services. Lower-income seniors cannot afford to take advantage of many of the housing options and consequently remain in independent living situations struggling with self-care issues.

Seniors First is a nonprofit corporation located in Placer County that provides a link to a variety of senior programs, referral services, housing options, and in-home services and serves as an advocate for seniors within the community. The Area 4 Agency on Aging 2012–2016 Area Plan identifies and prioritizes the needs of seniors in Placer and other counties in the Sacramento region. The top five persistent needs identified by and for seniors in Placer County are:

- 1) Getting transportation for errands or medical appointments.
- 2) Paying for housing and other housing needs.
- 3) Getting minor home repairs and/or modifications.
- 4) Paying for medical care or medicines.
- 5) Finding a reliable person to do in-home care.

Persons with Disabilities

There are a variety of disabilities, including sensory, physical, mental, and self-care limitations that may result in the need for special housing accommodations or financial assistance. The 2013–2017 ACS identifies approximately 15 percent (2,937 persons) of the City of Auburn’s population 5 years and older as having some type of disability, and approximately 51 percent of the total population with disabilities are seniors age 65 and older, who have developed disabilities due to aging. It is difficult to determine how many of these cases may directly pose special needs in housing. Service providers who advocate on behalf of the disabled identify a serious lack of affordable housing targeted to lower-income households as the most persistent problem for the disabled population.

Placer Independent Resource Services (PIRS) is the primary resource for disabled persons in Placer County, including the City of Auburn. PIRS advocates for the rights of people with disabilities, educates the community about disability issues, and provides services to persons with disabilities to live independent and productive lives.

Persons with mental health disabilities range from those that can live and work within the community to those with severe mental illness that require special housing accommodations, constant medical attention, and supportive services. Placer County Adult System of Care (ASOC) provides a variety of services to the mentally ill. ASOC identifies housing as a constant struggle for the severely mentally ill. Mental health clients are typically low income; in addition, their illnesses have resulted in rental histories or credit histories that do not meet typical rent requirements and limit their housing options.

Residential care facilities and single-room occupancy (SRO) units provide additional housing options for the disabled. These housing types can house persons with similar disabilities, assist with case management efforts, and provide an environment where residents support one another. The City currently allows for SRO units in the Regional Commercial (C-3) zone as a conditionally permitted use.

In 2013, the City amended the Zoning Code to provide a procedure for reasonable accommodations. The Reasonable Accommodation procedure provides a process for individuals with disabilities to make requests for reasonable accommodation in regard to relief from the various land use, zoning, or rules, policies, practices, and/or procedures of the City.

As a result of the 1988 Federal Fair Housing Law, newly constructed multifamily units are to be built to accommodate the disabled population of the community. Some apartments and condominiums are now required to be equipped with special features such as ramps, oversized halls, entryways, and bathrooms to increase accessibility for disabled persons. The Americans with Disabilities Act (ADA) requires access for the physically disabled in all public buildings, including residential complexes. The City's Building Department reviews building plans for compliance with these and similar statutes.

In summary, disabled persons generally do not have the financial capacity to pay for needed accommodations or modifications to their homes. In addition, disabled persons need housing in close proximity to public services and public infrastructure and facilities that are accessible with special design features that accommodate the disability.

Persons with Developmental Disabilities

Senate Bill (SB) 812 requires the City to include in the special housing needs analysis needs of individuals with a developmental disability within the community. According to Section 4512 of the Welfare and Institutions Code, a “developmental disability” means a disability that originates before an individual attains 18 years of age; continues, or can be expected to continue, indefinitely; and constitutes a substantial disability for that individual. As defined by the Director of Developmental Services, in consultation with

the Superintendent of Public Instruction, this term shall include intellectual disability, cerebral palsy, epilepsy, and autism. This term shall also include disabling conditions found to be closely related to intellectual disability or to require treatment similar to that required for individuals with an intellectual disability but shall not include other handicapping conditions that are solely physical in nature.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The California Department of Developmental Services (DDS) currently provides community-based services to approximately 330,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, 4 developmental centers, and 2 community-based facilities. The Alta California Regional Center is one of 21 regional centers in the State of California that provides point of entry to services for people with developmental disabilities. The center is a private, nonprofit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families.

The following information from the Alta California Regional Center, charged by the State of California with the care of people with developmental disabilities, defined as those with severe, lifelong disabilities attributable to mental and/or physical impairments, provides a closer look at the disabled population in the greater Auburn area.

TABLE A-10. DEVELOPMENTALLY DISABLED RESIDENTS, BY AGE

Zip Code Area	0-17 Years	18+ Years	Total
95602	52	66	118
95603	99	250	349
95604	0	<11	>0
Total	151	316	467

Source: California Department of Developmental Services, 2019 Consumer Count by Age and California ZIP Code

Families with Female Heads of Households

Female-headed households are considered a special needs group because of the higher incidence of poverty in these types of households as compared with all families. Most female-headed households are either single women over the age of 65, or single women (mothers or other female relatives) with children.

Of the 3,518 families in the City of Auburn in 2017, 625 were female-headed families, or 17 percent of the total families in Auburn. Among all families, 407, or 12 percent, were female-headed households with minor children (children under the age of 18). Of these female-headed households, 122 (three percent) were classified as living below the poverty level. Comparatively, eight percent of all families in Auburn had household incomes below the poverty level.

It may be assumed that lower-income, female-headed households are overpaying for housing (i.e., more than 30 percent of their income), or are experiencing other unmet housing needs. As a result of poverty, female heads of households often spend more on immediate needs, such as food, clothing, transportation,

and medical care than on home maintenance, which results in living units falling into disrepair. Female-headed households have a greater need for affordable housing, located in areas near childcare, schools, parks, transportation, shopping, and other services.

Large Families

Large families are defined by HUD as family households with five or more persons. The 2013–2017 ACS reports that 6 percent of the total households, or 347 households, in the City of Auburn are large families; approximately 48 percent of the large families (167 households) live in owner-occupied housing units and 52 percent (180 households) live in rental units. Large families tend to have higher rates of overcrowding and overpaying for housing.

There are approximately 3,426 units (55 percent) in the city with three or more bedrooms, an amount that exceeds the current and projected large-family housing need (Table A-11).

TABLE A-11. HOUSEHOLD UNITS BY BEDROOM SIZE

Bedrooms	Number of Units
0 Bedrooms	103
1 Bedroom	874
2 Bedrooms	1,817
3 Bedrooms	2,128
4 Bedrooms	1,060
5 Bedrooms	238
Total	6,220

Sources: 2013–2017 ACS 5-Year Estimates (Table B25041)

Farmworkers

Farmworkers tend to have low incomes due to the lower-paying nature of their work. Farmworkers who are permanent residents, particularly those who are part of large-family households, face many of the same difficulties in obtaining suitable affordable housing as other low-income families. Therefore, finding sound, affordable housing of sufficient size to accommodate their families is a high priority need among farmworkers. Farmworkers who migrate on a seasonal basis face the issue of finding suitable, short-term housing.

The Auburn area does not contain any farmlands. The 2013–2017 ACS indicates that less than 1 percent (32 employed persons 16 years and older) of workers in the City of Auburn were engaged in the occupations of farming, forestry, fishing, hunting, and mining. Because there are no manual labor crops harvested in the east Placer County and Auburn areas that use migrant workers, the City has no plans for providing migrant farmworker housing. It is anticipated that any farmworkers who are permanent residents will obtain housing through affordable housing programs targeted to all lower-income families. Program F includes farmworkers among the special needs populations that are intended to be served by efforts to provide low-income housing.

Homeless

Homelessness is a complex issue that has become a significant social concern in recent years. The number of homeless persons has increased dramatically in the last decade for a number of reasons, including the decrease in federal housing funds, the high cost of available housing, the increasing number of mentally ill individuals living on their own, persons with substance abuse problems, women and children fleeing family violence, and the lack of family support networks in today's fast-paced society.

Many individuals and families move in and out of homelessness over the course of a year. A lack of affordable housing can make it difficult for families to move from shelters and transitional housing into permanent housing and puts many low-income families with housing at risk of becoming homeless. It is difficult to estimate the number of individuals and persons in families with children who are at risk of becoming homeless; however, the Corporation for Supportive Housing estimates that five to ten percent of low-income households in a community may experience homelessness at some point during a 12-month period. It can be assumed that those most at risk of becoming homeless are lower-income households paying more than 50 percent of their income for housing costs and are thus not likely to have reserve funds in case of an illness, job loss, or other factors.

The City of Auburn does not provide homeless services, but participates with Placer County, other Placer County cities, service agencies, and faith-based organizations to support and work as part of a cooperative effort through the Placer Collaborative Network (PCN) and the Placer Consortium on Homelessness (PCOH) to address homeless needs and provide comprehensive services on a regional basis. Additionally, the Police Department coordinates cleanups of homeless encampments, works with Auburn Transit to distribute bus passes to homeless residents to help them access jobs and services, and provides printed pocket guides that list available resources. As part of Program H, the City will coordinate with the Placer County Department of Health and Human Services, Placer Collaborative Network, and Consortium on Homelessness annually throughout the planning period. The City will work collaboratively with these local agencies to address homelessness on both a local and regional level.

Through Program K the City will amend its Zoning Ordinance to clarify that transitional and supportive housing are permitted as a residential use in all zones allowing for residential and are only subject to those restrictions that apply to other residential uses of the same type in the same zone without undue special regulatory requirements. Additionally, supportive housing will be a permitted use without discretionary review, in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses. Through this action the City intends to reduce barriers to the construction of transitional and supportive housing that can assist those experiencing homelessness. Through Program L, the City will also amend its Municipal Code to allow low barrier navigation centers for the homeless, which will help those experiencing homelessness to connect with low barrier shelter opportunities as well as other supportive services.

PCOH conducts point-in-time counts annually to identify the number of sheltered and unsheltered homeless in Placer County and uses the information in the preparation of the Placer County Continuum of Care. The count is only a snapshot reflecting those persons identified as homeless on the day of the point-in-time count. Both shelter providers and PCOH members emphasized the fact that the homeless are nomadic and it is difficult to associate them with a specific city. The results of the 2019 point-in-time survey, summarized in Table A-12, identified a total estimated homeless population of 617 individuals in the County. Since the City of Auburn's population comprises 4 percent of the total County population, the City of Auburn's homeless population is estimated to be 22 persons (4 percent of the total homeless count). The City's Police Department estimates that the number of community members experiencing homelessness is approximately 30.

TABLE A-12. SHELTERED AND UNSHELTERED PERSONS IN PLACER COUNTY

Homeless Population	Sheltered	Unsheltered	Total
Total Persons	321	296	617

Source: 2019 Point-in-Time Homeless Survey Summary for Placer County; January 2019

The homeless subpopulations in Placer County identified as part of the 2019 point-in-time count include¹:

- Chronically homeless: 284
- Living with mental illness: 247
- Substance abuse: 173
- Veterans: 56
- Lived in foster or group care homes: 129
- Domestic violence victims: 182

It should be noted that because of the regional, cooperative effort between Placer County jurisdictions and service providers, the City of Auburn homeless are able to avail themselves of shelters and housing services on a countywide basis. Conversely, homeless located in other cities within the county can avail themselves of services located within the City of Auburn.

Placer County homeless resources strive to meet the multiple needs of the homeless and provide integrated coordinated services such as motel vouchers, assistance with utilities, security deposits and past due rent, emergency shelters, transitional housing, and supportive services. For a complete listing of homeless resources available in Placer County, see Appendix C.

The 2017 Nevada-Placer Continuum of Care Housing Inventory Chart (HIC) provides a point-in-time survey of emergency, transitional, and supportive housing available in Placer County. The 2017 HIC identified emergency housing facilities in Placer County providing 355 year-round beds, including 132 year-round family beds and 223 year-round individual beds. Facilities in the County provide transitional housing to families and individuals, including 89 family beds and 42 individual beds. Supportive housing facilities provide 217 supportive housing beds with 41 family beds and 176 individual beds.

HOUSING STOCK CHARACTERISTICS

This section describes the housing characteristics and conditions that affect housing needs in Auburn. Important housing stock characteristics include housing type, tenure, vacancy rates, age, condition, cost, and affordability.

Housing Composition

The number of housing units in the City of Auburn increased from 6,139 in 2010 to 6,350 in 2019, a 3.4 percent increase according to the DOF. The City of Auburn has not experienced the same population growth and housing unit construction as experienced in the larger cities in Placer County between 2010 and 2019. The SACOG 2035 Metropolitan Transportation Plan projects the City's number of housing units will total 7,868 by the year 2035.

¹ These totals include individuals who may belong in multiple subpopulations (e.g., someone who is both chronically homeless and a veteran). If summed, these numerical amounts exceed the total number of people experiencing homelessness in Placer County.

The 2019 DOF data reports the overwhelming majority of housing units in the City of Auburn are single-family, detached structures, or 67 percent of all housing units (see Table A-13). Five percent were single-family attached housing units, 16 percent were multifamily dwellings in structures of five or more units, 12 percent were multifamily units in structures of two to four units, and there were no mobile homes, boathouses, or recreational vehicle (RV) units. At present there are no mobile home parks within the City of Auburn. However, mobile home parks are permitted in any residential district through a use permit.

TABLE A-13. HOUSING UNITS BY TYPE

Structure Type	Housing Units	Percent
Single Family – Detached	4,259	67%
Single Family – Attached	310	5%
2–4 Unit Structure	776	12%
5 or more Unit Structure	1,005	16%
Mobile Homes	0	0%
Boat, RV, Van, etc.	—	—

Sources: California Department of Finance, E-5 Population Estimates 2010–2019

Housing Tenure

Housing tenure (owner versus renter) can be affected by many factors, such as housing cost (interest rates, economics, land supply, and development constraints), housing type, housing availability, job availability, and consumer preference. Table A-14 details housing tenure for the City of Auburn, according to the 2013–2017 ACS.

TABLE A-14. HOUSING TENURE

Tenure	Total	Percentage
Owner-Occupied Households	3,320	55%
Renter-Occupied Households	2,687	45%

Source: 2013–2017 ACS 5-Year Estimates: Table B25003.

Housing Supply

According to the 2013–2017 ACS, of the 6,139 year-round dwelling units reported, 5,759 units (94 percent) were occupied, and 380 units (6 percent) were vacant. This is slightly lower than the statewide vacancy rate for the same time period (7.9 percent). In Auburn, much of this vacancy was rental housing. The City will support the construction of new housing in order to ensure that sufficient housing is available for households of all income levels through several Housing Element programs. Program A addresses housing availability by pursuing appropriate funding to support development of new housing. Program I will encourage the development of housing for extremely low income households through coordination with developers and providing financial and technical assistance, as necessary. Through Program N, the City will also encourage the development of new accessory dwelling units.

Table A-15 shows the occupancy status of the housing stock according to the 2013–2017 ACS.

TABLE A-15. HOUSING SUPPLY

	Total	Percent
Occupied Housing Units	5,759	94%
Vacant Housing Units	380	6%
<i>For Sale</i>	<i>81</i>	<i>21%</i>
<i>For Rent</i>	<i>180</i>	<i>47%</i>
<i>For Seasonal, Recreational, Or Occasional Use</i>	<i>52</i>	<i>14%</i>
<i>Other Vacant</i>	<i>67</i>	<i>18%</i>
Total Housing Units	6,139	100%

Source: 2013–2017 ACS 5-Year Estimates (Table B52002, B52004).

Homeownership

In 2017, homeownership among Auburn households was below that of households countywide. The homeownership rate for the City in 2017 was 55 percent, while countywide homeowners represented 71 percent of all households. In 2010, homeowners in Auburn represented 59 percent of the occupied housing units, while renters represented 41 percent.

Table A-16 breaks down homeownership rates among the different ethnic groups as identified by the 2013–2017 ACS. Ownership rates reveal that there were more owners than renters among the different ethnic groups, except for Hispanics, “two or more races,” and the race category “other” (US Census terms), who altogether comprise approximately 13 percent of the Auburn population. As a percent of the total population, persons of Hispanic origin comprise 11 percent of the population and have an ownership rate of 42 percent. This ownership rate is 45 percent below that of the ownership rate for the population as a whole (87 percent). Rental rates among the different ethnic groups are comparable to the rental rates overall for the entire population, with the exception again of Hispanics, two or more races, and the race category “other.”

TABLE A-16. HOMEOWNERSHIP RATES BY RACE AND ETHNICITY (2017)

Race	Percent of Total Population	Owners	Renters	Ownership Rate	Rental Rate
Non-Hispanic White	90%	3,008	241	93%	7%
Black	0%	0	0	—	—
Native American	1%	17	5	77%	23%
Asian/Pacific Islander	1%	46	7	87%	13%
Native Hawaiian	0%	0	0	—	—
Other	1%	0	28	0%	100%
Two or More Races	7%	90	172	34%	66%
Hispanic Origin	11%	174	241	42%	58%
Total	3,614	3,161	453	87%	13%

Source: 2013–2017 ACS 5-Year Estimates (Tables B03002, B25003a – B25003i).

An analysis of homeownership rates by age reveals that persons age 55 to 74 have the highest ownership rates in the city (Table A-17). All age groups above the age of 45 in Table A-17 have homeownership rates equal to or above the ownership rate for Auburn’s population as a whole (55 percent). Persons age 15 to 24 have a 95 percent rental rate. Persons age 25 to 34 also have a low ownership rate (15 percent). This is to be expected as persons of these ages are living with their parents or just becoming established and generally do not have the means necessary to purchase their own home. On the other end of the spectrum, persons age 75 and older have homeownership rates equal to Auburn’s population as a whole. This is evidence that persons of this age in Auburn still live in their own homes and not in elderly care facilities.

TABLE A-17. HOMEOWNERSHIP RATES BY AGE (2017)

Age	Owners	Renters	Ownership Rate	Rental Rate
15 to 24	8	149	5%	95%
25 to 34	86	487	15%	85%
35 to 44	292	566	34%	66%
45 to 54	731	406	64%	36%
55 to 64	993	399	71%	29%
65 to 74	757	308	71%	29%
75 and over	453	372	55%	45%
Total	3,320	2,687	55%	45%

Source: 2013–2017 ACS 5-Year Estimates (Table B25007).

Age and Condition of Housing Stock

The age and condition of the housing stock provides additional measures of housing adequacy and availability in many communities. Although age does not always correlate with substandard housing conditions, neighborhoods with a predominance of homes more than 30 years old are more likely than newer neighborhoods to have a concentration of housing with deferred maintenance and in need of updating of utilities or interior amenities, rehabilitation, or replacement. Homes with deferred maintenance usually exhibit signs of aging, such as peeling or faded paint, cracked siding, or missing or broken shingles or shakes, which suggest a need for repair or replacement of those components in the near future. Homes in need of rehabilitation require immediate repair or replacement of components in disrepair to avoid health and safety problems. Homes in need of replacement require repair or replacement of so many components that it may be more cost effective to completely reconstruct the home or demolish the home and construct a new dwelling.

The overwhelming majority of Auburn’s housing stock—75 percent—is more than 30 years old (Table A-18). Only 24 percent of the City’s housing was constructed since 1990.

Based on the ACS data and the housing conditions survey conducted in 2008, it is assumed that approximately 30–50 percent of the housing stock needs some sort of rehabilitation.

The City of Auburn received two HOME grants (2010 HOME and 2014 HOME) for Owner Occupied Rehabilitation. The City assisted with four rehabilitation projects with the 2010 HOME grant and one with the 2014 HOME grant.

TABLE A-18. AGE OF HOUSING UNITS

	Auburn Number of Units	Auburn Percentage	Placer County Number of Units	Placer County Percentage
1979 or earlier (41 years old or older)	3,361	53%	51,825	32%
1980 to 1989 (40 to 31 years old)	1,417	22%	25,674	16%
1990 to 1999 (30 to 21 years old)	803	13%	31,970	20%
2000 to 2009 (20 to 11 years old)	529	8%	43,781	27%
2010 to 2013 (10 to 7 years old)	90	1%	4,686	3%
2014 or later (6 years to less than a year old)	117	2%	1,731	1%
Total	6,317	100%	159,667	100%

Sources: 2013–2017 ACS 5-Year Estimates (Table DP04), City of Auburn Annual Housing Element Progress Reports 2014–2018.

In 2008, the City conducted a housing condition survey in which 2,289 parcels were surveyed. The 2008 survey identified the following:

- 27.4% of units were in excellent condition
- 34.2% were in sound condition
- 28.9% had minor issues
- 8% had moderate issues
- 1.5% had substantial issues

Based on the age of the housing stock and the results from the 2008 housing condition survey, approximately 30 percent of the housing units in Auburn need deferred maintenance or rehabilitation.

Overcrowding

Overcrowding is defined as more than one person per room in a housing unit. The US Census includes living rooms, dining rooms, bedrooms, kitchens, finished attics and basements, recreation and family rooms, permanently enclosed porches and rooms used for offices in the definition of “room.” Generally, overcrowding reflects the household’s inability to secure a larger unit at an affordable cost. Overcrowding accounts for less than one percent of the total households in the City of Auburn.

According to the 2013–2017 ACS, the City of Auburn has 87 households living in an overcrowded situation. All of these 87 households are rental housing units; there are no overcrowded owner-occupied households.

Table A-19 summarizes the incidence of overcrowding in the city based on 2013–2017 ACS information.

TABLE A-19. PERSONS PER ROOM IN ALL OCCUPIED HOUSING UNITS

Persons Per Room	Owner Households		Renter Households		Total Households	
	Households	Percent	Households	Percent	Households	Percent
0.50 or less	2,870	86%	1,876	70%	4,746	79%
0.51 to 1.00	450	14%	724	27%	1,174	20%
1.01 to 1.50	0	0%	66	2%	66	1%
1.51 to 2.00	0	0%	21	1%	21	0%
2.01 or more	0	0%	0	0%	0	0%
Overcrowded Households	3,320	100%	2,687	100%	6,007	100%

Sources: 2013–2017 ACS 5-Year Estimates (Table B25014).

Overcrowding does not appear to be a significant problem in the City of Auburn. However, it can be assumed that those households living in an overcrowded situation are most likely lower-income, given that extremely low- and very low-income households cannot afford to rent market-rate, adequate-sized units that meet their space needs.

Housing Costs

Rental Apartments

Table A-20 shows the apartment rental price ranges in Auburn and surrounding cities for January 2020. Searches for the City of Auburn found rental apartments in the one-, two-, and three-bedroom categories. The median rental price in the City of Auburn for a one-bedroom apartment is \$1,173, while a two-bedroom is \$1,500, and the three-bedroom units had a median rental price of \$2,148. Roseville and Rocklin median apartment rents are higher than those in Auburn, higher rents most likely to be attributed to newer, more modern amenities available in Roseville and Rocklin. According to HUD’s 2020 Advisory Small Area Fair Market Rent data sets, the Placer County area fair market rents are listed between \$920 and \$1,140 for an efficiency unit.

TABLE A-20. MARKET RENTAL RATES FOR APARTMENTS IN AUBURN AND SURROUNDING CITIES (JANUARY 2020)

City	1 Bedroom		2 Bedrooms		3 Bedrooms		4+ Bedrooms	
	Range	Median	Range	Median	Range	Median	Range	Median
Auburn	\$995-\$1,350	\$1,173	\$1,335-\$1,695	\$1,500	\$1,400-\$2,295	\$2,148	—	—
Rocklin	--	--	\$1,485-\$2,448	\$2,175	\$1,597-\$2,950	\$2,095	\$2,395-\$3,385	\$2,795
Roseville	\$1,150-\$1,720	\$1,535	\$1,250-\$1,900	\$1,400	\$1,695-\$2,310	\$1,945	—	—

Source: Auburn: ForRent.com and The Auburn Journal; Rocklin: ForRent.com; Roseville: ForRent.com. Note: (—) denotes no units advertised of particular bedroom size. Survey conducted January 30, 2020.

Mobile Home Parks

Mobile home parks are permitted in any residential district with the issuance of a use permit (Chapter 159.405 et seq. of the Auburn Municipal Code). Districts where mobile home parks are permitted with a use permit include R-1, R-2, R-3, A-1, A-R, and special planning districts. According to the City, there are no mobile home parks within city limits.

Home Prices

Table A-21 is a list of median resale home prices for detached, single-family homes in Auburn and the surrounding area, which were sold between March and September 2020. Median home prices in Auburn during this period were typically higher in Auburn than in Lincoln, with the exception of two-bedroom houses, where the median sale price in Auburn (\$402,500) was lower than the median sale price in Lincoln (\$448,000). For homes with two to four bedrooms, median sale prices during this time were higher in Auburn than in Loomis. Among houses with five or more bedrooms, the median sale price was significant higher in Loomis (\$1,115,000) than in Auburn (\$837,000).

TABLE A-21. MEDIAN SALES PRICES FOR HOMES IN AUBURN AND SURROUNDING AREAS (MARCH TO SEPTEMBER 2020)

Jurisdiction	Total Number of Homes Listed	Median Sale Price of Sample Listings Surveyed			
		2BR	3BR	4BR	5+BR
Auburn	231	\$402,500	\$570,000	\$701,944	\$837,500
Lincoln	272	\$448,500	\$466,000	\$536,000	\$601,500
Loomis	116	\$335,000	\$496,250	\$700,000	\$1,115,000

Source: Zillow.com, September 2020

Source: Placer County Association of Realtors Home Sales Reports, 2013 and 2016.

Additionally, in a survey of multi-family units for sale during the same time period, the median sale price for a two-bedroom apartment in Auburn was \$162,500 and one one-bedroom condo was available for \$150,000. In comparison, two condos were available for sale in Lincoln, one two-bedroom apartment for \$295,000 and one three-bedroom apartment for \$365,000. Multi-family ownership units in Loomis were not sold during this period.

Lower-Income Households Overpaying

As stated previously, there are five income categories typically used for comparative purposes based on the median countywide income: extremely low income (0 to 30 percent of median income), very low income (31 to 50 percent of median income), low income (51 to 80 percent of median income), moderate income (81 to 120 percent of median income), and above-moderate income (greater than 120 percent of median income).

A standard measure of housing affordability is that average housing expenses should not exceed 30 percent of a household's income. Those who pay 30 percent or more of their income on housing may experience difficulty in affording other basic necessities. However, individual circumstances that can affect the ability to afford housing vary, such as other long-term debt payments, the number of household members, and other large ongoing expenses (such as medical bills). Since it is impossible to consider each household's

individual circumstances, the 30 percent rule provides a general measure of housing affordability for the average household.

The Consolidated Plan and Continuum of Care Planning Tool online database (CPD Map) data illustrates that overpayment remains a critical need for lower-income households in the city. Approximately 62 percent of all lower-income households in the City of Auburn pay over 30 percent of annual household income on housing. Table A-22 illustrates how these homes are dispersed throughout owner-occupied and renter-occupied households.

TABLE A-22. HOUSEHOLDS PAYING MORE THAN 30 PERCENT OF INCOME FOR HOUSING COSTS

	Extremely Low Income	Lower Income	Total (All Income Groups)
Renters Overpaying (>30% of Income)	380	1,075	1,210
Owners Overpaying (>30% of Income)	200	620	1,140
Total (Owner and Renter Households)	580	1,695	2,350

Source: US HUD 2006–2015 CHAS data sets

Affordability Trends

Housing affordability refers to the relationship between total household income and total household expenditure for housing, including mortgage, taxes, insurance, and utilities. This relationship is typically expressed as the percentage of total household income allocated to housing expenditures. The actual percentage will naturally vary from household to household reflecting individual choices regarding the allocation of income.

Notwithstanding the fact that individual households may choose to spend more or less for housing needs, it is necessary to have some guidelines as to what a household should expect to spend on housing in relation to other expenditures. This is particularly necessary for households in lower-income categories where the expenditure for housing is likely to directly affect the amount of money available for other basic needs.

For many years, the standard guideline for determining whether a housing unit was “affordable” to a prospective renter or purchaser was that the total housing cost should not exceed 25 percent of the household’s gross income. In 1990, this guideline was raised to 30 percent (Health and Safety Code Section 50052.5 and 50053). This standard is applied to most federal and state housing programs; however, the use of higher ratios of income to monthly payments, as much as 40 percent, has become standard in the industry.

Extremely low-income households are dependent on the approximate 296 (28 percent) apartment units set aside and subsidized by various local, state, and federal subsidy programs, including HUD Project-Based Housing Choice Vouchers (formerly known as Section 8).

Very low-income households are eligible to rent the estimated 296 subsidized units in the City. However, very low-income households must compete with the extremely low-income households for the available subsidized housing units. Unlike extremely low-income households, some very low-income households are able to afford some of the market-rate units in the City.

Local market-rate rents were primarily within the range of affordability of households in the upper end of the low-income range (70–80 percent of median income) and moderate-income households.

Appendix A: Housing Needs Assessment

Table A-23 provides an estimate of the number of affordable rental units at each income level. The percentage of apartments affordable within the extremely low-, very low-, low-, and moderate-income groups is cumulative and includes the percentage from the previous income group. As can be seen, the low- and moderate-income groups can afford all the rental units affordable to households with a moderate income or below. Very low- and extremely low-income groups can only afford less than 40 percent of the affordable rental units in Auburn.

TABLE A-23. ESTIMATED AFFORDABILITY OF MARKET RATE RENTAL HOUSING IN RELATION TO INCOME (2020)

Income Group	Maximum Affordable Rents*	Percent of Auburn Rentals**
Extremely Low (30% of median)	\$440–\$644	37.5
Very Low (50% of median)	\$733–\$1,045	0
Low (80% of median)	\$1,171–\$1,673	100
Moderate (120% of median)	\$1,755–\$2,508	0

Source: ForRent.com (accessed March 9, 2020).

* The low end of this range is based on the 2019 HCD Income Limits for Placer County for a 1-person household while the high end of this range is based on income limit for a 4-person household.

** These percentages are cumulative – each percentage is built on the amount reported for the previous income group.

A household can typically qualify to purchase a home that is two and one-half to three times its annual income, depending on the down payment, the level of other long-term obligations (such as a car loan), and interest rates. In practice, the interaction of these factors allows some households to qualify for homes priced at more than three times their annual income, while other households may be limited to purchasing homes no more than two times their annual income.

Table A-24 shows median list prices for homes in Auburn and the surrounding communities of Lincoln, Rocklin, and Roseville, based on a survey of listings from June 2020. While these prices are only a snapshot, they suggest that Auburn and Lincoln tend to have smaller homes available than Rocklin and Roseville, which may be more appropriate for smaller households. The survey sample for homes with six bedrooms in also included higher-priced luxury homes, which increases the median list price.

TABLE A-24. MEDIAN LIST PRICES, AUBURN AND SURROUNDING AREAS, 2020

	1BR	2BR	3BR	4BR	5BR	6BR
Auburn	\$340,000	\$248,500	\$444,450	\$697,000	\$1,500,000	\$787,500
Lincoln	\$353,000	\$429,000	\$507,500	\$495,950	\$599,450	\$1,009,500
Rocklin	—	\$317,450	\$459,950	\$530,950	\$714,450	\$772,747
Roseville	—	\$155,000	\$437,000	\$542,400	\$654,000	\$759,000

Source: Zillow Survey, June 12, 2020.

Note: Not all home sizes were represented in listings at the time of the survey; in these instances, no price is listed.

ASSISTED HOUSING PROJECTS

In 1989, the California Government Code was amended to include a requirement that localities identify and develop a program in their housing elements for the preservation of assisted, affordable multifamily units. Subsequent amendments have clarified the scope of the analysis to include units developed pursuant to inclusionary housing and density bonus programs. In the preservation analysis, localities are required to provide an inventory of assisted, affordable units that are eligible to convert to market-rate housing within 10 years. As part of the analysis, an estimation of the cost of preserving versus replacing the units is to be included, as well as programs designed to preserve the affordable units.

Assisted Rental Housing Eligible for Conversion

Table A-25 lists the assisted rental projects in the City of Auburn, their location, type, number of units (total and assisted), funding sources, and subsidy expiration date. Currently, there are no projects at risk of converting to market rate in the next 10 years. It should be noted that Auburn Palms and Auburn Ravine Terrace are renewed on an annual basis. These properties are required by California law to provide notice to the City and to tenants at three points prior to the loss of unit affordability: 3 years prior, 12 months prior, and 6 months prior. This provides the City with the opportunity to provide necessary assistance to continue unit affordability. Through Program E, the City contacts the owners of these buildings annually to ensure that Section 8 subsidies will be renewed and to discuss whether any additional assistance, such as technical assistance, is required to continue the affordability of these units.

TABLE A-25. ASSISTED RENTAL UNITS

Project Name	Address	Type	Total Units	Assisted Units	Type of Assistance	Expiration Date
Auburn Palms	701 Auburn Ravine Rd.	Elderly	50 units	50 units	Section 8	Renewed on an annual basis
Auburn Ravine Terrace	750 Auburn Ravine Rd.	Elderly	158 units	50 units	Section 8	Renewed on an annual basis
Auburn Villa	628 Mikkelsen Dr.	Elderly	50 units	49 units	LIHTC/Section 8	2068
Brookside Senior Apts.	738 Mikkelsen Dr.	Elderly Disabled	48 units	47 units	LIHTC/USDA	2072
Mercy Auburn Senior Apartments	585 Sacramento Street	Senior	60 units	59 units	LIHTC/Section 8	2067
Palm Terrace	1040 Redhawk Lane	Family	80 units	78 units	LIHTC	2057
Valley Oaks	600 Auburn Ravine Rd.	Elderly	60 units	59 units	HUD Section 202	2035
Mercy North Auburn at PCGC	1st Ave. and B Street	Family	79 units	78 units	CalHFA	2073
Placer Street	345 and 355 Placer Street	Family	12 units	12 units	CalHFA	2031

Appendix A: Housing Needs Assessment

Project Name	Address	Type	Total Units	Assisted Units	Type of Assistance	Expiration Date
Villas at Timberline Apartments	321 Timberline Lane	Family	5 units	5 units	CalHFA	2041
Quartz Ridge Apartments	360 Silver Bend Way	Family	64 units	63 units	LIHTC	2068
Auburn Court Apartments	12199 Gateway Court	Family	60 units	59 units	LIHTC	2052
Colonial Village Auburn	2205 Colonial Village	Family	56 units	55 units	LIHTC	2049
Terracina Oaks Apartments	12299 Gateway Court	Family	56 units	55 units	LIHTC	2067

Source: CHPC, May 2020.

LIHTC = Low Income Housing Tax Credits; USDA = U.S. Department of Agriculture; HUD = Department of Housing and Urban Development; CalHFA = California Housing Finance Agency.

Preservation and Replacement Options

The cost of conserving the assisted units is estimated to be significantly less than that required to replace the units through new construction. Conservation of assisted units generally requires subsidizing the difference between market-rate and assisted rents. Since land prices and land availability are generally the limiting factors to development of low-income housing, it is estimated that subsidizing rents to preserve assisted housing is more feasible and economical than new construction. However, federal, state, and local resources must be available to assist with the preservation of the units.

Overview

The City works to preserve existing assisted units or facilitate the development of new units on an as-needed basis. Depending on the circumstances of the at-risk projects, different options may be used to preserve or replace the units, such as preserving the existing assisted units or facilitating the construction of new units to take the place of any converted projects. Preservation options can include transfer of project to nonprofit ownership, provision of rental assistance to tenants using non-federal funding sources, or the purchase of affordability covenants. For replacement, the most direct option is the development of new affordable multifamily units. These options are described in more detail herein.

Rental Assistance

The project can also be maintained using rental subsidies from non-federal (state, local, or other) funding sources. The feasibility of providing rental assistance is highly dependent upon the availability of other funding sources necessary to make rent subsidies available and the willingness of property owners to accept the City rental vouchers. Based on the 2020 HUD Fair Market Rent for a one-bedroom apartment and a rent level affordable to a household size of one, the City could potentially expect to need to provide a subsidy of approximately \$135,000 per year per building for very low-income households or \$334,800 for extremely low-income households in order to replace the subsidy of Section 8.

Purchase of Affordability Covenants

Another option to preserve the affordability of at-risk projects is for the City to provide an incentive package to the owners of the assisted units to maintain the projects as affordable housing. Incentives could include writing down the interest rate on the remaining loan balance and/or supplementing the Section 8 subsidy received to market levels. The feasibility of this option depends on whether the complex is too highly leveraged. By providing lump sum financial incentives or ongoing subsidies in the form of rents or reduced mortgage interest rates to the owner, the City can ensure that some or all of the units remain affordable.

Construction of Replacement Units

The construction of new affordable housing units is a more permanent solution to replace at-risk units before conversion to market-rate units. The cost of developing new multifamily housing depends on the number of bedrooms, location, land costs, and type of construction. Even excluding land costs, the total costs to develop replacement units typically far exceeds the cost of the other two alternatives. A recent multifamily affordable housing project that broke ground in nearby North Auburn required public subsidy of more than \$4.5 million, including both housing vouchers and public grants, \$706,000 from the Placer County Housing Trust Fund, as well as Placer County land donation in order to construct 79 units of affordable rental housing.

Nonprofit Entities

There are several nonprofit organizations active in the Placer County region that have the managerial capacity to own and manage assisted rental housing. Table A-26 lists these organizations.

TABLE A-26. NONPROFIT ORGANIZATIONS ABLE TO ACQUIRE AT-RISK HOUSING

Organizations	Headquarter Location	
ACLC Inc.	315 N San Joaquin St.	Stockton
Affordable Housing Foundation	P.O. Box 26516	San Francisco
Auburn Villa Tenant Association	638 Mikkelsen Dr. #46	Auburn
Eskaton Properties Inc.	5105 Manzanita Ave.	Carmichael
ROEM Development Corporation	1650 Lafayette Circle	Santa Clara
Rural California Housing Corp	3120 Freeboard Dr., Suite 201	West Sacramento

Source: HCD, May 2020

FAIR HOUSING ASSESSMENT

Assembly Bill (AB) 686 requires that all housing elements due on or after January 1, 2021, must contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule of July 16, 2015.

Under state law, affirmatively further fair housing means “taking meaningful actions, in addition to combatting discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.”

There are three parts to this requirement:

1. Include a Program that Affirmatively Furthers Fair Housing and Promotes Housing Opportunities throughout the Community for Protected Classes (applies to housing elements beginning January 1, 2019).
2. Conduct an Assessment of Fair Housing that includes summary of fair housing issues, an analysis of available federal, state, and local data and local knowledge to identify, and an assessment of the contributing factors for the fair housing issues.
3. Prepare the Housing Element Land Inventory and Identification of Sites through the Lens of Affirmatively Furthering Fair Housing.

In an effort to comply with AB 686, the City has completed the following outreach and analysis.

Outreach

As discussed in Efforts to Achieve Citizen Participation in this Housing Element, the City held a public workshop in addition to the standard public hearing process and conducted individual consultations with stakeholders in an effort to reach all segments of the community.

The public workshop was focused on interacting with community members and was therefore publicized on the City's website and Facebook page. Flyers were sent to supportive service providers, housing advocates, managers of local apartments with affordable units, housing developers and business associations within the City. City staff also invited the City Council and Planning Commission by email to attend. Members of the public had the opportunity to interact with City staff and consultants in the early stages of developing the Housing Element and provide direct feedback on their preference of housing type, locations of the City they felt were best for new housing, and barriers to fair and equal access to housing. In addition to verbal input, attendees were encouraged to fill out comment cards at the workshop. The City also encouraged public comment through their website to provide multiple avenues for community members to review and comment on the Housing Element regardless of their ability to attend the workshop.

In order to reach multiple socio-economic segments of the community, the City reached out to supportive service providers, housing advocates, managers of local apartments with affordable units, housing developers and business associations within the City to inform them of the Housing Element Workshop. City staff also invited the City Council and Planning Commission by email to attend. Additionally, the draft Housing Element was noticed in the Auburn Journal.

Assessment of Fair Housing

California Government Code Section 65583 (10)(A)(ii) requires the City of Auburn to analyze areas of segregation, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs, including displacement risk. According to the 2020 California Department of Housing and Community Development (HCD) and the California Tax Credit Allocation Committee (TCAC) Opportunity Area Map (Figure F-1), more than half of the City of Auburn is considered moderate or high resource areas. High Resource areas, which are concentrated in the southern portion of the City, are areas with high index scores for a variety of educational, environmental, and economic indicators. Some of the indicators identified by TCAC include high levels of employment and close proximity to jobs, access to effective educational opportunities for both children and adults, low concentration of poverty, and low levels of environmental pollutants, among others.

The central area of the City, from Interstate 80 east to LeFebvre Stadium and Elm Avenue south to the Baltimore Ravine Specific Plan (BRSP) area, and the furthest northern reaches of the City are designated as a Low Resource area. These areas have more limited access to opportunity and resources.

Auburn was established as a permanent settlement during the gold rush era in 1849, serving as a hub for freight and supplies coming from Sacramento to mining camps in the surrounding foothills. Auburn became a freight center with nearly 200 tons of freight passing through each day by 1859, thus establishing its preeminence as a transportation center because of the convergence of roads centered in town. While, Auburn had a reputation for tolerance and cultural and ethnic diversity, the discovery of gold nearby led to predominantly Anglo settlement, reflecting the population that exists in the City today. As a result of a population boom in the mid- to late-1800s followed by slower growth and community desire to maintain their historic character, Auburn has two distinct areas that inform the patterns identified in this assessment: the first is the Old Town historic town center where City Hall is located and a network of historic roads connecting small residential units with commercial districts, and the second is the newer commercial, industrial, and rural residential development occurring north of Interstate 80 and south of the ravine. The areas of more historic development tend to have a higher rate of households below the poverty line, as is seen in other foothill and gold country communities. Growth patterns have resulted in the concentration of lower-income persons in older areas of the City as new residents seek out larger lot residential uses. The resulting patterns are analyzed in detail in this Assessment of Fair Housing.

The City has conducted the following analysis of available data to assess local access to opportunities and indicators of fair housing issues, in addition to the designations provided by the TCAC/HCD Opportunity Areas map. Data for disability, poverty, familial status, was available at the census tract level, and data for rates of opportunity areas, overpayment, jobs proximity, and diversity were available at the block group level. The City has used the most localized level of data available for the analysis.

Integration and Segregation Patterns

In order to assess patterns of segregation and integration, the City analyzed four characteristics: income, familial status, disability, and race and ethnicity. As shown in Figures F-2 through F-4, the center of the city surrounding the junction of Highway 49 and Interstate 80 has distinctly higher concentrations of poverty, single-person households, and a slightly higher diversity index than the southern portion of the city. Across the SACOG region (counties of El Dorado, Placer, Sacramento, Sutter, Yolo, Yuba and the 22 cities within) the pattern of poverty rates is similar to Auburn and surrounding communities. There tends to be a higher concentration of poverty in downtown areas of jurisdictions, where housing is older or more expensive. Since 2014, the area of Auburn with the greatest concentration of residents below the poverty line has shifted from the Low Resource area south of Interstate 80 north to areas that are designated as Moderate Resource to the north and east (Figure F-2). This movement aligns with the areas of the city with the highest percentage of lower-income households and lowest percentage of smaller household sizes.

While there are no racially and ethnically concentrated areas of poverty (R/ECAPs) in the City of Auburn, the predominant race across the city and region is White, suggesting a larger lack of diversity. This lack of diversity mirrors the much of rural Placer County, north of the City of Rocklin. Across the SACOG region, jurisdictions west of the foothills of the Sierra Nevada mountain range tend to have higher rates of diversity. In the City of Sacramento and Yolo and Sutter counties there are areas where the majority of residents identify as Hispanic, in contrast to most of the eastern portion of the region, including Auburn, that is predominantly non-Hispanic White. Auburn reflects the Sacramento region in that areas with higher concentrations of non-White households also have higher rates of poverty. More urban areas, predominantly the City of Sacramento, have R/ECAPs that are not present in the more rural City of Auburn.

Across the SACOG region, the majority of households in suburban communities and most incorporated areas are married couples with children, like Auburn. The percent of households with children decreases in more rural and unincorporated areas; but the SACOG region is dominated by married-couple households, with the City of Sacramento being the only community not dominated by married-couple households. More urban and more rural areas typically see fewer households with children but are still dominated by married couples in the region. More urban and more rural areas typically see fewer households with children

but are still dominated by married-couples in the region. The distribution of Auburn households shown in Figures F-2 through F-4 reflect this regional trend.

As depicted on Figure F-5, since 2014, the percentage of population with a disability has shifted from being concentrated in the center of the city to a more even distribution across the City, showing patterns of integration over time. This pattern in Auburn reflects the SACOG region overall, where the percent of the population with a disability, and areas of higher concentration, has remained stable in most communities. In 2014, there were a greater number of census tracts with slightly higher concentrations of persons with a disability compared to 2019. However, Auburn has a slightly higher concentration of this population across the whole city than to the north in Placer County or in Roseville and Rocklin. Despite this, there is no evidence of segregation based on disability in the city as there are no neighborhoods in Auburn with higher concentration and the difference between Auburn and neighboring areas is not significant.

This assessment suggests that there is possible segregation based on income due to the distribution of affordable housing and housing types. However, as shown in (Figure F-6), the center of the city is also the area with the closest proximity to employment opportunities. In contrast to the TCAC/HCD Opportunity Area Map (Figure A-1), this suggests that access to jobs may not be the driving factor behind the concentration of lower-income households, but rather the type of jobs and housing available. This aligns with the feedback the City received from Legal Services of Northern California (LSNC) that there is a lack of affordable housing due to suburban development; lower-income households have access to jobs but limited access to housing in higher resource areas outside the center of the city.

To combat potential patterns of segregation based on income, the City will pursue funding to support development of affordable housing and provide incentives to provide this type of development (Programs A and I).

Access to Opportunity

The TCAC/HCD Opportunity Area Map (Figure F-1) has designated much of the city as Moderate Resource, implying that there is mixed access to jobs and educational opportunities for residents.

As shown in Figure F-6, the population with the closest proximity to jobs is in North Auburn; however, this is also designated as a Low Resource area by TCAC. Similarly, the most southwestern portion of the city has the furthest proximity to jobs but is designated as High Resource by TCAC. The differences between these designations suggests that, while there are job opportunities across the city, there is a discrepancy between the type of jobs, wage levels, and housing. The integration and segregation findings that lower-income households are concentrated along the Interstate 80 corridor and the feedback from LSNC further explain that the jobs that are in close proximity to residential areas in Auburn may not meet the needs of residents, creating the jobs/housing imbalance identified during the outreach process. The distribution in access to jobs is similar to other urban areas of the region; most cities have one center with close proximity to jobs. For most cities, this is their downtown area. However, for Auburn, closest access to jobs is in North Auburn, furthest from City Hall and other downtown resources. The concentration of jobs in North Auburn emphasizes that many residents of Auburn likely commute out of the City or work from home.

Residents of Auburn are served by Auburn Transit and Placer County Transit, which offer routes throughout Auburn and North Auburn, and out of the City into the City of Sacramento and other areas of Placer County. Both routes run six days a week, with no service on Sundays. The availability of these transit services connects Auburn residents to job opportunities and other resources throughout the City and in neighboring jurisdictions. Much of Placer County has very limited public transit options off of Interstate 80; therefore, the addition of the routes provided by Auburn Transit increases access to opportunity for Auburn residents beyond what many foothill jurisdictions offer. With the exception of the extent of SacRT in the City of

Sacramento, level of access to transportation in Auburn is reflective of most of the Interstate 80 and Placer County region.

The City has included actions in Program G to encourage multifamily housing in high-performing school districts and utilize land use, zoning, and development standards to address barriers to housing choices in high opportunity areas such as Accessory Dwelling Unit (ADU) ordinances, minimum lot sizes, and transit availability. Additionally, the City will assess whether the routes and frequency of service of Auburn Transit meets the needs of residents and will seek funding to increase availability if demand is present (Program G).

To meet the needs of the older population and individuals with disabilities, there are 13 licensed adult residential care facilities and 21 residential care facilities for the elderly located throughout the City. Additionally, Placer County Transit offers “Dial-A-Ride”, a reservation based, curb-to-curb paratransit service, to residents of Auburn. Placer Independent Resource Services (PIRS) and Placer County Adult System of Care (ASOC) provide services for individuals with disabilities and advocate for improvements for them. Both organizations have offices in North Auburn, and ASOC provides in-home care to clients in need. The City allows small residential care facilities in all residential districts and will encourage development of these facilities in areas other than North Auburn to provide better access to all residents through incentives such as fee waivers or parking reductions, among others (Program G). The City also requires new developments to comply with Title 24 of the California Building Code to ensure that all new construction meets accessible design standards, thus ensuring that all new housing is accessible for all residents regardless of ability. Additionally, the City ensures that older housing that may not meet the same accessibility requirements can be adapted as needed through their reasonable accommodation process, discussed in the Governmental Constraints section of this Housing Element, and assistance with rehabilitations (Program C).

Disproportionate Housing Need and Displacement Risk

As discussed in *Appendix A: Housing Needs Assessment*, overcrowding is not a significant issue in the City of Auburn, which reflects most of the region. With the exception of some lower-income neighborhoods of the City of Sacramento and neighboring unincorporated communities, households in the region do not experience overcrowding. However, nearly two-thirds of Auburn households are overpaying for housing, mirroring the region. In Auburn, Placer County, and the greater Sacramento region the rate of renters overpaying is significantly higher than homeowners overpaying. In Auburn, approximately 37 percent of rental units are affordable to extremely low-income households while the vacancy rate in the City is just 6 percent, suggesting that the supply of housing does not meet demand. Like surrounding areas, Auburn development is dominated by single-family homes which, often larger in size, reduces the risk of overcrowding but increases potential for overpayment for lower-income households. As shown in Figure F-7, there are no areas disproportionately subject to overpayment due to the extent of the issue citywide. Overpayment increases the risk of displacing residents who are no longer able to afford their housing costs. Auburn residents just as likely as regional residents to be displaced due to cost of housing. To address displacement risks due to overpayment, the City will provide incentives to encourage affordable development and will develop a targeted program to connect lower-income residents with affordable homeownership and rental opportunities within the city (Programs A and D).

In addition to extensive overpayment, approximately three-quarters of the housing stock in Auburn is older than 30 years and is likely in need of some type of repair or rehabilitation. In some cases, the cost of repairs can be prohibitive, resulting in the owner or renter living in substandard housing conditions or being displaced if the house is designated as uninhabitable. To prevent either of these situations, the City will assist homeowners to identify and apply for rehabilitation funding and will develop a code enforcement process in which code enforcement staff will follow up with landlords to ensure repairs are made so the unit can continue to be occupied (Programs C and G).

Enforcement and Outreach Capacity

The City enforces fair housing and complies with fair housing laws and regulation through a twofold process: review of City policies and code for compliance with State law and investigating fair housing complaints.

The City of Auburn conducts comprehensive reviews of its zoning laws and policies on an annual basis to ensure compliance with fair housing law. The most recent review and update was completed in 2018. The City of Auburn submitted the 2018 Annual Housing Element Progress Report for HCD review March 30, 2019. HCD approved a time extension for the 2018 Annual General Plan Implementation Report due to Covid-19, staff reductions and lack of public hearings. In each review, the City reviews zoning districts and policies to ensure that they encourage patterns of integration; allow a variety of housing types to meet all needs; and provide accommodations for protected classes, such as employee housing, reasonable accommodation processes, and density bonuses for affordable housing. Regular reviews of policies and practices ensure that, as the city grows and changes, it continues to ensure and enforce that all persons have access to sound and affordable housing (Program G).

In addition to fair housing issues related to physical development, fair housing issues can also include discriminatory behaviors by landlords such as refusal to grant reasonable accommodation requests, not allowing service animals, discrimination against familial status, sex, religion, or other protected class, and more. The City complies with fair housing law regarding investigating complaints such as these by referring discrimination cases to the Placer County Department of Health and Human Services. The City proactively promotes fair housing by providing information to tenants, homebuyers, property owners, and landlords regarding Fair Housing law and provides referrals to local, State and Federal Fair Housing Agencies.

Discrimination cases are also handled by LSNC, the only civil legal aid office for Placer County. LSNC assists low-income and senior residents in the City of Auburn who face housing discrimination and other issues. In August 2020, the Auburn office of LSNC provided information on fair housing issues in Placer County. LSNC staff expressed that the most common complaint they receive across Placer County is regarding a lack of affordable housing. Paired with a surge in suburban development, these factors result in segregated communities due to a lack of accessibility for many low-income residents. Other complaints they receive regarding fair housing include refusal to rent, discriminatory treatment, and termination of tenancies by landlords, predominantly due to the residents' income class and income source (i.e., Section 8 Vouchers). While income is often a driving factor in many fair housing cases, LSNC also reports that they receive a significant number of disability discrimination cases, often alleging a refusal to grant reasonable accommodation requests. LSNC confirmed that these issues are not isolated to Auburn and are experienced by residents across their service area.

In their *2018 Annual Report*, the California Department of Fair Employment and Housing (DFEH) reported that they received eight housing complaints for residents of Placer County, approximately 1 percent of the total number of cases in the State that year (784). As part of the Fair Housing Assistance Program (FHAP), DFEH dual-files fair housing cases with HUD's Region IX Office of Fair Housing and Equal Opportunity (FHEO); HUD FHEO reported eight fair housing discrimination cases filed with, and accepted by HUD, in the City of Auburn from January 1, 2013, through August 30, 2020. Five of these cases resulted in a no cause determination, one was withdrawn after resolution, and two were successfully settled. The most common basis for a complaint was disability, with five cases alleging refusal to rent, failure to make reasonable accommodations, and other discriminatory acts. Other bases included discrimination claims based on national origin, religion, race, and familial status. Two of the cases alleged more than one basis for discrimination. HUD is unable to disclose the origin address of fair housing cases due to confidentiality, therefore the City could not map fair housing cases to determine if any patterns exist.

None of these fair housing agencies, LSNC, Placer County Department of Health and Human Services, DFEH, or FHEO, were able to provide specific location information for cases either because they do not track the geographic origin of complaints or due to confidentiality concerns. Therefore, the City was unable to conduct a spatial analysis of fair housing cases to identify any patterns or concentrations of fair housing issues in the city. Program G has been included to work with fair housing enforcement organizations and agencies to track issues and identify patterns in the city.

Sites Inventory

The City examined the opportunity area map prepared by HCD and TCAC (Figure F-1). The opportunity area map identifies areas in every region of the state whose characteristics have been shown by research to support positive economic, educational, and health outcomes for low-income families—particularly long-term outcomes for children.

Using the statewide opportunity area map as an overlay to the City's sites inventory, the City was able to identify if any sites included in the sites inventory that are planned to accommodate lower-income households were in high-, medium-, or low-opportunity areas, and if any identified segregation areas existed within. The analysis revealed that most vacant sites in the City's sites inventory are within a High Resource area, with a few sites identified for moderate- and above moderate-income units in the Low Resource area.

All sites identified to meet the City's lower-income Regional Housing Needs Allocation (RHNA) are located within the BRSP, which is predominantly a High Resource area with open space planned for much of the portion designated as Low Resource. The BRSP includes high-density residential that is planned to be distributed throughout the northern half of the specific plan area through some strictly residential land and some mixed-use development. Development areas of the BRSP were confined to areas with a slope of less than 20 percent. Soil composition, open space preservation, trees, mines, drainage courses that also were of concern when selecting sites.

As the specific plan area is currently undeveloped, the analysis completed above to identify patterns of segregation has limited application as there is no current population to assess. However, the development of the specific plan will combat patterns of segregation due to income identified in the fair housing assessment through construction of new multifamily housing options in an area of the city with mostly single-family suburban housing, including commercial development in the mixed-use area to introduce new jobs, and the potential for 300 new multifamily units developed at densities feasible for affordable housing, as described in the Future Development Potential section of this assessment. The City will ensure that the lower-income housing units are integrated throughout the high density residential area of the Specific Plan, as currently planned through actions outlined in Program A. The BRSP will increase the variety of housing options in Auburn and integrate housing types to encourage mixed-income communities, combating the pattern of segregation based on income.

Contributing Factors

Discussions with community members, fair housing advocates, and the assessment of fair housing issues identified several factors that contribute to fair housing issues in Auburn, including:

FACTORS THAT CONTRIBUTE TO FAIR HOUSING ISSUES

AFH Identified Fair Housing Issues	Contributing Factors	Meaningful Action
Displacement of residents due to economic pressures	Unaffordable rents and home prices Cost of rehabilitation or repair Low vacancy rates for existing housing	Encourage development of housing for low-income households (Program A) Rehabilitation assistance for lower-income households (Program C) Facilitate construction of affordable housing for seniors and other special needs groups (Programs A, F) Facilitate construction of subsidized rental housing (Program F)
Concentration of new housing units for lower-income households in the Baltimore Ravine Specific Plan Area	Lack of available vacant land	Integrate housing choices and affordability throughout the BRSP area (Program G) Allow for residential development in the Historic District (Program M) Encourage construction of ADUs (Program N)
Concentration of existing lower-income households	Concentration of more affordable, older housing units downtown New development is typically less affordable	Incentivize affordable housing across the City (Programs A, F) Encourage construction of ADUs (Program N) Work with affordable housing developers to promote throughout the City, especially in high resource areas (Program I)

The City has identified the availability of a variety of affordable housing options as the primary contributing factor to fair housing issues. The City has included actions to address these, and other issues identified in this assessment, throughout the Housing Element programs and policies. In addition to including fair housing actions in all programs, Program G has been included to affirmatively further fair housing and take meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity for all groups protected by state and federal law. Regional coordination efforts outlined in several implementation programs will ensure that Auburn furthers patterns of integration and development of affordable housing in such a way that it will have a positive impact on residents of the County and region.

HOUSING RESOURCES AND OPPORTUNITIES

FUTURE HOUSING NEEDS

State law (California Government Code Section 65584) requires that each city and county plan to accommodate a fair share of the region’s housing construction needs. In urban areas, state law provides for councils of governments to prepare regional housing allocation plans that assign a share of a region’s housing construction need to each city and county. In the six-county greater Sacramento region (comprising the counties of Sacramento, Placer, El Dorado, Yolo, Sutter, and Yuba), SACOG is the entity authorized to determine the future housing needs for the region. SACOG adopted a regional housing allocation plan in March 2020, called the Regional Housing Needs Plan (RHNP). This plan covers the period from May 15, 2021, through May 15, 2029.

Existing need is evaluated based on overpayment and overcrowding by lower-income households. The housing allocation also includes an “avoidance of impactation” adjustment to further reduce the concentration of low-income households in jurisdictions that have more than the regional average.

SACOG’s methodology is based on regional population and housing forecasts developed for its transportation model. The numbers of housing units assigned in the plan to each jurisdiction are goals that are intended to address the minimum new housing construction need from anticipated population growth in the region.

The housing units allocated in the plan to each city and county are considered minimum needs. Most, if not all, jurisdictions have existing unmet housing needs that should be considered during the preparation of a housing element, and which may result in housing construction objectives that exceed the regional allocation. The City must, however, use the numbers allocated under the RHNP to identify measures (policies and ordinances) that are consistent with these new construction goals. While the City must also show how it will provide adequate sites for construction of the required units, it is not obligated to build any of the units itself or finance their construction.

According to the RHNP, the City of Auburn has a total housing construction need of 310 units, which equates to an annual need of approximately 39 units. Table A-27 shows the City of Auburn’s 2021–2029 planning period allocation, as determined by SACOG.

TABLE A-27. REGIONAL HOUSING NEEDS PLAN (2021–2029)

Income Level	Allocation	Percent of Total
Extremely Low-Income*	34	11%
Very Low-Income	34	11%
Low-Income	41	13%
Moderate-Income	60	19%
Above Moderate-Income	141	45%
Total	310	100%

Source: SACOG 2021-2029 Regional Housing Needs Plan (RHNP).

* Assumes that 50 percent of the very low- income RHNA is for extremely low-income

FUTURE DEVELOPMENT POTENTIAL

Areas with Potential for Residential Development

The future housing needs for the City of Auburn will be provided through a combination of development in the City's numerous infill sites as well as the land provided in the BRSP. The City of Auburn has included 164.22 acres of undeveloped residentially zoned infill land available within the city, which can provide at least 570 units. In addition, the BRSP, a master-planned community located in south Auburn adopted in 2011, provides a total of 725 units on 277 acres, including a minimum of 72 units affordable to very low-, low-, and moderate-income families. Appendix D contains a complete listing of the vacant parcels and Appendix E contains the vacant land maps.

Historically, developers in the City of Auburn have built at densities below what the City's Zoning Ordinance allows. Calculation of the potential number of new dwelling units within each residential district was based on the average densities of projects constructed over the past 15 years. For purposes of calculating potential future single-family dwelling units on vacant land, the City assumes projects will, on average, be built out at 65 percent of the maximum permitted density allowed by the Zoning Ordinance.

The City evaluated the affordable higher-density residential developments that developed over the last 20 years. The resulting project densities, ranging between 10.4 and 30 units per acre with an average density of approximately 15.7 units per acre, are appropriate to meet the needs of lower-income households. The smallest parcel developed with affordable high-density residential was the Cherry Avenue project, where four units were constructed on a 0.33-acre site. The Valley Oaks and Mercy Senior Apartment projects included approval of density bonuses. The multifamily affordable housing projects constructed in the City include:

- Valley Oaks (1993–94) 60 senior assisted units 30 units/acre
- Cherry Avenue (1994–95) 4 assisted units 12 units/acre
- Palm Terrace Apartments (2003) 80 assisted units 10.4 units/acre
- Mercy Senior Apartments (2013) 60 senior assisted units 20 units/acre

City of Auburn Vacant Infill Land

Table A-28 summarizes the vacant infill land that the City is relying on to meet its moderate and above-moderate income RHNA. The table also provides the number of units that could potentially be accommodated in each zoning district.

TABLE A-28. VACANT INFILL LAND SUMMARY

Zoning Ordinance Designation	Maximum Permitted Density by Zoning Ordinance	Number of Sites	Total Acres
R1-20	1 unit per 20,000 sq/ft	17	17.44
R1-15	1 unit per 15,000 sq/ft	26	24.32
R1-10	1 unit per 10,000 sq/ft	123	77.40
R1-8.5	1 unit per 8,500 sq/ft	7	3.18
R1-7	1 unit per 7,000 sq/ft	17	12.79

Appendix A: Housing Needs Assessment

Zoning Ordinance Designation	Maximum Permitted Density by Zoning Ordinance	Number of Sites	Total Acres
R1-5	1 unit per 5,000 sq/ft	1	0.51
R-2	1-10 units per acre	6	18.73
R-3	5-15 units per acre	23	9.85

Source: City of Auburn, June 2020

Please note: Table A-30 does not include parcels in the Baltimore Ravine Specific Plan Area.

Baltimore Ravine Specific Plan Area

The BRSP, adopted by the City in February of 2011, establishes the regulatory framework for the development of 277 acres of land within the 406-acre Urban Reserve area in southwestern Auburn. Approved land uses within the BRSP include residential and commercial/retail along with a park and open space. The BRSP includes a mix of residential land uses, with densities ranging between 1 to 20 dwelling units per acre (du/ac). The BRSP also includes development of a mixed-use core in a central Village Center that would support up to 90,000 square feet of mixed-use space with commercial, office, business professional, and residential uses. This Village Center provides opportunities for the creation of local-serving goods and services supporting the residential community.

The BRSP notes that future Plan Area 2 could develop concurrently with or after initial development in Plan Area 1. However, buildout of the BRSP is assumed to occur in two phases with development of Plan Area 1 anticipated to occur prior to Future Plan Area 2.

Plan Area 1 encompasses 130 acres and provides for a total of 270 low and medium density residential units and 55 acres of open space. Future Plan Area 2 encompasses 147 acres and provides for a total of 455 residential units, up to 90,000 square feet of commercial mixed uses, a park, and over 88 acres of open space. As a part of the BRSP, development standards and design guidelines will be created for the R-4 zone and Urban High Density Residential (UHDR) land use designation.

The City anticipates, based on current market trends, that Plan Area 1 could realistically develop and be available for occupancy by 2025. Therefore, the City anticipates development of Plan Area 2 to begin before the end of the planning period. The City has included Program P to consider actions to encourage development and make Plan Area 1 and 2 of the BRSP more feasible during the planning period.

Residential Uses

Almost 120 acres of the BRSP area are designated for residential uses, for a total allocation of 725 dwelling units. Three residential land use designations are provided on the Land Use Plan: low-, medium-, and high-density residential (LDR, MDR, HDR, respectively). The LDR uses are assumed to develop at an average density of 1 to 4 du/ac. For the MDR areas, the project is assumed to develop at an average density of 8 to 9 du/ac. HDR areas are assumed to develop with densities up to 20 du/ac, with density bonuses adding additional units on affordable projects.

LDR areas are envisioned to accommodate single-family detached homes on conventional lots, which may be relatively large in some areas of the community due to existing site topography. MDR areas are also envisioned to accommodate single-family detached homes, but on smaller lots. All HDR areas will support attached housing units within the prescribed density range to encourage and facilitate development of housing for lower-income households. A variety of housing types could ultimately be supported, which could include standard or alley-loaded lots, courtyard lots, green court lots, auto courts, alley clusters, zero-

lot lines, z-shaped lots, duet/halfplex homes, townhomes, condominiums, or multifamily housing. Mass grading within the BRSP, a practice that has not typically been allowed in the past, will allow for development to occur at densities higher than those historically seen in the city.

Table A-29 provides land use information, including acreage, land use, and number of units.

TABLE A-29. BALTIMORE RAVINE RESIDENTIAL LAND USE SUMMARY

Zoning Ordinance Designation	Maximum Permitted Density by Zoning Ordinance	Number of Sites	Total Acres	Potential New Units
R-1	1–4 units per acre	11	67	145
R-2	1–10 units per acre	1	17	150
R-3	5–15 units per acre	2	17	130
R-4	10–20 units per acre	3	19	300
Estimated Total Potential New Residential Units				725

Source: City of Auburn, May 2020

As a part of the Sacramento Regional Compact for Production of Affordability Housing, a voluntary program for jurisdictions within the SACOG region to meet a minimum standard of affordable housing, the BRSP includes a requirement that 10 percent of the units must be affordable to lower and moderate-income households. The compact broke the requirement down as follows:

- 4 percent affordable to very low-income households4 percent to low-income households
- 2 percent to moderate-income households

Appendix D provides an affordability breakdown.

The affordability of these units will be restricted by an affordability agreement or covenant. Affordable units are intended to be divided between the two Plan Areas, with approximately ten percent of the units in each Plan Area dedicated to moderate and lower-income households. It is anticipated that these affordable units will include a mix of rental and ownership housing. In Plan Area 1, the allocation of affordable units will occur concurrently with either the approval of the first small lot tentative subdivision map (exclusive of model home complexes) or a design review permit for multi-family housing, whichever comes first. The allocation within Future Plan Area 2 will be determined at the time that development approvals are effectuated for that plan area. The provision of affordable units is consistent with the housing compact by SACOG.

Accessory Dwelling Unit Capacity

The City considers ADUs as an affordable housing option for lower-income households. The City of has partnered with the County of Placer to identify designs for accessory dwelling units. The City is planning to have three sets of plans for different size ADUs (available free of cost), 496 square feet, 599 square feet, and 749 square feet. These pre-approved plans will help streamline the process and ultimately facilitate the production of accessory dwelling units at varying affordable levels. The program also includes outreach materials and brochures, advertisement, annual reporting to the Planning Commission and City Council, updates to the City’s website and ongoing coordination with County of Placer staff to evaluate effectiveness and overall ADU production (Program O).

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 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. Based on recent changes in State law reducing the time to review and approve ADU applications, requiring ADUs that meet certain requirements be allowed by right, eliminating discretionary review for most ADUs, and removing other restrictions on ADU permitting, it is anticipated that the production of ADUs will increase significantly in the future as compared to the past three years.

The City approved one ADU in 2018, two in 2019 and 7 from January to September 2020. This shows a trend of the increased approval of ADUs over the past 3 years, going from 1 in a year approval to 7 over a nine-month period. Based on this trend, the City is assuming that moving into the 6th cycle planning period, a minimum of 7 ADUs will be approved each year, for a minimum of 64 ADUs. Additionally, the City is in the process of approving a 65-unit subdivision that will be suitable for ADU development which would add to the 64 ADU projection. The City anticipates that one-third of the homes will develop with an ADU, adding 27 ADUs for a total projection of 91 ADUs over the 2021- 2029 planning period.

To determine assumptions on ADU Affordability in the Sacramento region, SACOG conducted a survey of existing ADU rents throughout the region in January and February 2020. The assumption allocated 56 percent to lower income households, 43 percent to moderate income households and 1 percent to above moderate-income households. The City has based its affordability projections for ADUs built within the planning period on the SACOG analysis. Of the total 91 ADUs that are projected to be built during the projection period, 51 are estimated to lower-income households, 39 to moderate-income households, and 1 to above-moderate income households. While the City is relying on this SACOG data, it has slightly modified assumptions to include a percentage of the moderate ADU projection will be affordable to lower income households.

Available Public Facilities and Services, Infrastructure

The City charges appropriate development impact fees to ensure those water lines, sewer lines, roads, and other necessary infrastructure to serve new residential development can be extended in a timely manner. All public facilities, including water and sewer capacity, are available to accommodate Auburn's share of the regional housing need for the City's infill projects, and adequate capacity is available for the buildout of the BRSP.

There are no major transportation or road improvements that constrain infill development. Where off-site problems may occur, the City will require a traffic study, intersection analysis, or other appropriate studies to be completed prior to the issuance of building permits. Individual traffic or access problems can only be determined at the time of site plan review.

To comply with SB 1087, upon adoption, the City will immediately forward its adopted Housing Element to Placer County Water Agency so they can grant priority for service allocations to proposed developments that include units affordable to lower-income households. Water access is controlled by the Placer County Water Agency (PCWA) rather than the City, but the City cooperates with any requests for information that the PCWA may need in order to plan for future affordable housing development. The City provides sewer access to residents and anticipates sufficient capacity to provide service to both affordable and market-rate development throughout the planning period. Program S commits the City to adopting policies and procedures for granting priority for sewer service hook-ups. To projects meeting the lower income RHNA

Dry Utilities

Dry utilities, including electricity and telephone service, are available to all areas within the City. The extension of power and gas to service new residential development has not been identified as a constraint. Service providers are as follows:

- Electricity: PG&E
- Telephone: AT&T
- Fiber Cable: Wave Broadband

ACCOMMODATING THE CITY’S HOUSING NEED

On this basis, the City has sufficient land to accommodate its 2021–2029 regional housing need. Table A-30 compares the City of Auburn’s RHNA to its land inventory capacity. The City has a surplus of 251 units available to lower-income households (including extremely low-, very low-, and low-), 484 units available to moderate-income households, and 358 units available to above-moderate income households, a total surplus of 1,092 units.

TABLE A-30. COMPARISON OF REGIONAL HOUSING NEED AND RESIDENTIAL SITES

Income Group	Total RHNA	Projected ADUs	Infill Available Land	BRSP Capacity based on Density	BRSP Capacity based on Affordable Housing Goal	Unit Surplus
Extremely Low	34	51	—	242	58*	242
Very Low	34					
Low	41					
Moderate	60	39	218	266	14	477
Above Moderate	141	1	353	145	0	358
Total	310	91	570	653	72	1,076

Source: City of Auburn, May 2020

*The City is only relying on the affordable units required in Plan Area 2. The additional high-density land will provide the City with additional surplus for the lower income RHNA.

CONSTRAINTS

The Government Code, as it relates to the Housing Element, requires an analysis of both governmental and non-governmental constraints to the development of affordable housing. Auburn has identified various constraints to housing production in an effort to address as many barriers as possible. Removal of these constraints must be balanced with other health, safety, and welfare concerns.

NON-GOVERNMENTAL CONSTRAINTS

Land Costs

Land costs are one of the major components of housing development costs. While land prices increased rapidly two planning periods ago, current land prices reflect the decline in land values attributed to the economic recession during the last planning period. These lower land costs will help to keep the costs reasonable for some new housing in the next several years. Declining land costs should give developers more options in serving the affordable housing market segment.

Data gathered from Trulia.com in February 2020 indicates that land in Auburn ranges from \$55,000 for 0.45 acre to \$8,100,000 for 108 acres. See the listings that follow.

<u>Lot Size</u>	<u>Listing Price</u>	<u>Lot Size</u>	<u>Listing Price</u>
0.45 acre	\$55,000	5 acres	\$239,000
0.27 acres	\$79,000	95.54 acres	\$2,200,000
0.58 acres	\$85,000	108 acres	\$8,100,000

Construction and Labor Costs

Many factors can affect the cost of building a house, including the type of construction, materials, site conditions, finishing details, amenities, and structural configuration.

An internet source of construction cost data (www.buildingjournal.com/residential-estimating.html) estimates the per-square-foot cost of a single-story home in the Greater Sacramento area, including construction materials and labor, ranges from \$137 to \$139 per square foot, depending on the size of the home. Excluding land costs, the BuildingJournal.com calculator estimates that a small tract house of 1,800 square feet would have a minimum construction cost of approximately \$181,133 (including direct job costs, design fees, contractor markup, and contingency). Based on the information above and including land costs, the minimum cost to produce an 1,800-square-foot tract home in Auburn would cost approximately \$303,000.

An online survey of prices from past sales of vacant land in Auburn occurring within the last 13 months as listed on Zillow reveals that the cost of raw land on lots ranging from 0.05 acres to 6.09 acres is \$50,000 to \$535,000 a lot. The cost per acre ranged \$41,872 to \$7,454,545. The median sales price listed was \$199,000 and the median cost per acre was \$272,727. This indicates that the typical vacant land parcel a developer can expect to be available for purchase in Auburn would be approximately 0.7 acre in size and cost approximately \$200,000. The cost variation is impacted by lot sizes, primary infrastructure needed for the area, and improvements to collector streets, including landscaping, sound walls, and additional lanes.

Cost and Availability of Financing

The City of Auburn believes there are no local constraints to the availability or cost of financing for home purchases or rehabilitation. Even in the city's older neighborhoods, there are no barriers to obtaining financing for home purchase, improvement, or construction (other than customary underwriting considerations by lenders).

Financing for housing development is generally outside the influence of local government. Lending institutions operating in Placer County maintain branches in Auburn, but as with all other mortgage finance organizations, the interest rates they offer follow market conditions. In times of high interest rates, financing problems have been viewed as a major factor in housing constraints. The lack of financing at reasonable rates eliminates major segments of the population from securing housing.

The primary factor related to home finance affecting housing affordability and availability is the cost of borrowing money, i.e., interest rates. Historically, substantial changes in interest rates have correlated with swings in home sales. When interest rates decline, sales increase. The reverse has been true when interest rates increase. Over the past two decades, there has been a dramatic growth in alternative mortgage products, such as graduated mortgages and variable rate mortgages. These types of loans allow homeowners to take advantage of lower initial interest rates and qualify for larger home loans. Even during periods of high interest rates, these alternative products allow more buyers to qualify for homeownership, thus minimizing the swings in home sales that accompany changes in interest rates.

Nevertheless, the fixed interest rate mortgage remains the preferred type of loan, especially during periods of low, stable interest rates. Most governmental programs that seek to increase homeownership among low- and moderate-income households rely on loan products that provide fixed interest rates below prevailing market rates, either for the principal loan or for a second loan that provides part of the down payment for home purchase. Many programs offer deferred second loans to facilitate homeownership. Table A-31 shows interest rates for 15- and 30-year fixed loans in the Auburn area at various financial institutions. Interest rates change daily and those reflected in Table A-31 represent the rates on February 3, 2020. Annual percentage rates for a 15-year fixed loan based on an average loan amount of \$300,000 ranged from 2.750 percent to 3.000 percent, while the interest rate for a 30-year fixed loan ranged from 3.125 percent to 3.500 percent.

TABLE A-31. ANNUAL PERCENTAGE RATES FOR 15- AND 30- YEAR FIXED LOANS

Institution	Annual Percentage Rate	
	30-Year Fixed	15-Year Fixed
Sierra Central Credit Union	3.125-3.375%	2.750%-3.000%
Umpqua Bank	3.500%	2.875%

Source: February 3, 2020

Environmental Constraints

Most of the vacant parcels that are scattered throughout the city are surrounded by existing development and could be classified as infill. In addition, due to the topography of the city, vacant land could possibly have constraints that might include limited access, wetlands, native trees, and geologic conditions.

The City has historically been able to deal with these constraints and still provide affordable housing. For example, Palm Terrace includes 80 units of affordable housing built on 16.7 acres, of which, 9 of these acres are dedicated to open space due to the topography of the site, preservation of wetland habitat, and the protection of native oak trees.

The City included the effect of environmental constraints on the BRSP area as it ascertained the residential development capacity to accommodate the City's RHNA. The adopted specific plan retained natural open space areas such as the Baltimore Ravine, which has steep topography and dense woodlands, and has located the higher-density developments (i.e., the MDR and HDR parcels) on the flatter and more open portions of the site. Mass grading is feasible for these MDR and HDR parcels, thereby helping to reduce development costs.

Any identified environmental constraints will be mitigated with development.

GOVERNMENTAL CONSTRAINTS

Governmental constraints include land use controls, building codes and their enforcement, site improvements, fees, exactions required of developers, and local processing and permit procedures. Land use controls may limit the amount or density of development, while building codes may set specific building standards that add material costs or limit building space on a site, thus increasing the cost of housing per unit.

Land Use Controls

The General Plan and Zoning Ordinance regulate land use in Auburn. All residential land use classifications pose a constraint to residential development in the sense that various conditions, building requirements, and limitations restrict a pure free market ability to construct housing. Land use regulations also have the potential of adding costs to construction, which indirectly may constrain housing. These impacts are measured against the general health and public safety served in adopting such regulations. The City's zoning standards for single-family and multifamily development are no more restrictive than those of surrounding jurisdictions and have been determined by the City to establish minimum constraints to provide for adequate separation of buildings for fire protection, air and light between structures, and the intensity of development. The cumulative effect of the City's implementation of these standards has not resulted in a serious constraint in providing housing to the various income levels, especially with the City's demonstrated flexibility in allowing density bonuses and relaxed parking standards for affordable projects such as the Palm Terrace Apartments and the Mercy Auburn Senior Apartments.

Table A-33 provides a summary of Auburn's residential zoning regulations, including building setback, height, and parking requirements for single-family and multifamily residential districts. The following is a description of the residential districts in the city and the allowable densities according to the municipal code.

- 1) Single-Family Residential District (R-1). Designates areas for single-family homes and one appurtenant accessory buildings. Density ranges from zero to four units per acre.

- 2) Two-Family Residential (Duplex) District (R-2). Designates areas for more intense residential uses. Appropriate land uses include higher-density single-family homes such as duplexes. Density ranges from zero to 10 units per acre.
- 3) Medium-Density Multiple-Family Residential District (R-3). Designates areas for intense multifamily residential land uses. Density ranges from 5 to 15 units per acre.

Planned Unit Development

The Planned Unit Development (PUD) (Auburn Zoning Ordinance, Section 159.080 et seq.) is intended to encourage innovations in residential development and renewal so that the growing demands for housing may be met by greater variety in the type, design, and layout of dwellings and by the conservation and more efficient use of open space. PUDs can be applied to the following types of residential uses:

- Single-family dwellings
- Two-family dwellings
- Multiple (three or more) family dwellings

The combination of uses should be compatible with the intent of the General Plan of the City and result in a balanced and stable environment.

PUDs are approved under a use permit by the Planning Commission, with any appeals brought to the City Council for review. A PUD is not intended for properties that are less than one acre in size, unless the applicant can prove a hardship exists on the property that supports approval of a PUD. Such hardships include topographic constraints, preservation of natural features, or the construction or rehabilitation of existing housing for very low-, low-, and moderate-income persons. Standards for PUDs are identified in Table A-32; they are used only as a guide and are not meant to be mandatory.

TABLE A-32. PLANNED UNIT DEVELOPMENT STANDARDS

Land Use Intensity (Dwelling Units/Acre)	Off-Street Parking (Spaces/Dwelling)	Percent Set Aside for Open Space	Maximum Building Coverage
3	2	70%	16%
4	2	65%	18%
5	2	60%	20%
6	2	55%	22%
7	2	50%	24%
8	2	45%	26%
9	2	40%	28%
10 and over	2	35%	30%

Source: City of Auburn Municipal Code.

The City of Auburn encourages and facilitates the use of PUDs through the following incentives:

- Density bonus
- Modified site plan standards (e.g., reduced setbacks)
- Variation in parking requirements
- Use of clustering to increase density and reduce development costs

Planned development combining districts encourage residential development at the upper end of the allowed density range within the applicable districts by allowing developers to vary from the stricter application of the development standards of the base zoning districts. This flexibility provides for and can promote cluster housing, zero lot lines, townhomes, and similar housing types that can be more difficult to develop with typical setbacks and lot coverage.

Development Standards

The City of Auburn regulates the type, location, and scale of residential development primarily through its Municipal Code. The Zoning regulations are designed to protect and promote the health, safety, and general welfare of residents, as well as preserve the character and integrity of neighborhoods. The City does provide for flexibility and negotiates alternative development standards on a case-by-case basis. For example, the Mercy Senior Housing project (built in 2013) was approved as a Planned Unit Development, which included a 400-percent density bonus, enabled apartments in an R-1 zone, authorized a 50 percent parking reduction, and allowed a building height variance of 10 feet (from 30 feet to 40 feet).

The City's development standards are not seen as a constraint to the development of housing. Auburn's development standards are not significantly more restrictive than those of neighboring communities. For example, the maximum lot coverage is similar to those of the design guidelines for similar residential zones in nearby Loomis (40% lot coverage for a 5,000SF lot in both Loomis' RM-5 zone and Auburn's R-3 zone). Similarly, both Loomis and Auburn require a minimum of two parking spaces for single-family homes and two-covered spaces per unit in a multi-family residential development. Refer to Program R.

TABLE A-33. RESIDENTIAL ZONING STANDARDS

	R-1 Single-Family Residential	R-2 Two-Family (Duplex) Residential	R-3 Medium-Density Multiple-Family Residential
Minimum Lot Size (sq. ft.)	5,000	5,000	5,000
Maximum Density (sq. ft./unit)	5,000	3,500	2,750
Maximum Density (dwelling unit/acre)	0–4	1–10	5–15
Minimum Front Yard Setback	20 ft.	20 ft.	20 ft.
Minimum Side Yard Setback: 1 Story Side	5 ft.	5 ft.	5 ft.
Minimum Side Yard Setback: 2 Story Side	7.5 ft.	7.5 ft.	7.5 ft.
Minimum Side Yard Setback: Street Side	12.5 ft.	12.5 ft.	10 ft.
Minimum Rear Yard Setback	25 ft.	10 ft. ¹	10 ft. ¹

Appendix A: Housing Needs Assessment

	R-1 Single-Family Residential	R-2 Two-Family (Duplex) Residential	R-3 Medium-Density Multiple-Family Residential
Minimum Rear Accessory Building Yard	3 ft.	3 ft.	3 ft.
Minimum Lot Width	50 ft.	50 ft.	50 ft.
Height Limit (Dwellings)	30 ft.	30 ft.	30 ft.
Maximum Lot Coverage	35%	40%	40%
Parking Requirements	2 per unit	2 per unit	2 per unit

Source: City of Auburn Municipal Code, Title XV: Land Use: Chapter 159 Appendix A, 2020.

¹ Except when abutting any R-1 zoned property, a 6-foot-high wall or fence shall be built along the rear property line and a 5-foot-wide landscape buffer shall be provided adjacent to the wall or fence.

Typical Densities for Development

The City of Auburn is a small city that has not experienced significant housing development in the last 10 years. Typical single-family residential lots vary in size from approximately 5,000 square feet to 20,000 square feet and support 1 to 2 dwelling units each. Most recent single-family subdivisions resulted in typical density of 4 homes per acre. Multifamily densities within Auburn are typically 5 to 15 units per acre. The City did not receive any requests to develop housing at densities below those anticipated in the sites inventory and analysis of realistic capacity.

Permitted Uses in Residential Zoning Districts

The Auburn Municipal Code designates permitted, non-permitted, and conditional uses for all developable use types in Auburn in relation to the City's zoning categories (Table A-34).

- Single-family dwellings are permitted in all residential districts.
- Duplexes are permitted in the R-2 and R-3 districts; multifamily dwellings are permitted in R-3.
- Second residential units are permitted by right in the R-1 and AR zone.
- Manufactured homes are permitted on a permanent foundation in districts permitting single-family residential uses (R-1, R-2, R-3, AR, and A-1). Manufactured homes located outside a mobile home park must conform to all residential use development standards for the R-1 and R-2 zoning district.
- Small residential care facilities (up to six persons) are permitted in all residential districts. The City does not impose additional requirements for the use of such providers, nor do providers require a business license.
- Dwelling groups (i.e., residential care facilities of seven or more persons) and boardinghouses are allowed in the R-3 zone with approval of a use permit. Use permits are reviewed and acted on by the Planning Commission. Typical processing time for a use permit is 12 to 16 weeks, though if there are no significant issues associated with the home, the time frame could be reduced to 8 to 12 weeks. No extra processing time is required and no extra processing fee (other than standard-use permit fees) is required. In addition, the City provides, without an application fee, an application for reduction or waiver of fees that is approved through the City Council.

Appendix A: Housing Needs Assessment

- Mobile home parks are allowed through a Conditional Use Permit in the R-1, R-2, and R-3 districts.
- Transitional and supportive housing are permitted in the R-3 zone district as residential uses and are subject to the same restrictions that apply to similar housing types in the same zone.
- Emergency shelters are permitted in the M-2 zone by right and without discretionary action.

**TABLE A-34. RESIDENTIAL PERMITTED, NON-PERMITTED, AND
CONDITIONAL USE REQUIREMENTS**

Use Type	R-1	R-2	R-3
Single-Family Dwellings	P	P	P
Duplex (Two-Family Dwelling)	NP	P	P
Multifamily Dwelling, 3+ units	NP	NP	P
Second Residential Units	P	P	P
Mobile Home Parks	CUP ¹	CUP ¹	CUP ¹
Permanent Manufactured Homes	P	P	P
Emergency Shelter ²	NP	NP	NP
Transitional Housing	NP	NP	P
Supportive Housing	NP	NP	P
Residential Care Facilities – Small (up to 6)	P	P	P
Residential Care Facilities– Large (7 or more) ³	NP	NP	CUP
Rest Homes and Outpatient Nursing Care Homes, up to 6 persons	P	P	P
Rest Homes and Outpatient Nursing Care Homes, 7 to 15 persons	CUP	CUP	P
Rooming Houses, up to 15	CUP ⁴	CUP	CUP
Rooming Houses, 16 or more	NP	NP	NP
Caretaker and Employee Housing	NP	NP	NP
Farm Labor Housing ⁴	NP	NP	NP
Small Family Daycare	P	P	P
Large Family Daycare	P	P	P
Short-Term Rental ⁵	P	P	P
Single-Room Occupancy Units ⁶	NP	NP	NP

Source: City of Auburn Municipal Code, 2020

Note P= Permitted, CUP= Conditional Use Permit, NP= Not Permitted

¹ Subject to a use permit, a mobile home park is permitted in any residential district when the mobile home park meets the provisions of Section 159.055 et seq. of the Auburn Municipal Code and any conditions that might be imposed by the Planning Commission.

² Emergency Shelters are permitted in the C-3-ES zone by right without discretionary action.

³ Program L has been included to ensure compliance with State law. Residential care facilities with seven or more persons are also allowed in the C-2 and C-3 zones.

⁴ Program L has been included to ensure compliance with State Law.

⁵ As regulated by Section 159.510 et seq.

⁶ Program L has been included to ensure compliance with State Law.

Accessory Dwelling Unit (ADU) Requirements

An accessory dwelling unit or second residential unit, also referred to as a “granny” unit, is a second living unit located on an existing residential lot. The purpose of an accessory dwelling unit is to provide a small, self-contained living unit that can be used by a family member or as a rental unit. An accessory dwelling unit is permitted on any lot that is zoned for single-family residential use if there is an existing single-family dwelling. This includes the R-1, R-2, R-3, A-1, and AR zones. The Zoning Code was last updated in 2020 to ensure compliance with state law pertaining to accessory dwelling units are permitted

Manufactured Homes and Mobile Home Park Standards

Manufactured homes are permitted on a permanent foundation in the single-family residential (R-1) district. Manufactured homes located outside a mobile home park must conform to all residential use development standards for the R-1 zoning district.

According to the Auburn Zoning Ordinance, a manufactured home should conform to the following criteria.

- Conforms to all requirements for single-family structures in the R-1 district.
- Certified under the National Home Construction and Safety Act of 1974.
- Size is at least 1,200 square feet.
- Meets the standards of Title 24, California Energy Commission requirements.
- A minimum of 3.5 to 12 pitch (rise/run), exterior siding is wood, floor joists are 18 inches from finished grade, and eave overhang is a minimum of 12 inches.
- Occupancy is limited to single-family residential use only.

Mobile home parks are permitted subject to a use permit in any residential district when the mobile home park meets the provisions of Sections 159.058 and 159.059 in the City’s Municipal Code and any additional provisions that the Planning Commission may impose as part of the use permit process. At present, all nearby mobile home parks are outside the City limits in North Auburn and just outside the city along Ophir Rd. However, mobile home parks are also subject to a use permit in these adjacent unincorporated areas. Placer County’s regulations on the development of mobile home parks are also similar, including a maximum of eight dwelling spaces per acre. Auburn requires a setback of 20 feet, whereas Placer County requires a setback of 24 feet. Therefore, it is not expected that the City’s current zoning requirements are a constraint to locating them within the City limits.

Supportive and Transitional Housing

Transitional housing means housing with supportive services that is exclusively designated and targeted for homeless persons. Transitional housing includes self-sufficiency development services, with the ultimate goal of moving homeless persons to permanent housing as quickly as possible. Assistance in the Supportive Housing Program is provided to help homeless persons meet three overall goals: (1) achieve residential stability, (2) increase their skill levels and/or incomes, and (3) obtain greater self-determination (i.e., more influence over decisions that affect their lives). The City will regulate supportive housing as a residential use, provided supportive services are ancillary to the primary use.

The City permits transitional and supportive housing types in the R-3 zone district as residential uses, which are only subject to the same restrictions that apply to similar housing types in the same zone. To comply with state law requirements, the City has included Program K.

Emergency Shelters for the Homeless

Emergency shelters are defined as “housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or households may be denied emergency shelter because of an inability to pay.”

The City permits permanent emergency shelters in the Regional Commercial – Emergency Shelter (C-3-ES) zone district by right (i.e., without discretionary action). A total of one parking space per staff member and an additional space for every four residents is required of emergency shelters. The C-3-ES zone includes seven sites for a total of 8.4 acres. These parcels range in size from 0.47 to 2.26 acres and may be suitable for an emergency homeless shelter. These sites include one vacant lot, two under-developed lots, and four developed sites. The under-developed lots show potential to be developed as emergency shelters, as their current use is primarily informal parking and vehicle access. The sites comprising the C-3-ES zone are centrally located near the City’s commercial core, include existing public improvements (e.g., curb, gutter, sidewalk), and have convenient access to transportation and other services. They are within one quarter mile of multiple grocery stores, supportive services such as the Boys and Girls Club, and other commercial employment opportunities as well as two of Auburn Transit’s weekday bus routes. While the public elementary school for this area is approximately three miles away, as of the 2020-21 school year the Auburn Union School District provides bus service to stops approximately 0.4 miles from the C-3-ES parcels. The use types allowed in the C-3-ES zone include a variety of commercial uses, including retail, office, services, apartments and rental housing, hotels/motels, and large residential care facilities. The City has also included Program L to address the need for low-barrier navigation centers.

The City requires the following development standards for emergency shelters:

- The maximum number of occupants shall not exceed twenty-five (25).
- Emergency shelters shall provide one parking space for every staff member present plus one parking space for every four (4) residents.
- On-site management shall be provided by at least two (2) emergency shelter staff members at all times while clients are present at the shelter.
- Security personnel shall be provided on-site during hours of operation.
- Shelters shall establish and maintain set hours for client intake/discharge, which must be prominently posted on-site.
- Management shall maintain an active list of names of all occupants at the shelter. The list shall be provided to the Police Department upon request. Management shall notify the Police Department if they remove an occupant from the shelter.
- The following facilities shall be provided:
 - An intake/waiting area shall be provided so that clients are not required to wait on sidewalks or any other public rights-of-way.
 - Common area for the use of residents.
 - Laundry facilities.
 - Shower facilities: provide a minimum of two (2) showers.
 - Secure areas shall be provided for personal property.
 - Adequate interior and exterior lighting shall be provided.
 - Telephones shall be provided for use by clients.

- An operations plan is required for all emergency shelters to address management experience, good neighbor issues, transportation, client supervision, client services, and food services. The plan shall be submitted to and approved by the Community Development Department and Police Department prior to operation of the emergency shelter. The approved plan shall remain active throughout the life of the facility, and all operational requirements covered by the plan shall be complied with at all times. At a minimum, the plan shall include:
 - A floor plan demonstrating compliance with the physical standards of this chapter.
 - Security and safety.
 - Loitering/noise control.
 - Management of outdoor areas.
 - Staff training. Ensure adequate knowledge and skills to assist clients in obtaining permanent shelter.
 - Communication and outreach.
 - Adequate and effective screening.
 - Litter control.
 - Smoking/drinking/drugs.
 - The names and contact information of all responsible parties.
- Zone specific development standards. An emergency shelter shall comply with all applicable development standards of the Regional Commercial zone district.
- The facility shall comply with all applicable state and local housing, building, and fire code requirements.
- The facility shall comply with all applicable state and local licensing as required for any program incidental to the emergency shelter.

To City has included language in Program L to review and amend standards to ensure they are objective and in compliance with Government Code Section 65583(a)(4)).

Residential Care Facilities

Within the City's regulation of residential care facilities, use restrictions are divided by the number of residents served. Both types of residential care facilities are defined as facilities by the State Department of Social Services that provide "24- hour non-medical services to 7 or more persons who are in need of personal services, supervision, or assistance". Typical uses cited within the definition of Residential Care Facilities include "facilities for alcoholism or drug abuse recovery, residential care for the elderly, mentally disordered or handicapped persons, dependent and neglected children, social rehabilitation, pediatric care, intermediate care for the development disabled, and congregate living health". Large facilities are defined as those serving seven or more persons, and small facilities are defined as those serving six or fewer persons.

Small residential care facilities are currently permitted by-right in the R-1, R-2, and R-3 districts. Large residential care facilities are permitted in the R-3 and C-2 zones with the approval of a use permit. Program L has been included to comply with State Law.

Off-Site Improvement Requirements

The City requires typical off-site improvements (e.g., curb, gutter, and sidewalk) for residential development to ensure public health and safety. Typical street widths are 43 feet for the right-of-way and 34 feet curb face to curb face with 4-foot-wide sidewalks, 6-inch curbs, and 18-inch gutters. Exceptions to these standards are allowed depending on certain factors. If the project contains topographic constraints, then the City has allowed for a reduction in street width and/or may only require a sidewalk on one side of the street. If a project is an infill development, a sidewalk may not be required if it's not already present in the area. In the new BRSP area, sidewalks will only be provided on one side of the street in some residential neighborhoods. The City's off-site standards are not any more restrictive than those of surrounding jurisdictions and the City does not believe the off-site standards act as an impediment to the production of housing for lower-income households.

Water service is provided by Placer County Water Agency, which establishes off-site improvement standards. Connection to City sewer is required for all single and multifamily projects if they are within 400 feet of existing sewer lines.

Building Codes

Building codes regulate the physical construction of dwellings and include plumbing, electrical, and mechanical divisions. The purpose of the building code and its enforcement is to protect the public from unsafe conditions associated with construction. The City of Auburn enforces the 2019 State Building Code standards (Title 24) for existing units, new construction, and residential rehabilitation. Housing-related complaints are dealt with on a case-by-case basis with the Building Department (i.e., the building inspector) becoming involved if the nature of the complaint involves building code issues.

State law affords local government some flexibility when adopting the uniform codes. The building codes can be amended based on geographical, topological, or climatic considerations. Further, state housing law provides that local building departments can authorize the use of materials and construction methods other than those specified in the uniform code if the proposed design is found to be satisfactory and the materials or methods are at least equivalent to that prescribed by the building codes. A review of the City's amendments to the uniform codes (Chapter 150 of the Auburn Municipal Code) indicates that the amendments do not have a substantial impact on the cost of residential development. Auburn's amendments to the State Building Code standards primarily concern a minimum 20-pound snow load required for roofs and "contributory areas" and weight loads on rafters. Areas less than 600 square feet, which normally get reductions per the State Building Code due to application of contributory areas, do not get this reduction in the City of Auburn. Another amendment pertains to hillside construction, which would impose stricter requirements for development with swimming pools. This should not be a constraint on new housing development overall.

Code Enforcement

The City of Auburn Code Enforcement Officer works with the Police Department, Fire Department, Building Department, and Planning and Public Works Department to investigate reported violations of laws relating to nuisances and zoning, which typically includes illegal home occupations, illegal second units, dangerous structures, fence violations, illegal signs, graffiti, debris, and weeds, as well as inoperable and illegal vehicles. The code enforcement process is typically initiated in the following three ways: (1) observation by City staff, (2) as a consequence of an action (i.e., an application for a building permit or a request for a Use Permit or Variance), or (3) in response to a complaint by an individual. The City relies on residents to help identify the majority of the code violations.

Development Fees

The financing of public facilities and services for new development in Auburn, as in most California jurisdictions, is funded in part by exactions and fees levied against development projects in proportion to the anticipated fiscal impact on the community. In all instances, the fees are determined based on a proportional share of the cost necessary to fund capital improvements. In this sense, they are fixed overhead costs that cannot be reduced by policy. Although these fees are necessary to meet City standards, they can have substantial impact on the cost of housing, particularly affordable housing. Auburn charges a number of permit and development impact fees to cover the cost of processing development requests and providing public facilities and services to new developments. In creating a development fee structure, Auburn carefully balanced the need to offset the cost of public services with a level of fees that does not inhibit residential development. See Table A-35 for a complete fee schedule and Table A-36 for application fees. This comparison demonstrates that the City's residential development fees (single-family and multifamily) do not act as a constraint against building affordable housing and, as a result, fees have not affected the City's competitiveness for affordable housing with neighboring jurisdictions.

Planning and Public Works Department Residential Development Fee Schedule

The following is the criteria upon which building permit amounts are based and the procedure followed in arriving at the cost of a permit for a new single-family or multifamily residences within the Auburn city limits. While fees represent a substantial part of residential construction costs, Auburn's fees are in line with or lower than those charged in neighboring jurisdictions. The City has some of the lowest planning fees in the region. Auburn's fees do not act as a constraint to the construction of affordable housing and have not affected the City's competitiveness with neighboring communities in producing affordable housing.

Valuation – Single Family

The following amounts are used by the Building Department to arrive at the valuation of a single-family structure. Each figure is multiplied by the square footage of the specified area.

- \$120.75 per square foot – Dwelling
- \$47.80 per square foot – Garage
- \$21.37 per square foot – Deck/Covered Patio/Carport

2,000 square foot house x \$120.75 =	\$241,500
500 square foot garage x \$ 47.80 =	\$23,900
200 square foot deck x \$21.37 =	<u>\$4,274</u>
Total Value	\$269,674

- Building permit fee is 1 percent of the valuation, in this case, \$2,696.74
- A plan check fee is collected when plans are brought in and is based on 65 percent of the building permit fee (e.g., 65 percent of \$2,696.74 = \$1,752.88 for the plan check).

Valuation – Multifamily

The following amounts are used by the Building Department to arrive at the valuation of a multifamily unit. Each figure is multiplied by the square footage of the specified area.

- \$120.75 per square foot – Dwelling
- \$21.37 per square foot – Deck/Covered Patio/Carport

1,040 square foot unit x \$120.75 = \$125,580

85 square foot deck x \$21.37 = \$1,816.45

Total Value \$127,396.45

- Building permit fee is one percent of the valuation, in this case, \$1,273.96.
- A plan check fee is collected when plans are brought in and is based on 65 percent of the building permit fee (e.g., 65 percent of \$1,273.96 = \$828.07 for the plan check).

TABLE A-35. RESIDENTIAL DEVELOPMENT FEE SCHEDULE

Fee Type	Single-Family	Multifamily
Building Permit	\$2,696.74	\$1,273.96
Sewer Connection	\$8,615/EDU	\$8,615/EDU
SMIP: 0.00013 % of total valuation	\$35.06	\$16.56
Facilities and Equipment Fee	\$2,750.00	\$2,750.00
Placer County Capital Facilities Fee	\$2,828.73	\$2,059.99
Approximate Permit Fees Including Plan Check	\$33,851.06*	\$14,715.51*

Source: City of Auburn, Planning, Zoning and Environmental Review Fees and Charges Schedule January 2015; City of Auburn, Residential Building Permit Information January 2019; Placer County Capital Facilities Impact Fee Program Annual Report Fiscal Year 2017–2018.

*Collected at permit issuance

School fees are currently \$5.22 per square foot of dwelling space unless Mello-Roos applies.

TABLE A-36. APPLICATION FEES

Application	Single-Family	Multifamily
Administrative Permit (to approved project)	\$57.00	\$57.00
Amendment	\$197.00	\$197.00
With Public Hearing	\$39.00	\$39.00
Annexation	\$500.00 + LAFCO fees	\$500.00 + LAFCO fees
Appeals	\$100.00	\$100.00
Boundary Line Adjustment	\$257.00	\$257.00
Certificate of Compliance	\$301.00	\$301.00
Conditional Use Permit (Class A)	\$1,443.00	\$1,443.00
Conditional Use Permit (Class B)	\$858.00	\$858.00

Appendix A: Housing Needs Assessment

Application	Single-Family	Multifamily
Conditional Use Permit (Class C)	\$415.00	\$415.00
Design Review (Type A—30+ units)	—	\$651.00
Design Review (Type B—10 to 29 units)	—	\$607.00
Design Review (Type C—1 to 9 units)	\$563.00	\$563.00
Design Review—Additions, Alterations, Remodeling	—	\$400.00
Design Review—Larger Projects	—	\$100.00
Design Review—Historic District	—	\$33.00
Development Agreement	\$400.00	\$400.00
Extension of Time—Civic Design, Subdivision	\$415.00	\$415.00
Extension of Time—Parcel Map	\$289.00	\$289.00
Extension of Time—Historic Design Review	—	\$415.00
General Plan Amendment	\$1,481.00	\$1,481.00
General Plan Amendment—Combined with Rezone	\$2,225.00	\$2,225.00
Home Occupation Permit	\$11.00	\$11.00
Large Family Daycare Home Permit	\$41.00	N/A
Predevelopment Review—Admin. Staff Review	\$100.00 ¹	\$100.00 ¹
Predevelopment Review w/ Commission Hearing	\$200.00 ¹	\$200.00 ¹
Rezone/Prezone	\$1,323.00	\$1,323.00
Sign Permit	—	\$33.00
Tentative Parcel Map (2 to 4 lots)	\$748	\$748
Tentative Subdivision Map (5+ lots)	\$748 (+\$27/lot for 1-25 lots, then \$6/lot for each lot over 25)	\$748 (+\$27/lot for 1-25 lots, then \$6/lot for each lot over 25)
Tree Permit—Administrative Review	\$25	\$25
Tree Permit—Removals	—	\$400.00
Tree Permit—Individual Home	\$50/tree w/\$250 maximum	—
Variance—Minor Setback/Sign Variance	\$252.00	\$252.00
Variance—Other Variances (e.g., Parking)	\$514.00	\$514.00
Environmental Review		
Initial Study/Categorical Exemption	\$66.00	\$66.00
Initial Study/Negative Declaration (Staff preparation)	At cost (with \$500.00 deposit)	At cost (with \$500.00 deposit)
Initial Study/Negative Declaration (Consultant preparation)	Consultant at cost + staff at cost (with \$500.00 deposit)	Consultant at cost + staff at cost (with \$500.00 deposit)
Expanded Initial Study + EIR (Consultant Fee + 10% Administrative Costs to City)	Consultant at cost + staff at cost (with \$500.00 deposit)	Consultant at cost + staff at cost (with \$500.00 deposit)

Placer County Airport Land Use Commission (PCTPA) Fee Schedule ²		
Application	Single-Family	Multi-Family
Minor Projects (Staff Review)	\$250.00	\$250.00
Major Projects (Commission Review) ³	\$750.00	\$750.00
Mandatory Projects ⁴	\$1,250	\$1,250
ALUC Appeals	\$100.00	\$100.00

Source: City of Auburn Fee Schedule, January 2015.

¹ Fee is credited to any subsequent application fee if filled within six months for the same or substantially similar proposal.

² The fee is the minimum charge and is non-refundable.

³ If it is determined that technical assistance is needed to complete the review, then the "Supplemental Deposit," must be deposited to proceed. After the project review is completed, the project proponent will either receive an invoice or an additional amount due or a refund depending on the actual costs incurred. At the time the cost of the review reaches 80 percent of the deposited amount, the project proponent will be notified that additional payment may be required upon completion of the review.

⁴ Fees for Mandatory Project review of local member agency planning documents would be waived.

Permit Processing Procedures

Applications for residential subdivisions are processed within a three- to four-month period; however, applications that are more complex may take six to eight months because of project pre-planning, site constraints, and environmental review. Processing time is largely determined by the availability of staff time as well as the number and/or significance of project-related issues. The City of Auburn meets state-required timelines for the approval of development permits (Table A-37). Table A-38 provides the typical processing procedure by project type. The general timeframe from project approval to issuance of a building permit is 2 to 4 weeks, although this is entirely dependent on the applicant. The time required for development approval is not generally a constraint or substantial cost to housing developers.

TABLE A-37. APPLICATION PROCESSING TIMES

Application Type	Estimated Approval Time Period
Single-Family Project	±4 weeks ¹
Multifamily Project	Design review: 3–4 months
Variances	±2 months
Residential Design Review ² (Single- and Multifamily Projects)	SFR—not required MFR—see above
Projects with Environmental Review	Factored into Estimated Approval Times
Rezone	3–6 months
General Plan Amendment	3–6 months
Lot Line Adjustment	±2 months
Parcel Map	±3 months
Subdivision Map (Project)	3–4 months
Use Permit	±3 months

Source: City of Auburn, 2020.

¹ Single-family residential projects only require a building permit; separate discretionary approval is not required.

² See discussion on the following pages regarding design review.

TABLE A-38. TYPICAL PROCESSING PROCEDURES BY PROJECT TYPE

	Single Family Unit	Multifamily
List Typical Approval Requirements	Building Permit—Requires site and architectural plans; grading plan required if site conditions warrant. Staff approval	Design Review Process—Requires site plan, grading plan, landscape plan, and architectural plans. Planning Commission approval
	—	Building Permit—Requires site plan, grading plan, landscape plan, and architectural plans. Staff approval
Est. Total Processing Time	4 weeks	12–16 weeks

Source: City of Auburn, 2020

To expedite permit processing procedures, City staff encourages pre-application development conferences to provide upfront feedback on proposed projects to increase approval certainty for applicants. Also, informational checklists detailing submittal requirements are provided to facilitate and streamline permit processing. Residential building permit information is on the City’s website as well.

Land use and zoning designations for single-family and multifamily parcels are detailed in the General Plan and the Zoning Ordinance, which serve to make the permit processing procedure clear, certain, and predictable. Project applications requiring discretionary approvals by the Auburn Planning Commission and the Auburn City Council have been reviewed using specified criteria from the General Plan and the Zoning Ordinance. Over the previous housing cycle, the Planning Commission’s review and consideration of projects has been prompt and has not imposed an undue burden on development (e.g., through excessive processing delays or adding costs to development projects).

Design review and discretionary review are often processed concurrently by the Building department as the project is reviewed by the Planning Commission/Historic Design Review Commission to avoid project time delays. The design review process does not have any findings and is deemed complete once a builder has fulfilled the necessary steps on the City’s Design Review Submittal Checklist. The submittal checklist streamlines the process and provides objective guidelines for the developer on the process and promotes approval certainty. The Old Town and Downtown design review districts maintain the aesthetic character of each area without requiring special or costly construction materials for compliance. New multifamily projects are subject to design review approval, though new single-family projects are not. Again, no special/costly building materials or presentation materials are required for compliance with the design review process.

The City’s permit processing, permit procedures, and design review have not been found to negatively impact a project or hold up the processing of an application.

Use Permit Process

Chapter 159.405 et seq. of the Auburn Municipal Code regulates the issuance of use permits. Applications are reviewed by the Planning Commission, which has the authority to approve, conditionally approve, or disapprove the application. The Planning Commission meets on the first and third Tuesdays of each month. Processing time for a Use Permit varies from two to four months depending on project complexity, issues, and whether additional environmental review is needed. Application fees for Use Permits range from \$415

to \$1,443. The focus of the Use Permit typically relates to neighborhood compatibility (i.e., architectural design, setbacks, parking, orientation, etc.). In the event that an applicant or any other interested party is not satisfied with the Planning Commission's actions of a use permit, an action can be appealed to the City Council for review.

Following a public hearing, a use permit is subject to findings by the Planning Commission, such as:

- The proposed use is substantially similar in characteristic to a use or uses currently within the district.
- The proposed use would be appropriate in the district applicable to the property as a permitted or conditional use.
- The proposed use would not be detrimental to the health, safety, peace and morals, comfort, and general welfare of the community.

The Use Permit process addresses impacts of the use, not the user. This process does not act as a constraint to the development of affordable housing because:

- It does not add significant time or delay to the approval of projects.
- The Planning Commission addresses the findings that are described in Chapter 159.408 of the Municipal Code.
- The City's Use Permit application packet provides clear direction on the process and standards for review.

If it is determined that a developer would need a Use Permit to proceed with City approvals, it is the City's policy to provide as much information as possible. The City's website (www.auburn.ca.gov) is a resource where project applicants can go to obtain further information and City contact phone numbers.

Housing for Persons with Disabilities

As noted in the Special Needs section of this Housing Needs Assessment report, persons with disabilities have a number of housing needs related to accessibility of dwelling units, access to transportation, employment, and commercial services, and alternative living arrangements that include on-site or nearby supportive living services.

The City ensures that new housing developments comply with California building standards (Title 24 of the California Code of Regulations) and federal Americans with Disabilities Act (ADA) requirements for accessibility. Sites zoned for MDR and HDR uses are typically located along arterial streets and transportation corridors to facilitate access and accessibility for persons with disabilities.

Procedures for Ensuring Reasonable Accommodations

The City of Auburn has established procedures to ensure that reasonable accommodations are made for persons with disabilities. In conjunction with plan check review, individuals with disabilities can request special accommodation or variance from building codes due to a disability. The City also ensures equal facilitation during the planning process as part of design review. For example, an apartment project located in the city was required to provide fixtures for ground-floor units that would accommodate persons with disabilities or that could easily be converted to accommodate such persons. The City's reasonable accommodation procedures are separate from a variance or conditional use permit and requests are approved administratively.

The decision to approve a request for reasonable accommodation shall be based on the below findings, which are required for approval (per section 159.434 of the City's Municipal Code):

- The requested accommodation is requested by or on behalf of one or more individuals with a disability protected by federal or state law.
- The requested accommodation is necessary in both nature and extent to provide one or more individuals with a disability an equal opportunity to use and enjoy their property.
- The requested accommodation will not impose an undue financial or administrative burden to the city.
- The requested accommodation will not fundamentally alter city zoning, development standards, policies, or procedures.
- The requested accommodation will not result in a fundamental alteration of a neighborhood's character.
- The requested accommodation will not substantially undermine any express purpose of the General Plan or any applicable specific plan.
- The requested accommodation will not, under the specific facts of a case, result in a direct threat to the health and safety of other individuals or substantial physical harm to the property of others.

Program L has been included to ensure the findings for a reasonable accommodation request do not pose any potential barriers to housing for persons with disabilities.

Efforts to Remove Regulatory Constraints for Persons with Disabilities

The State of California has removed any City discretion for review of small group home projects (six or fewer residents). The City does not impose additional zoning, building code, or permitting procedures other than those allowed by state law. There are no City-initiated constraints on housing for persons with disabilities caused or controlled by the City.

Information Regarding Accommodation for Zoning, Permit Processing, and Building Codes

The City implements and enforces Title 24 of the 2019 California Code, which is very similar to ADA. The City provides information to applicants or those inquiring of City regulations regarding accommodations in zoning, permit processes, and application of building codes for persons with disabilities.

Zoning and Other Land Use Regulations

The City of Auburn periodically conducts comprehensive reviews of its zoning laws, policies, and practices for compliance with fair housing law. The City has not identified zoning or other land use regulatory practices that could discriminate against persons with disabilities and impede the availability of such housing for these individuals. The City's definition of "family" is not considered a constraint to housing access. The Municipal Code defines "family" as, "One 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".

Examples of the ways in which the City facilitates housing for persons with disabilities through its regulatory and permitting processes are:

- The City allows some variation from the application of its parking standards. For example, a reduction in the parking requirements for a unique use, such as a senior housing project, can be approved by processing a variance or a use permit (for a planned unit development).
- Similarly, Section 159.169. Facilities: Minimum Dimensions provides the Planning and Public Department with the authority to establish and approve parking stalls and maneuvering areas other than those set in the ordinance. An example would be a reduction in the width of a drive aisle when associated with vehicle overhang into a landscape area.
- The City's C-2 and R-3 zones allow residential care facilities (large) with a use permit and the R-1 zone allows the small facilities by-right. Rest homes are allowed by-right in both the City's R-1 and R-3 zones. The City has no authority to approve or deny group homes of six persons or fewer, except for compliance with building code requirement, which are also governed by the State of California.
- The City does not restrict occupancy of unrelated individuals in group homes.
- The City permits housing for special needs groups, including for individuals with disabilities, without regard to distances between such uses or the number of uses in any part of the city. The Land Use Element of the General Plan does not restrict the siting of special needs housing.
- The City provides for reasonable accommodations.
- The City is planning to create a Historic District overlay zone that will allow for residential uses within the Downtown and Old Town districts. These districts currently only allow for commercial, office, industrial and open space uses. The City plans to develop specific design standards for residential uses in Historic District overlay zone. The City plans to require a use permit for residential uses in Historic District overlay zone and will update the current findings for use permits in the Municipal Code. Refer to Program M.

Permits and Processing

The City does not impose special permit procedures or requirements that could impede the retrofitting of homes for accessibility. The City's requirements for building permits and inspections are the same as for other residential projects and are fairly simple and straightforward. City officials are not aware of any instances in which an applicant experienced delays or rejection of a retrofitting proposal for accessibility to persons with disabilities.

As discussed above, the City allows residential care facilities of six or fewer persons by right, as required by state law. No Use Permit or other special permitting requirements apply to such homes.

The City does not impose special occupancy permit requirements for the establishment or retrofit of structures for residential use by persons with disabilities. If structural improvements were required for an existing residential care facility, a building permit would be required. If a new structure were proposed for a group home use, design review would be required as for any other new residential structure. To the City's knowledge, its design review process has not been used to deny or substantially modify a housing project for persons with disabilities to the point where it is no longer feasible.

Design review is not required for single-family residential development. All multifamily residential projects in Auburn require design review by the Planning Commission. The design review process typically takes three to four months. The hearing process for group homes and special needs housing for persons with disabilities is the same as for other residential projects.

Review of Local Ordinances

The City does not have any locally adopted ordinances that hinder the development of housing.

Short Term Rental Requirements

Short Term Rental (STR) regulations can be found in Sections 159.510 - 159.521 of the Zoning Ordinance. STRs are currently permitted in the Single-Family Residential District (R-1), Two-Family Residential (Duplex) District (R-2), Medium Density Multiple-Family Residential District (R-3), and Exclusive Agricultural District (A-1) and are prohibited in all other zones. The City is planning to create a Historic District overlay zone that will allow for residential uses within the Downtown and Old Town districts thereby allowing STR's as a permitted use. Vacation rentals, furnished rentals on a temporary basis for 30 days or less, are not considered STRs. The property owner must submit an application for a short-term rental permit and obtain a business license from the City and comply with the requirements of transient occupancy taxes. The City updated the 2015 regulations that required the property owner to reside on site. The current regulations allow the property owner to reside within one hour of the rental property, or contract a property management service, and be available 24 hours per day, 7 days per week while the unit is rented to respond to complaints within a timely manner.

Building Codes

The City provides reasonable accommodation for persons with disabilities in the enforcement of building codes and the issuance of building permits through its flexible approaches to retrofitting or converting existing buildings and construction of new buildings that meet the shelter needs of persons with disabilities. The City of Auburn adopted and implemented the 2019 California Building Code (CBC) Volumes 1 and 2, including Chapter 7A and Appendix Chapters C and F, which are mandated by the state. The only additions to the uniform code that the City has adopted are:

- Permits shall not be required for fences lower than 6 feet.
- No reductions are permitted under Table 16c of the CBC for slope and area or structural members of tributary loading under 600 square feet.
- A bedroom is redefined as “room with a bed or a closet, whether built-in or free-standing.”
- A kitchen is redefined as “any area or appliance used for the preparation of food, including, but not limited to, gas or electric ranges, ovens or stovetops, refrigerators or freezers or more than five cubic feet capacity, and cabinets designed to accommodate such appliances.”
- Each new dwelling unit must contain an automatic, internally illuminated house numbering unit visible from the street.
- Wood shakes and shingles are not allowed in new construction.
- Minimum roof coverings for all types of construction.
- Permit fees are to be established by City Council resolution.
- Ground snow load equals 20 pounds per square foot.

Universal Design Element

Universal design is mainly customer-driven for single-family residential, while the Building Code has provisions for the inclusion of universal design in multifamily projects. The City promotes universal design

by encouraging developers of senior housing, persons with disabilities, and other persons and families applying for building permits to consider universal design in their construction.

Conclusion

In light of current and proposed planning policies and zoning regulations, the City believes that it has mitigated any potential constraints to the availability of housing for persons with disabilities.

Parking Requirements

Section 159.165 describes the parking requirements for residential uses in the City. A permit is required for the establishment of any off-street parking area other than for single- or two-family dwellings (Section 159.166); however, because these parking spaces are required of multi-family buildings and rooming houses it is not expected that a permit application will present a constraint to development. Single-family (R-1) and multiple-family (R-2 and R-3) dwelling units require two off-street parking spaces per dwelling unit (garages are not required). The off-street parking space required for any lot in which a single- or multifamily dwelling is built may not be provided in the required front or street side yard area (Section 159.171). Rooming houses require one parking space for every two guest rooms or four beds for guests, whichever requires the greater number of parking spaces. Nursing and convalescent homes require one parking space for every two patient beds. Emergency shelters require one parking space per staff member and one parking space for every four residents. Parking requirements in the City are not considered excessive or a constraint on residential development. The City, on a case-by-case basis, regularly provides for parking flexibility. For example, the Mercy Senior Housing (built in 2013) project was developed with a 50 percent parking reduction. Additionally, the City requires a similar number of parking spaces when compared to nearby jurisdictions.

Design Review

Section 159.110 et seq. of the Auburn Municipal Code describes the process for design review in the City. Design review ensures that new development will be consistent with the City's General Plan policies for the proper protection, enhancement, and use of places, sites, buildings, and structures. The City's Municipal Code is explicit as to the guidelines and procedures that must be followed during the design review process. This clarity of language gives the applicant certainty that if the guidelines and procedures in the Municipal Code are followed correctly, a successful design review process will be the outcome.

The City's Municipal Code and Design Review application packet are explicit as to the guidelines, procedures, and filing deadlines that must be followed throughout the design review process. The City's design review process does not act as a constraint to the overall supply and affordability of housing in Auburn because:

- Design review does not add significant time or delay to project approval.
- Design review does not add to or modify development standards in Section 159.110 of the Municipal Code or standards in the applicable General Development Plan.
- Design review criteria are explicit and understandable.

The City does not take an excessive amount of time in processing design review applications, nor does the City require costly building materials. The City also encourages design review to be conducted concurrently with other processing procedures to expedite the development permit process even further. The City believes that sufficient design review principles are in place to process and facilitate the full spectrum of affordable, moderate, and higher-income housing.

To protect Auburn's stock of historic and architecturally significant structures in the Old Town and Downtown historic areas, the City adopted a Historic Preservation Ordinance in November 2004. The ordinance applies to multifamily structures within the Historic Design Review District as well as single-family residential structures that have been voluntarily designated a historic resource by the property owner. Activities subject to historic design review include:

- Construction of all new buildings or structures.
- Alterations, remodeling, or additions to existing structures.
- Replacement of building materials with different materials (including re-roofing of buildings).
- Painting of buildings if the color(s) used are not similar to the existing colors.
- Sign permits.
- Modifications to existing Historic Design Review Permits.

The Historic Design Review Commission is the reviewing authority for Historic Design Review Permits. The Commission includes the Planning Commission members and four at-large members (one architect, one member of the historical society, one real property owner from the Downtown Historic District, and one real property owner from the Old Town Historic District).

Some projects located in the Historic Design Review District do not require a Historic Design Review Permit and are instead reviewed administratively by the Planning and Public Works Director. Qualifying projects include minor modifications to existing site improvements (i.e. parking lot re-striping), exterior painting on buildings or structures if the color(s) are similar to existing colors, replacement of building materials with similar materials, sidewalk replacement, landscaping, temporary signs for special events, and projects delegated by the Planning Commission.

A Design Review Permit takes 12 to 16 weeks; administrative design review takes one to three weeks, while historic design review takes two to four weeks. Applicants are strongly encouraged by the City to meet with members of the Planning and Public Works, Building, Fire and Police Departments during the pre-application process to identify pertinent issues. If the applicant or any other interested party is not satisfied with the action of the Planning Commission or the Historic Design Review Commission, an action to appeal can be filed to be brought before the City Council.

Additionally, as a part of Program B, the City plans to establish a written policy or procedure and other guidance as appropriate to specify the SB 35 streamlining approval process and standards for eligible projects, as set forth under GC Section 65913.4.

Pre-Development Review

In order to facilitate the design review process, the City of Auburn offers applicants the opportunity for preliminary design review through submittal of a pre-development application. The pre-development application is not a prerequisite for formal submittal of an application, but is provided to facilitate City comments on a development request prior to preparation of detailed plans for formal design review. The City's pre-development review focuses on identifying basic design issues, appropriateness and intensity of intended development, and unique project-related conditions likely to affect development. Any comments generated for pre-development review are intended to supersede more detailed comments generated during the normal design review process. The time frame for completing pre-development review is typically two to four weeks, depending on the nature of the request. Written comments are provided as part of pre-development review and are generally valid for 180 days, except where modifications to ordinances or adopted policies may occur.

ENERGY CONSERVATION OPPORTUNITIES

The opportunities for energy conservation stem primarily from the fact that most of the future residential development will occur on land that is not constrained by existing roads and infrastructure. Energy conservation can be achieved, therefore, through site development planning to reduce the need for vehicular trips by:

- Providing pedestrian access to commercial and recreational facilities.
- Providing mixed-use development.
- Providing for higher densities that would make public transit economically feasible.
- Requiring landscaping to control solar gain in buildings and on pavement, channel wind, and provide comfortable microclimates that limit dependence on artificial heating and cooling systems.
- Providing allowances for mass site grading in the BRSP to allow for an increase in the densities actually developed, higher than those historically seen in the city.
- Providing higher-density housing in the BRSP along transit corridors, close to jobs, and close to services and amenities.

Energy conservation features are incorporated into the design of residential structures in the City of Auburn due to the requirements of the California Energy Commission's Building Energy Efficiency Standards (Title 24). These measures include low-flow plumbing fixtures, efficient heating and cooling opportunities, dual-pane windows, and adequate insulation and weather stripping. Incorporating new technology within residential developments offers developers a chance to design projects that allow for maximum energy conservation opportunities.

GENERAL DESIGN STANDARDS

There are many opportunities for conserving energy in new and existing homes. New buildings, by design, can easily incorporate energy-efficient techniques into the construction. According to the Department of Energy, the concept of energy efficiency in buildings is the building envelope, which is everything that separates the interior of the building from the outdoor environment: the doors, windows, walls, foundation, roof, and insulation. All the components of the building envelope need to work together to keep a building warm in the winter and cool in the summer.

Constructing new homes with energy-conserving features, in addition to retrofitting existing structures, will result in a reduction in monthly utility costs. There are many ways to determine how energy efficient an existing building is and, if needed, what improvements can be made. Examples of energy-conservation opportunities include installation of insulation and/or storm windows and doors, use of natural gas instead of electricity, installation or retrofitting of more efficient appliances and mechanical or solar energy systems, and building design and orientation, which incorporates energy-conservation considerations.

Many modern building design methods are used to reduce residential energy consumption and are based on proven techniques. These methods can be categorized in three ways:

- 1) Building design that keeps natural heat in during the winter and keeps natural heat out during the summer. Such design reduces air conditioning and heating demands. Proven building techniques in this category include:

- Location of windows and openings in relation to the path of the sun to minimize solar gain in the summer and maximize solar gain in the winter.
 - Use of “thermal mass,” earthen materials such as stone, brick, concrete, and tiles that absorb heat during the day and release heat at night.
 - Use of window coverings, insulation, and other materials to reduce heat exchange between the interior of a home and the exterior.
 - Location of openings and the use of ventilating devices that take advantage of natural air flow (particularly cool evening breezes).
 - Use of eaves and overhangs that block direct solar gain through window openings during the summer but allow solar gain during the winter.
 - Zone heating and cooling systems, which reduce heating and cooling in the unused areas of a home.
- 2) Building orientation that uses natural forces to maintain a comfortable interior temperature. Examples include:
- North-south orientation of the long axis of a dwelling.
 - Minimizing the southern and western exposure of exterior surfaces.
 - Location of dwellings to take advantage of natural air circulation and evening breezes.
- 3) Use of landscaping features to moderate interior temperatures. Such techniques include:
- Use of deciduous shade trees and other plants to protect the home.
 - Use of natural or artificial flowing water.
 - Use of trees and hedges as windbreaks.

In addition to natural techniques, a number of modern methods of energy conservation have been developed or advanced during the present century. These include:

- Use of solar energy to heat water.
- Use of radiant barriers on roofs to keep attics cool.
- Use of solar panels and other devices to generate electricity.
- High-efficiency coating on windows to repel summer heat and trap winter warmth.
- Weather-stripping and other insulation to reduce heat gain and loss.
- Use of natural gas for dryers, stovetops, and ranges.
- Use of energy-efficient home appliances.
- Use of low-flow showerheads and faucet aerators to reduce hot water use.

Natural space heating can be substantially increased through the proper location of windows and thermal mass. Use of solar panels can generate 1,000 watts of electricity on a sunny day. This can constitute more than enough power for daily residential operations.

APPENDIX B: GLOSSARY

U.S. CENSUS TERMS

The following terms have been defined by the U.S. Census for interpreting data found in Census reports and tables. These definitions are generally current. For reports based on earlier surveys, especially those published before 1990, the user should consult the printed reports for those years. As reports and surveys continue to evolve, definitions may also alter to accommodate these changes. These definitions can be further examined on the U.S. Census website at www.census.gov.

Children, Own – A child under 18 years old who is a son or daughter by birth, marriage (a stepchild), or adoption. For 100-percent tabulations, own children consist of all sons/daughters of householders who are under 18 years of age. For sample data, own children consist of sons/daughters of householders who are under 18 years of age and who have never been married; therefore, numbers of own children of householders may be different in these two tabulations.

Children, Related – Includes all people in a household under the age of 18, regardless of marital status, who are related to the householder. Does not include householder's spouse or foster children, regardless of age.

Ethnic Origin or Race – Ethnic origin refers to an individual's self-identification of their origin or descent, "roots," heritage, or place where the individual or his/her parents or ancestors were born. Respondents could report their ethnic group regardless of the number of generations removed from their place of origin. Responses to this question reflected the groups with which respondents identified and not necessarily the degree of attachment or association the individual had with the particular group(s).

Family – A group of two or more people who reside together and who are related by birth, marriage, or adoption.

Family household (Family) – A family includes a householder and one or more people living in the same household who are related to the householder by birth, marriage, or adoption. All people in a household who are related to the householder are regarded as members of his or her family. A family household may contain people not related to the householder, but those people are not included as part of the householder's family. Thus, the number of family households is equal to the number of families, but family households may include more members than do families. Not all households contain families since a household may comprise a group of unrelated people or one person living alone.

Group Quarters – The Census Bureau classifies all people not living in housing units as living in group quarters. There are two types of group quarters: institutional group quarters (for example, correctional facilities for adults, nursing homes, and hospice facilities) and noninstitutional group quarters (for example, college/university student housing, military quarters, and group homes).

Household – A household includes all the people who occupy a housing unit as their usual place of residence.

Householder – The person, or one of the people, in whose name the home is owned, being bought, or rented. If there is no such person present, any household member 15 years old and over can serve as the householder. Two types of householders are distinguished: a family householder and a nonfamily householder.

A family householder is a householder living with one or more people related to him or her by birth, marriage, or adoption. The householder and all people in the household related to him are family members.

A nonfamily householder is a householder living alone or with nonrelatives only.

Mean Income – Mean income is the amount obtained by dividing the total income of a particular statistical universe by the number of units in that universe. Thus, mean household income is obtained by dividing total household income by the total number of households. For the various types of income, the means are based on households having those types of income.

Median Income – The median income divides the income distribution into two equal groups, one having incomes above the median, and other having incomes below the median.

Marital Status – Adults are generally classified as being married, never married, separated, divorced, or widowed.

Poverty – Following the Office of Management and Budget’s (OMB’s) Directive 14, the Census Bureau uses a set of money income thresholds that vary by family size and composition to determine who is in poverty. If the total income for a family or unrelated individual falls below the relevant poverty threshold, then the family (and every individual in it) or unrelated individual is considered in poverty.

Race – The data on race were derived from answers to the question on race that was asked of all people. The U.S. Census Bureau collects race data in accordance with guidelines provided by the OMB, and these data are based on self-identification. The racial categories included in the census questionnaire generally reflect a social definition of race recognized in this country, and not an attempt to define race biologically, anthropologically, or genetically. In addition, it is recognized that the categories of the race item include racial and national origin or socio-cultural groups.

Tenure – Refers to the distinction between owner-occupied and renter-occupied housing units.

Units in Structure – A structure is a separate building that either has open spaces on all sides or is separated from other structures by dividing walls that extend from ground to roof. In determining the number of units in a structure, all housing units, both occupied and vacant, are counted.

Unmarried Partner – An unmarried partner is a person who is not related to the householder, who shares living quarters, and who has an intimate relationship with the householder. Same-sex spouses are included in this category for tabulation purposes and for public-use data files.

CALIFORNIA GOVERNMENT CODE TERMS

The following terms have been defined by the California Government Code for interpreting data found in the Housing Element. These definitions are generally current. As reports and surveys continue to evolve, definitions may also alter to accommodate these changes. These definitions can be further examined on the California Government Code website at <http://www.leginfo.ca.gov/calaw.html>.

Emergency Shelter, California Code 50801(e). Emergency shelter means housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay.

Residential Care Facilities, California Code 1568.01(j). Residential care facility means a residential care facility for persons with chronic, life-threatening illness who are 18 years of age or older or are emancipated minors, and for family units. The licensee of every facility required to be licensed shall provide the following basic services for each resident:

- (1) Room and board. No more than two residents shall share a bedroom, except that the director, in his or her discretion, may waive this limitation.
- (2) Access to adequate common areas, including recreation areas and shared kitchen space with adequate refrigerator space for the storage of medications.
- (3) Consultation with a nutritionist, including consultation on cultural dietary needs.
- (4) Personal care services, as needed, including, but not limited to, activities of daily living. A facility may have a written agreement with another agency to provide personal care services, except that the facility shall be responsible for meeting the personal care needs of each resident.
- (5) Access to case management for social services. A facility may have a written agreement with another agency to provide case management.
- (6) Development, implementation, and monitoring of an individual services plan. All health services components of the plan shall be developed and monitored in coordination with the home health agency and shall reflect the elements of the resident's plan of treatment developed by the home health agency.
- (7) Intake and discharge procedures, including referral to outplacement resources.
- (8) Access to psychosocial support services.
- (9) Access to community-based and county services system.
- (10) Access to a social and emotional support network of the resident's own choosing, within the context of reasonable visitation rules established by the facility.
- (11) Access to intermittent home health care services in accordance with paragraph (1) of subdivision (c).
- (12) Access to substance abuse services in accordance with paragraph (3) of subdivision (c).
- (13) Adequate securable storage space for personal items.

Appendix B: Glossary

Transitional Housing, California Code 50801(i). Transitional housing means housing with supportive services for up to 24 months that is exclusively designated and targeted for recently homeless persons. Transitional housing includes self-sufficiency development services, with the ultimate goal of moving recently homeless persons to permanent housing as quickly as possible, and limits rents and service fees to an ability-to-pay formula reasonably consistent with the United States Department of Housing and Urban Development's requirements for subsidized housing for low-income persons. Rents and service fees paid for transitional housing may be reserved, in whole or in part, to assist residents in moving to permanent housing.

APPENDIX C: PLACER COUNTY HOMELESS RESOURCES

(1)	(2) Prevention					(3) Outreach			(4) Supportive Services									
Provider Organizations	Mortgage Assistance	Rental Assistance	Utilities Assistance	Counseling/Advocacy	Legal Assistance	Street Outreach*	Mobile Clinic	Law Enforcement	Case Management	Life Skills	Alcohol & Drug Abuse	Mental Health Counseling	Healthcare	HIV/AIDS	Education	Employment	Childcare	Transportation
Ackerman Elementary School District (SD)				X		X			X	X	X	X	X		X		X	X
Acres of Hope				X					X	X		X					X	X
Adventure Christian Church			X								X							
Advocates for Mentally Ill Housing, Inc. (AMIH)				X						X						X		
Alta Dutch Flat SD				X		X			X	X	X	X	X		X		X	X
Auburn Family Resource Center				X		X			X	X		X			X	X		
Auburn Parole and Community Partnership Parolee Meetings				X				X		X						X		
Auburn Union SD				X		X			X	X	X	X	X		X		X	X
Boys and Girls Club of Auburn				X						X					X		X	
Chana Teen Parenting Center				X					X	X	X	X			X	X	X	X
Child Abuse Prevention Council of Placer County				X		X			X	X		X			X	X		
City of Roseville	X	X	X	X				X								X	X	X
Colfax Community Resource Center				X		X			X	X		X			X	X		
Colfax Elementary SD				X		X			X	X	X	X	X		X		X	X
Crisis Resolution Center, Koinonia Foster Family Agency				X					X	X	X				X			
Day Reporting Center, Placer County Probation Department				X														
Dry Creek Joint SD				X		X			X	X	X	X	X		X		X	X
Eureka Union SD				X		X			X	X	X	X	X		X		X	X
Foothills Habitat for Humanity				X														
Foresthill Union SD				X		X			X	X	X	X	X		X		X	X
Golden Sierra Job Training Agency		X	X	X					X						X	X		X
Golden Sierra Life Skills		X							X	X	X			X	X			
Hope, Help, and Healing Inc.		X		X	X				X	X	X				X	X		X
Housing Alliance of Placer (HAP)		X	X	X		X			X	X								
Kings Beach Family Resource Center		X	X	X	X			X	X	X			X		X	X	X	X
Legal Services of Northern California				X	X													
Lighthouse Counseling and Family Resource Center				X					X	X		X						
Loomis Union SD				X		X			X	X	X	X	X		X		X	X

Appendix C: Placer County Homeless Resources

(1)	(2)					(3)			(4)									
	Prevention					Outreach			Supportive Services									
Provider Organizations	Mortgage Assistance	Rental Assistance	Utilities Assistance	Counseling/Advocacy	Legal Assistance	Street Outreach*	Mobile Clinic	Law Enforcement	Case Management	Life Skills	Alcohol & Drug Abuse	Mental Health Counseling	Healthcare	HIV/AIDS	Education	Employment	Childcare	Transportation
Mentors Assisting Peers (MAP)				X						X								
NAMI – Placer County		X	X	X				X							X			X
Newcastle Elementary SD				X		X			X	X	X	X	X		X		X	X
New Leaf			X	X					X	X	X			X	X		X	X
Ophir Elementary SD				X		X			X	X	X	X	X		X		X	X
PEACE for Families				X	X				X	X	X	X			X	X	X	X
Penryn Elementary SD				X		X			X	X	X	X	X		X		X	X
Placer Adult Literacy Services (PALS)				X						X					X			
Placer Adult School										X					X			
Placer Caring Connection, Auburn Presbyterian Church				X		X												
Placer County Department of Health and Human Services																		
Adult System of Care		X		X		X		X	X	X	X	X	X	X	X	X		X
Children’s System of Care	X	X	X	X					X	X	X	X	X		X		X	X
Community Clinics				X									X	X	X			
Community Health				X		X			X				X	X				
Human Services		X	X	X		X			X	X			X			X	X	X
Placer County Office of Education				X		X			X	X	X	X	X		X	X	X	X
PCOE Child Development Services				X											X		X	
Placer County Redevelopment Agency	X																	
Placer County Veterans Services				X														
Placer Hills Union SD				X		X			X	X	X	X	X		X		X	X
Placer Housing Alliance				X														
Placer Independent Resource Services (PIRS)				X					X	X								
Placer Union High SD				X		X			X	X	X	X	X		X	X	X	X
PRIDE Industries, Inc.				X						X						X		X
Project GO			X															
Project M.A.N.A.				X		X				X								
Re-Entry Program		X				X			X	X						X		
Rocklin Unified SD				X		X			X	X	X	X	X		X	X	X	X
Roseville City SD				X		X			X	X	X	X	X		X		X	X
Roseville Family Resource Center				X		X			X	X		X			X	X		

Appendix C: Placer County Homeless Resources

(1)	(2) Prevention					(3) Outreach			(4) Supportive Services									
Provider Organizations	Mortgage Assistance	Rental Assistance	Utilities Assistance	Counseling/Advocacy	Legal Assistance	Street Outreach *	Mobile Clinic	Law Enforcement	Case Management	Life Skills	Alcohol & Drug Abuse	Mental Health Counseling	Healthcare	HIV/AIDS	Education	Employment	Childcare	Transportation
Roseville Home Start, Inc.	X	X	X	X	X				X	X	X	X	X	X	X	X	X	X
Roseville Joint Union High SD				X		X			X	X	X	X	X		X	X	X	X
Roseville Police Department				X				X		X								X
Tahoe Women’s Services		X	X	X	X			X	X	X		X			X	X		X
The Gathering Inn				X	X	X		X	X	X	X	X				X		X
The Lazarus Project									X	X	X	X				X		X
The Salvation Army Auburn	X	X	X	X				X	X	X				X				X
The Salvation Army Roseville	X	X	X	X		X			X	X								
The Way Ministries						X	X		X									
St. Vincent de Paul		X	X	X		X			X	X	X		X					
Salt Mine	X	X		X		X					X				X	X		X
Seniors First/Seniors Link				X				X										
Sierra Council on Alcohol and Drug Dependence (SCOADD)				X					X	X	X	X	X	X		X	X	X
Sierra Family Services				X					X	X	X	X		X	X		X	X
Sierra Family Services Tahoe				X					X	X	X	X		X	X			
Sierra Foothills AIDS Foundation	X	X	X	X					X	X	X	X		X	X			X
Superior Court – Family Law Facilitators Office					X													
Superior Court – High Conflict (STEP) Program				X	X				X	X	X				X			
Tahoe-Truckee Unified SD				X		X			X	X	X	X	X		X	X	X	X
US Department of Veterans Affairs, Auburn Clinic				X							X	X	X		X			X
Western Placer Unified SD				X		X			X	X	X	X	X		X	X	X	X
What Would Jesus Do?				X		X	X		X	X			X					X
Whole Person Learning		X	X	X					X	X					X	X		X

Source: Placer Consortium on Homelessness 2007 Continuum of Care.

APPENDIX D: VACANT RESIDENTIAL PARCELS

VACANT INFILL LAND

TABLE D-1 VACANT RESIDENTIAL PARCELS (CITYWIDE)

APN	Acreage	General Plan Designation	Zoning	Maximum Density	Realistic Capacity	RHNA Met
R-1						
002-011-003-000	0.44	ULDR	R1-10	4	1	Abv. Mod
002-012-002-000	0.27	ULDR	R1-10	4	1	Abv. Mod
002-025-039-000	0.49	ULDR	R1-10	4	1	Abv. Mod
003-072-011-000	0.23	ULDR	R1-10	4	1	Abv. Mod
003-104-002-000	0.28	ULDR	R1-10	4	1	Abv. Mod
003-104-009-000	0.42	ULDR	R1-10	4	1	Abv. Mod
003-123-003-000	0.41	ULDR	R1-10	4	1	Abv. Mod
003-123-004-000	0.25	ULDR	R1-10	4	1	Abv. Mod
003-123-005-000	0.18	ULDR	R1-10	4	0	Abv. Mod
003-123-006-000	0.21	ULDR	R1-10	4	1	Abv. Mod
003-123-007-000	0.24	ULDR	R1-10	4	1	Abv. Mod
003-123-008-000	0.28	ULDR	R1-10	4	1	Abv. Mod
003-123-009-000	0.29	ULDR	R1-10	4	1	Abv. Mod
003-123-010-000	0.20	ULDR	R1-10	4	1	Abv. Mod
003-126-022-000	0.34	ULDR	R1-10	4	1	Abv. Mod
003-140-027-000	0.30	ULDR	R1-10	4	1	Abv. Mod
003-140-028-000	2.20	ULDR	R1-10	4	6	Abv. Mod
003-140-029-000	0.53	ULDR	R1-10	4	1	Abv. Mod
003-140-031-000	0.33	ULDR	R1-10	4	1	Abv. Mod
003-140-032-000	0.29	ULDR	R1-10	4	1	Abv. Mod
003-140-033-000	0.28	ULDR	R1-10	4	1	Abv. Mod
003-140-034-000	0.27	ULDR	R1-10	4	1	Abv. Mod
003-140-035-000	0.29	ULDR	R1-10	4	1	Abv. Mod
003-140-036-000	0.23	ULDR	R1-10	4	1	Abv. Mod
003-140-038-000	0.01	ULDR	R1-10	4	0	Abv. Mod
003-140-042-000	0.30	ULDR	R1-10	4	1	Abv. Mod
003-140-043-000	0.33	ULDR	R1-10	4	1	Abv. Mod
003-140-044-000	0.29	ULDR	R1-10	4	1	Abv. Mod
003-140-045-000	0.32	ULDR	R1-10	4	1	Abv. Mod
003-140-046-000	0.32	ULDR	R1-10	4	1	Abv. Mod
003-140-051-000	0.26	ULDR	R1-10	4	1	Abv. Mod

Appendix D: Vacant Residential Parcels

APN	Acreage	General Plan Designation	Zoning	Maximum Density	Realistic Capacity	RHNA Met
003-140-052-000	0.37	ULDR	R1-10	4	1	Abv. Mod
003-140-053-000	0.26	ULDR	R1-10	4	1	Abv. Mod
003-140-054-000	0.22	ULDR	R1-10	4	1	Abv. Mod
003-180-003-000	16.25	OS	R1-10	4	42	Abv. Mod
003-180-004-000	2.01	OS	R1-10	4	5	Abv. Mod
004-082-009-000	0.21	ULDR	R1-10	4	1	Abv. Mod
004-083-008-000	0.34	ULDR	R1-10	4	1	Abv. Mod
004-083-023-000	0.11	ULDR	R1-10	4	0	Abv. Mod
004-083-024-000	0.04	ULDR	R1-10	4	0	Abv. Mod
004-083-025-000	0.28	ULDR	R1-10	4	1	Abv. Mod
004-083-029-000	1.79	ULDR	R1-10	4	5	Abv. Mod
004-083-030-000	0.51	ULDR	R1-10	4	1	Abv. Mod
004-083-033-000	0.11	ULDR	R1-10	4	0	Abv. Mod
004-083-034-000	0.11	ULDR	R1-10	4	0	Abv. Mod
004-083-035-000	0.11	ULDR	R1-10	4	0	Abv. Mod
004-083-036-000	0.11	ULDR	R1-10	4	0	Abv. Mod
004-083-037-000	0.15	ULDR	R1-10	4	0	Abv. Mod
004-083-038-000	0.09	ULDR	R1-10	4	0	Abv. Mod
004-083-039-000	0.11	ULDR	R1-10	4	0	Abv. Mod
004-083-040-000	0.13	ULDR	R1-10	4	0	Abv. Mod
004-083-041-000	0.11	ULDR	R1-10	4	0	Abv. Mod
004-083-042-000	0.11	ULDR	R1-10	4	0	Abv. Mod
004-083-043-000	0.11	ULDR	R1-10	4	0	Abv. Mod
004-083-044-000	0.11	ULDR	R1-10	4	0	Abv. Mod
004-083-045-000	0.11	ULDR	R1-10	4	0	Abv. Mod
004-083-046-000	0.11	ULDR	R1-10	4	0	Abv. Mod
004-083-053-000	0.87	ULDR	R1-10	4	2	Abv. Mod
004-091-004-000	0.33	ULDR	R1-10	4	1	Abv. Mod
004-096-021-000	1.25	ULDR	R1-10	4	3	Abv. Mod
004-160-026-000	0.72	ULDR	R1-10	4	2	Abv. Mod
004-160-035-000	0.81	OS	R1-10	4	2	Abv. Mod
004-160-038-000	3.86	ULDR	R1-10	4	10	Abv. Mod
004-160-039-000	0.84	ULDR	R1-10	4	2	Abv. Mod
004-160-040-000	0.84	ULDR	R1-10	4	2	Abv. Mod
004-160-041-000	0.54	ULDR	R1-10	4	1	Abv. Mod

Appendix D: Vacant Residential Parcels

APN	Acreage	General Plan Designation	Zoning	Maximum Density	Realistic Capacity	RHNA Met
004-160-046-000	1.04	ULDR	R1-10	4	3	Abv. Mod
004-171-013-000	0.35	ULDR	R1-10	4	1	Abv. Mod
004-171-016-000	0.35	ULDR	R1-10	4	1	Abv. Mod
004-171-018-000	0.26	ULDR	R1-10	4	1	Abv. Mod
004-176-007-000	0.26	ULDR	R1-10	4	1	Abv. Mod
004-176-008-000	0.27	ULDR	R1-10	4	1	Abv. Mod
004-176-009-000	0.29	ULDR	R1-10	4	1	Abv. Mod
004-176-010-000	0.38	ULDR	R1-10	4	1	Abv. Mod
004-176-025-000	0.29	ULDR	R1-10	4	1	Abv. Mod
004-176-026-000	0.33	ULDR	R1-10	4	1	Abv. Mod
004-220-066-000	0.58	OS	R1-10	4	2	Abv. Mod
004-230-018-000	0.32	ULDR	R1-10	4	1	Abv. Mod
004-230-029-000	0.25	ULDR	R1-10	4	1	Abv. Mod
004-230-031-000	0.59	OSP	R1-10	4	2	Abv. Mod
004-280-006-000	1.57	ULDR	R1-10	4	4	Abv. Mod
004-290-005-000	0.34	ULDR	R1-10	4	1	Abv. Mod
004-290-006-000	0.43	ULDR	R1-10	4	1	Abv. Mod
004-320-027-000	0.24	ULDR	R1-10	4	1	Abv. Mod
004-320-028-000	0.23	ULDR	R1-10	4	1	Abv. Mod
040-360-038-000	6.87	ULDR	R1-10	4	18	Abv. Mod
040-410-010-000	0.37	ULDR	R1-10	4	1	Abv. Mod
040-410-013-000	0.25	ULDR	R1-10	4	1	Abv. Mod
052-112-006-000	0.65	ULDR	R1-10	4	2	Abv. Mod
052-112-042-000	1.92	ULDR	R1-10	4	5	Abv. Mod
052-144-039-000	0.58	ULDR	R1-10	4	2	Abv. Mod
054-022-036-000	0.53	ULDR	R1-10	4	1	Abv. Mod
054-040-076-000	0.81	ULDR	R1-10	4	2	Abv. Mod
054-070-027-000	1.30	ULDR	R1-10	4	3	Abv. Mod
054-102-041-000	1.97	COMM	R1-10	4	5	Abv. Mod
054-102-042-000	0.33	COMM	R1-10	4	1	Abv. Mod
054-290-050-000	1.25	ULDR	R1-10	4	3	Abv. Mod
054-310-023-000	0.27	ULDR	R1-10	4	1	Abv. Mod
054-560-004-000	0.61	ULDR	R1-10	4	2	Abv. Mod
054-560-005-000	0.26	ULDR	R1-10	4	1	Abv. Mod
054-560-006-000	0.14	ULDR	R1-10	4	0	Abv. Mod

Appendix D: Vacant Residential Parcels

APN	Acreage	General Plan Designation	Zoning	Maximum Density	Realistic Capacity	RHNA Met
054-560-007-000	0.12	ULDR	R1-10	4	0	Abv. Mod
054-560-008-000	0.13	ULDR	R1-10	4	0	Abv. Mod
054-560-009-000	0.18	ULDR	R1-10	4	0	Abv. Mod
054-560-010-000	0.15	ULDR	R1-10	4	0	Abv. Mod
054-560-011-000	0.18	ULDR	R1-10	4	0	Abv. Mod
054-560-012-000	0.12	ULDR	R1-10	4	0	Abv. Mod
054-560-013-000	0.19	ULDR	R1-10	4	1	Abv. Mod
054-560-014-000	0.33	ULDR	R1-10	4	1	Abv. Mod
054-560-015-000	0.23	ULDR	R1-10	4	1	Abv. Mod
054-560-016-000	0.30	ULDR	R1-10	4	1	Abv. Mod
054-560-018-000	0.49	ULDR	R1-10	4	1	Abv. Mod
054-560-019-000	0.17	ULDR	R1-10	4	0	Abv. Mod
054-560-020-000	0.15	ULDR	R1-10	4	0	Abv. Mod
054-560-021-000	0.14	ULDR	R1-10	4	0	Abv. Mod
054-560-022-000	0.31	ULDR	R1-10	4	1	Abv. Mod
054-560-023-000	0.62	ULDR	R1-10	4	2	Abv. Mod
055-020-037-000	0.33	ULDR	R1-10	4	1	Abv. Mod
055-170-010-000	0.48	ULDR	R1-10	4	1	Abv. Mod
055-170-042-000	0.27	ULDR	R1-10	4	1	Abv. Mod
055-320-010-000	0.32	ULDR	R1-10	4	1	Abv. Mod
055-320-024-000	0.30	OSP	R1-10	4	1	Abv. Mod
055-330-021-000	0.28	ULDR	R1-10	4	1	Abv. Mod
004-100-033-000	0.25	MDR	R1-15	4	1	Abv. Mod
004-360-001-000	0.76	MDR	R1-15	4	2	Abv. Mod
004-360-002-000	0.76	MDR	R1-15	4	2	Abv. Mod
004-360-004-000	0.43	MDR	R1-15	4	1	Abv. Mod
004-360-005-000	0.40	MDR	R1-15	4	1	Abv. Mod
004-360-008-000	0.25	MDR	R1-15	4	1	Abv. Mod
004-360-014-000	0.19	MDR	R1-15	4	1	Abv. Mod
040-130-056-000	0.71	ULDR	R1-15	4	2	Abv. Mod
040-130-073-000	1.03	ULDR	R1-15	4	3	Abv. Mod
040-130-074-000	0.77	ULDR	R1-15	4	2	Abv. Mod
040-130-075-000	0.78	ULDR	R1-15	4	2	Abv. Mod
042-300-005-000	0.78	ULDR	R1-15	4	2	Abv. Mod
042-310-005-000	0.54	ULDR	R1-15	4	1	Abv. Mod

Appendix D: Vacant Residential Parcels

APN	Acreage	General Plan Designation	Zoning	Maximum Density	Realistic Capacity	RHNA Met
042-310-005-000	0.43	ULDR	R1-15	4	1	Abv. Mod
042-370-021-000	1.22	ULDR	R1-15	4	3	Abv. Mod
042-390-015-000	0.44	ULDR	R1-15	4	1	Abv. Mod
042-405-004-000	1.01	ULDR	R1-15	4	3	Abv. Mod
042-405-007-000	0.90	ULDR	R1-15	4	2	Abv. Mod
042-406-003-000	0.47	ULDR	R1-15	4	1	Abv. Mod
042-406-010-000	0.40	ULDR	R1-15	4	1	Abv. Mod
055-040-028-000	1.91	ULDR	R1-15	4	5	Abv. Mod
055-040-029-000	2.23	ULDR	R1-15	4	6	Abv. Mod
055-040-030-000	2.00	ULDR	R1-15	4	5	Abv. Mod
055-040-031-000	4.01	ULDR	R1-15	4	10	Abv. Mod
055-280-008-000	0.34	ULDR	R1-15	4	1	Abv. Mod
055-300-054-000	1.29	ULDR	R1-15	4	3	Abv. Mod
003-113-009-000	3.81	ULDR	R1-20	4	10	Abv. Mod
003-140-047-000	0.48	ULDR	R1-20	4	1	Abv. Mod
003-140-049-000	0.95	ULDR	R1-20	4	2	Abv. Mod
003-140-050-000	0.71	ULDR	R1-20	4	2	Abv. Mod
003-140-055-000	1.29	ULDR	R1-20	4	3	Abv. Mod
004-220-016-000	0.24	ULDR	R1-20	4	1	Abv. Mod
004-220-051-000	0.38	OS	R1-20	4	1	Abv. Mod
004-220-070-000	1.02	ULDR	R1-20	4	3	Abv. Mod
004-220-072-000	0.31	ULDR	R1-20	4	1	Abv. Mod
004-220-078-000	1.08	ULDR	R1-20	4	3	Abv. Mod
004-220-095-000	0.29	ULDR	R1-20	4	1	Abv. Mod
040-300-016-000	0.91	ULDR	R1-20	4	2	Abv. Mod
040-300-017-000	0.24	ULDR	R1-20	4	1	Abv. Mod
040-310-007-000	1.14	ULDR	R1-20	4	3	Abv. Mod
040-360-053-000	3.21	ULDR	R1-20	4	8	Abv. Mod
040-360-069-000	0.53	ULDR	R1-20	4	1	Abv. Mod
040-360-074-000	0.45	ULDR	R1-20	4	1	Abv. Mod
040-500-004-000	0.39	ULDR	R1-20	4	1	Abv. Mod
001-101-025-000	0.51	MDR	R1-5	4	1	Abv. Mod
001-020-043-000	3.25	LMDR	R1-7	4	8	Abv. Mod
001-150-025-000	0.90	OS	R1-7	4	2	Abv. Mod
001-150-033-000	0.71	OS	R1-7	4	2	Abv. Mod

Appendix D: Vacant Residential Parcels

APN	Acreage	General Plan Designation	Zoning	Maximum Density	Realistic Capacity	RHNA Met
002-154-013-000	0.19	LMDR	R1-7	4	1	Abv. Mod
003-012-010-000	0.25	LMDR	R1-7	4	1	Abv. Mod
003-012-015-000	0.30	LMDR	R1-7	4	1	Abv. Mod
003-063-010-000	0.22	LMDR	R1-7	4	1	Abv. Mod
003-071-007-000	0.16	LMDR	R1-7	4	0	Abv. Mod
054-130-005-000	1.45	LMDR	R1-7	4	4	Abv. Mod
054-130-044-000	2.14	LMDR	R1-7	4	6	Abv. Mod
054-130-088-000	0.17	LMDR	R1-7	4	0	Abv. Mod
054-380-004-000	0.77	LMDR	R1-7	4	2	Abv. Mod
054-380-013-000	0.79	LMDR	R1-7	4	2	Abv. Mod
054-380-030-000	0.37	LMDR	R1-7	4	1	Abv. Mod
054-500-004-000	0.19	LMDR	R1-7	4	1	Abv. Mod
054-500-011-000	0.17	LMDR	R1-7	4	0	Abv. Mod
054-500-020-000	0.75	LMDR	R1-7	4	2	Abv. Mod
040-560-001-000	0.32	ULDR	R1-8.5	4	1	Abv. Mod
040-560-002-000	0.35	ULDR	R1-8.5	4	1	Abv. Mod
040-560-004-000	0.65	ULDR	R1-8.5	4	2	Abv. Mod
040-560-005-000	1.09	ULDR	R1-8.5	4	3	Abv. Mod
040-560-010-000	0.19	ULDR	R1-8.5	4	0	Abv. Mod
040-570-005-000	0.28	ULDR	R1-8.5	4	1	Abv. Mod
040-570-006-000	0.29	ULDR	R1-8.5	4	1	Abv. Mod
<i>R-1 subtotal</i>					353	
R-2						
001-081-002-000	0.30	MDR	R-2	10	2	Mod
004-020-011-000	2.15	MDR	R-2	10	14	Mod
004-191-004-000	0.20	MDR	R-2	10	1	Mod
040-350-010-000	4.01	MDR	R-2	10	26	Mod
040-350-055-000	10.51	MDR	R-2	10	68	Mod
040-350-056-000	1.55	MDR	R-2	10	10	Mod
<i>R-2 subtotal</i>					122	
R-3						
001-020-050-000	0.17	HDR	R-3	15	2	Mod
001-020-052-000	1.10	HDR	R-3	15	11	Mod
001-081-015-000	0.15	HDR	R-3	15	1	Mod
001-143-013-000	0.24	HDR	R-3	15	2	Mod

Appendix D: Vacant Residential Parcels

APN	Acreage	General Plan Designation	Zoning	Maximum Density	Realistic Capacity	RHNA Met
002-025-004-000	1.21	HDR	R-3	15	12	Mod
002-025-005-000	0.23	HDR	R-3	15	2	Mod
002-030-002-000	0.35	HDR	R-3	15	3	Mod
002-052-005-000	0.48	HDR	R-3	15	5	Mod
002-071-011-000	0.17	HDR	R-3	15	2	Mod
002-072-001-000	0.18	HDR	R-3	15	2	Mod
002-091-014-000	0.17	HDR	R-3	15	2	Mod
002-092-039-000	0.79	HDR	R-3	15	8	Mod
002-122-015-000	0.11	LMDR	R-3	15	1	Mod
002-133-013-000	0.18	HDR	R-3	15	2	Mod
002-133-015-000	0.20	HDR	R-3	15	2	Mod
002-240-071-000	0.22	HDR	R-3	15	2	Mod
003-042-018-000	0.25	HDR	R-3	15	2	Mod
003-051-007-000	0.60	HDR	R-3	15	6	Mod
003-192-001-000	0.49	HDR	R-3	15	5	Mod
004-062-032-000	0.21	HDR	R-3	15	2	Mod
004-072-009-000	0.19	HDR	R-3	15	2	Mod
004-112-004-000	0.16	HDR	R-3	15	2	Mod
038-250-083-000	2.01	HDR	R-3	15	20	Mod
R-3 subtotal					96	

Source: City of Auburn, May 2020.

Note: Any identified environmental constraints will be mitigated with development.

BALTIMORE RAVINE SPECIFIC PLAN

**TABLE D-2 SUMMARY OF RESIDENTIAL LAND
WITHIN THE BALTIMORE SPECIFIC PLAN**

Land Use Designation	Applied Zoning	Density Range	Acres	Units Approved
Plan #1				
LDR	R-1	1	12	11
ULDR	R-1	1-4	39	109
MDR	R-2	1-10	17	150
Plan #1 Total			68	270
Plan #2				
ULDR	R-1	1-4	13	23
UHDR	R-4	10-20	11	180
ULDR/COMM	R-1/C-1	1-4	3	2
HDR/COMM	R-3/C-1	5-15	17	130
UDHR/COMM	R-4/C-1	10-20	8	120
Plan #2 Total			52	455
Plan #1 and #2 Total				725

Source: City of Auburn, May 2020

Note: Any identified environmental constraints will be mitigated with development.

TABLE D-3 RESIDENTIAL LAND WITHIN THE BALTIMORE SPECIFIC PLAN

Parcel Identifier	Applied Zoning	Density Range	Acres	Units Anticipated by BRSP	RHNA Met
R-1					
1a	R-1	1-4 du/ac	2	8	Abv. Mod
1b	R-1	1-4 du/ac	4	10	Abv. Mod
3a	R-1	1-4 du/ac	15	45	Abv. Mod
3b	R-1	1-4 du/ac	1	3	Abv. Mod
4a	R-1	1-4 du/ac	2	3	Abv. Mod
4b	R-1	1-4 du/ac	1	2	Abv. Mod
5	R-1	1-4 du/ac	9	23	Abv. Mod
6	R-1	1-4 du/ac	5	15	Abv. Mod

Appendix D: Vacant Residential Parcels

Parcel Identifier	Applied Zoning	Density Range	Acres	Units Anticipated by BRSP	RHNA Met
7	R-1	1-4 du/ac	13	23	Abv. Mod
11	R-1	Up to 1 du/ac	12	11	Abv. Mod
43	R-1	1-4 du/ac	3	2	Abv. Mod
Total			67	145	
R-2					
2	R-2	1-10 du/a	17	150	Mod
Total			17	150	
R-3					
40	R-3	5-15 du/ac	3	30	Mod
41	R-3	5-15 du/ac	14	100	Mod
Total			17	130	
R-4					
20*	R-4	10-20 du/ac	10	160	Lower
21	R-4	10-20 du/ac	1	20	Lower
42	R-4	10-20 du/ac	8	120	Lower
Total			19	300	
Totals			120	725	

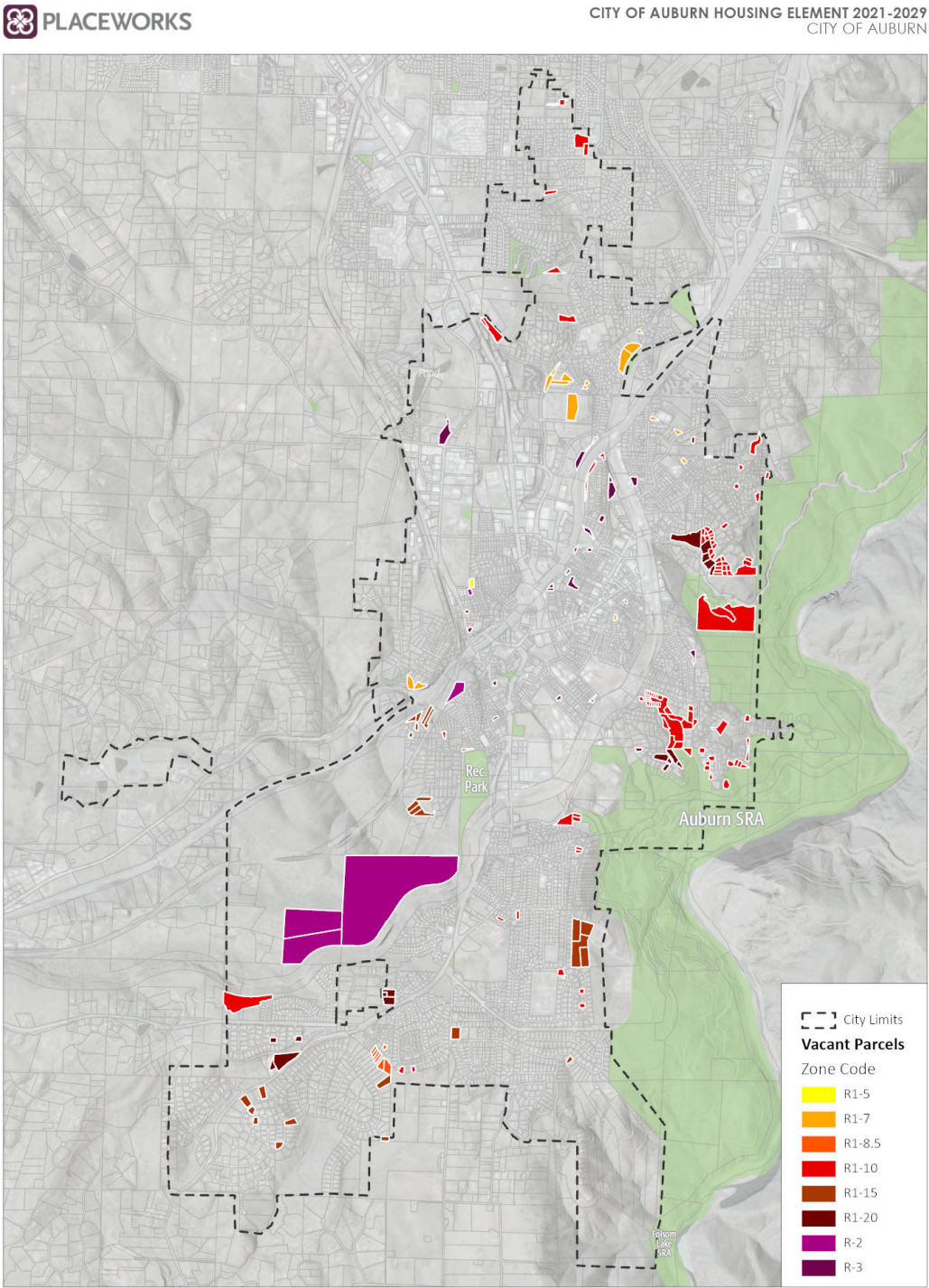
Source: City of Auburn, May 2020

TABLE D-3 BALTIMORE RAVINE SPECIFIC PLAN AFFORDABLE HOUSING GOAL

Total Potential Units	Total Affordable Goal	Very Low- Income	Low- Income	Moderate- Income
Plan Area 1				
270	27	11	11	5
Plan Area 2				
455	45	18	18	9
Total for Plan Areas 1 and 2				
725	72	29	29	14

APPENDIX E: LAND INVENTORY MAPS

FIGURE E-1 VACANT LAND INVENTORY MAP



Vacant Parcels within Auburn City Limits

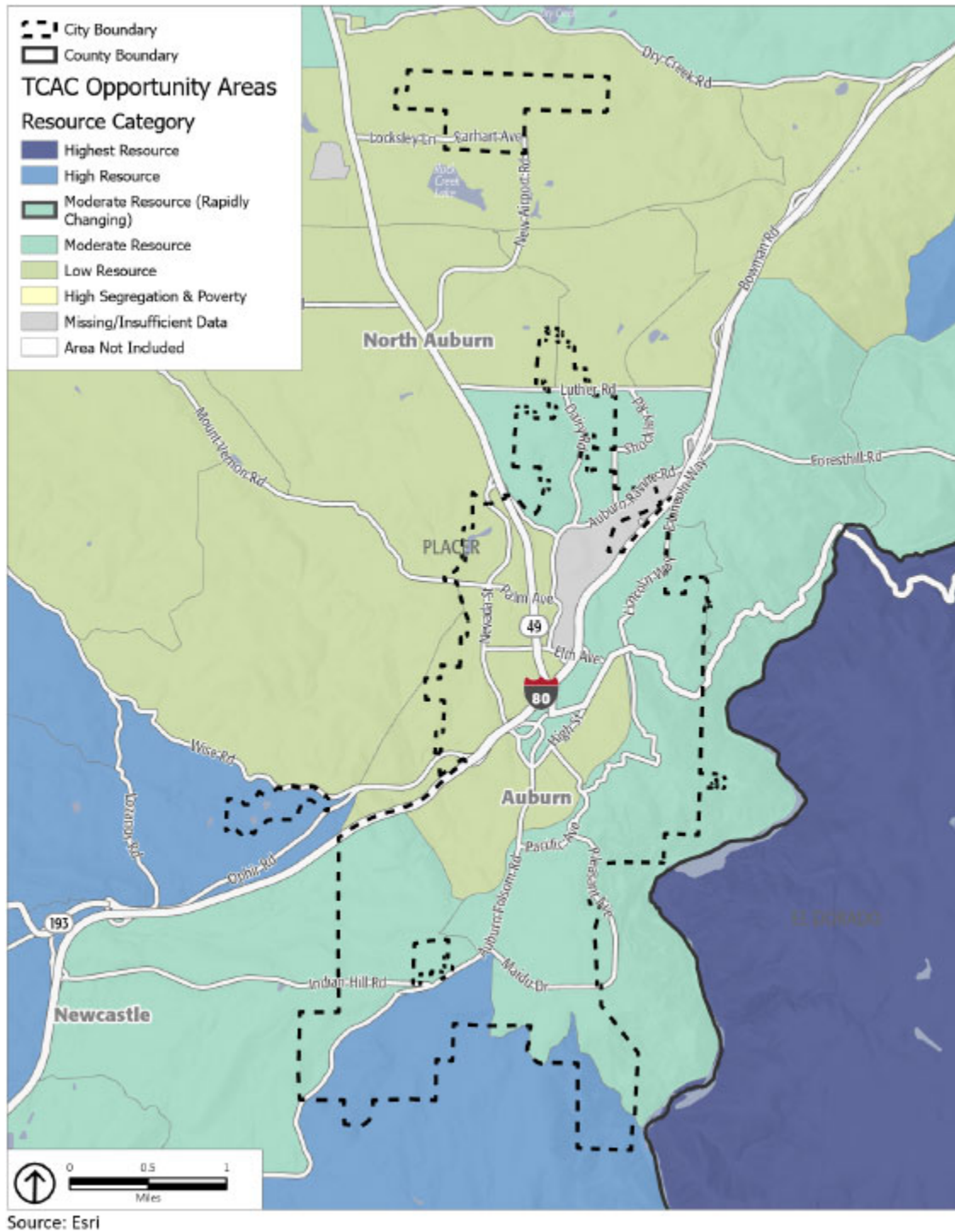
APPENDIX E: LAND INVENTORY MAPS

FIGURE E-2 BALTIMORE RAVINE MAP



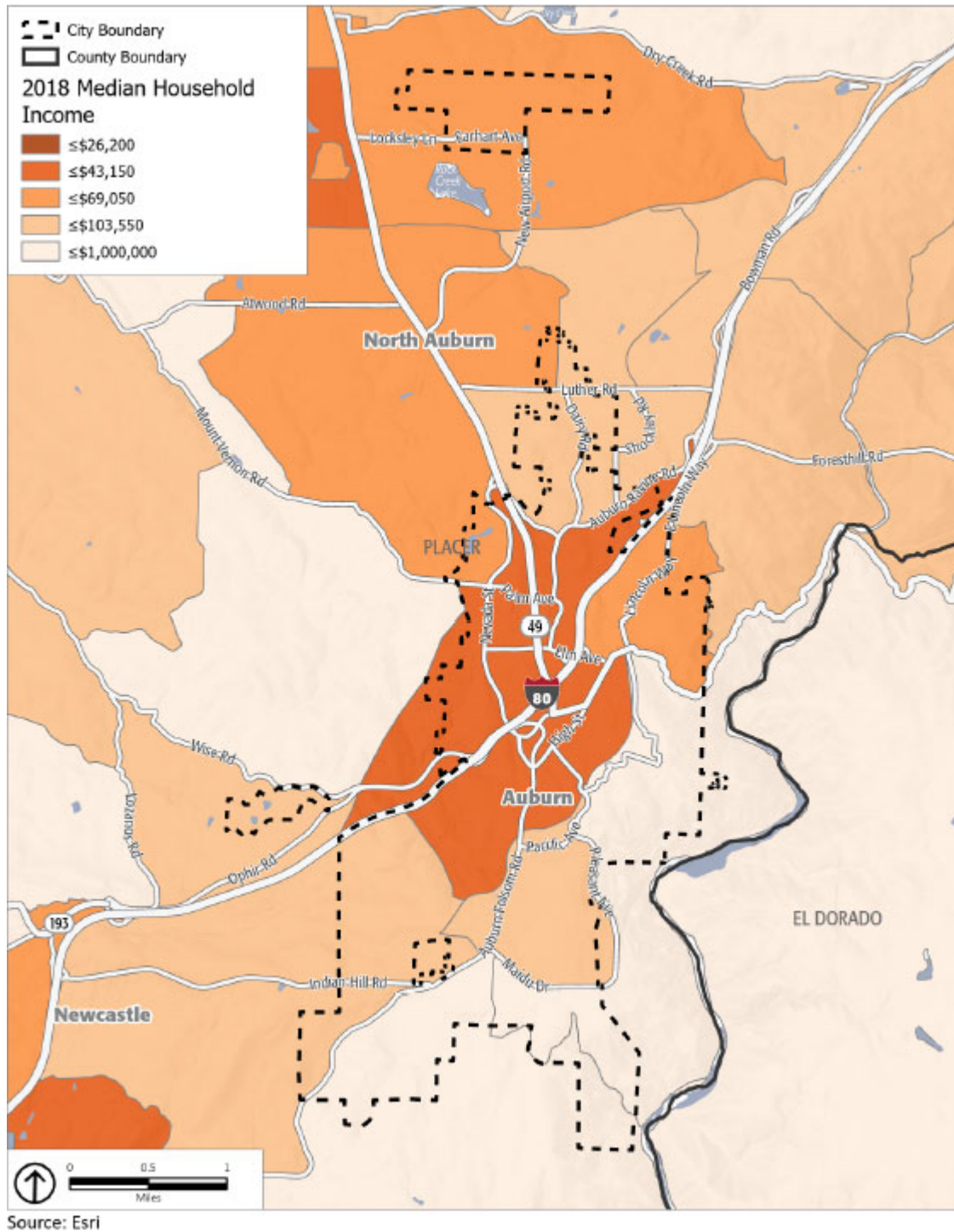
APPENDIX F: FAIR HOUSING ASSESSMENT MAPS

FIGURE F-1 TCAC/HCD OPPORTUNITY AREAS



APPENDIX F: FAIR HOUSING ASSESSMENT MAPS

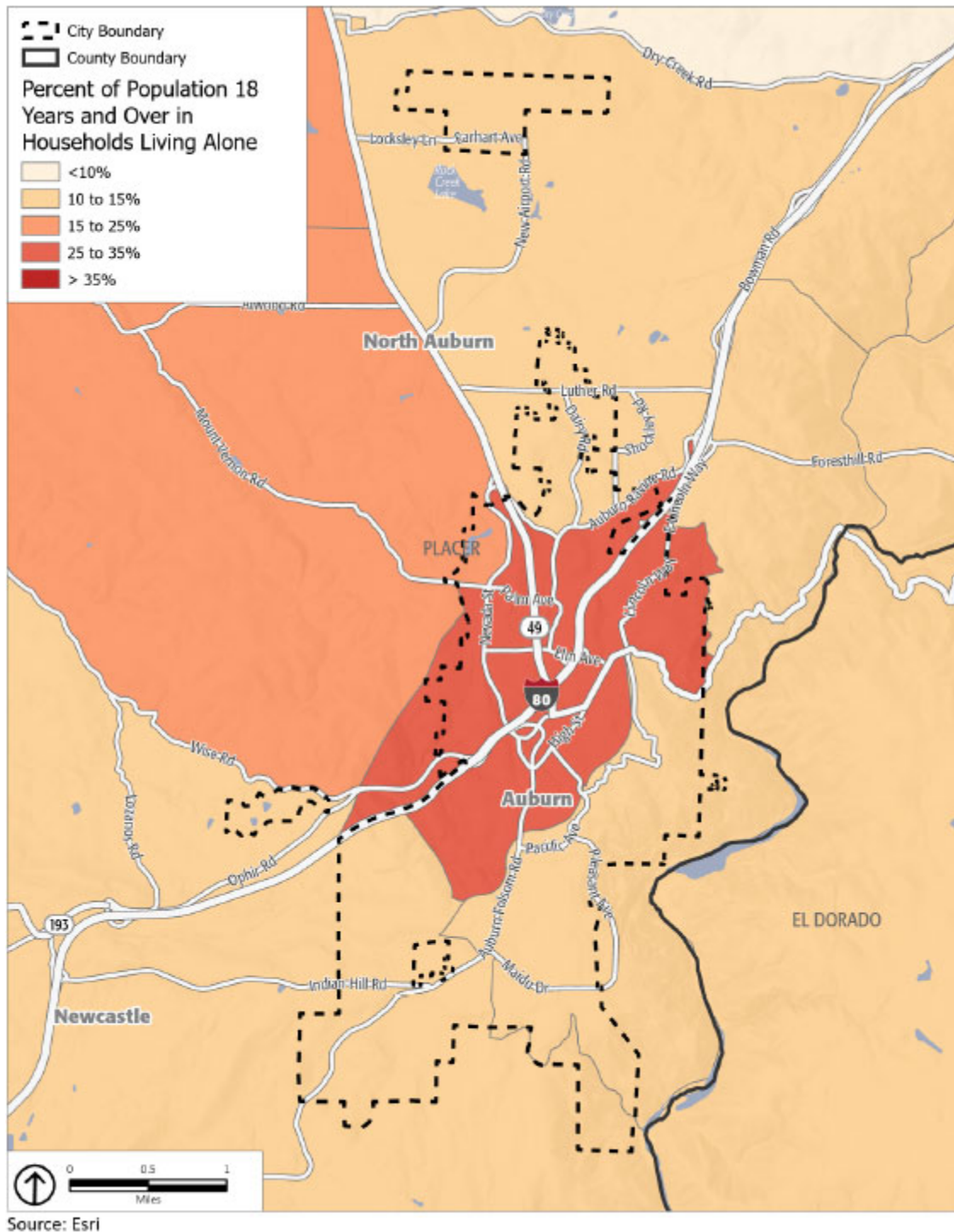
FIGURE F-2 MEDIAN INCOME DISTRIBUTION



Note: The HUD-established poverty line for 4-person households is \$26,200. Households earning less than this are considered extremely-low income.

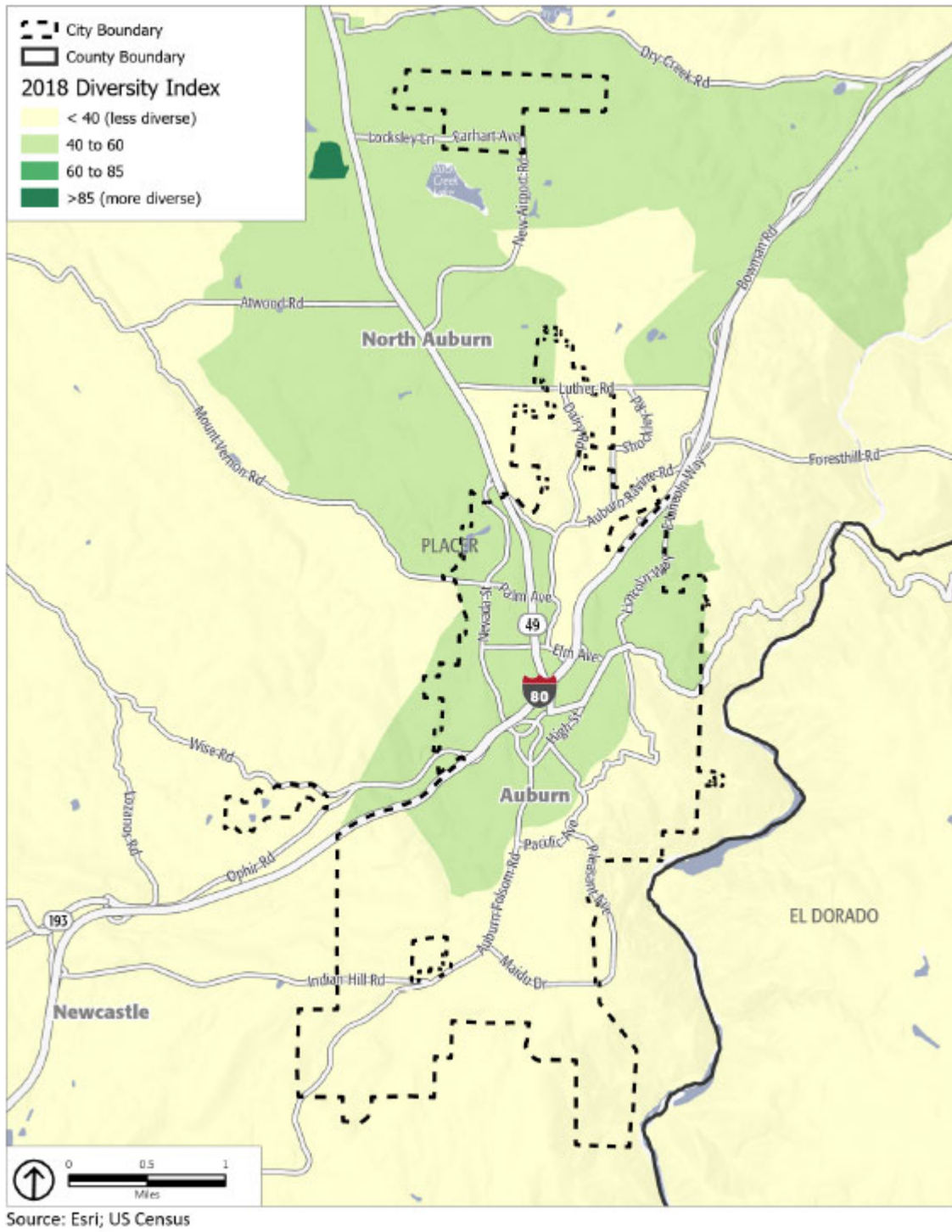
APPENDIX F: FAIR HOUSING ASSESSMENT MAPS

FIGURE F-3 SINGLE-PERSON HOUSEHOLDS



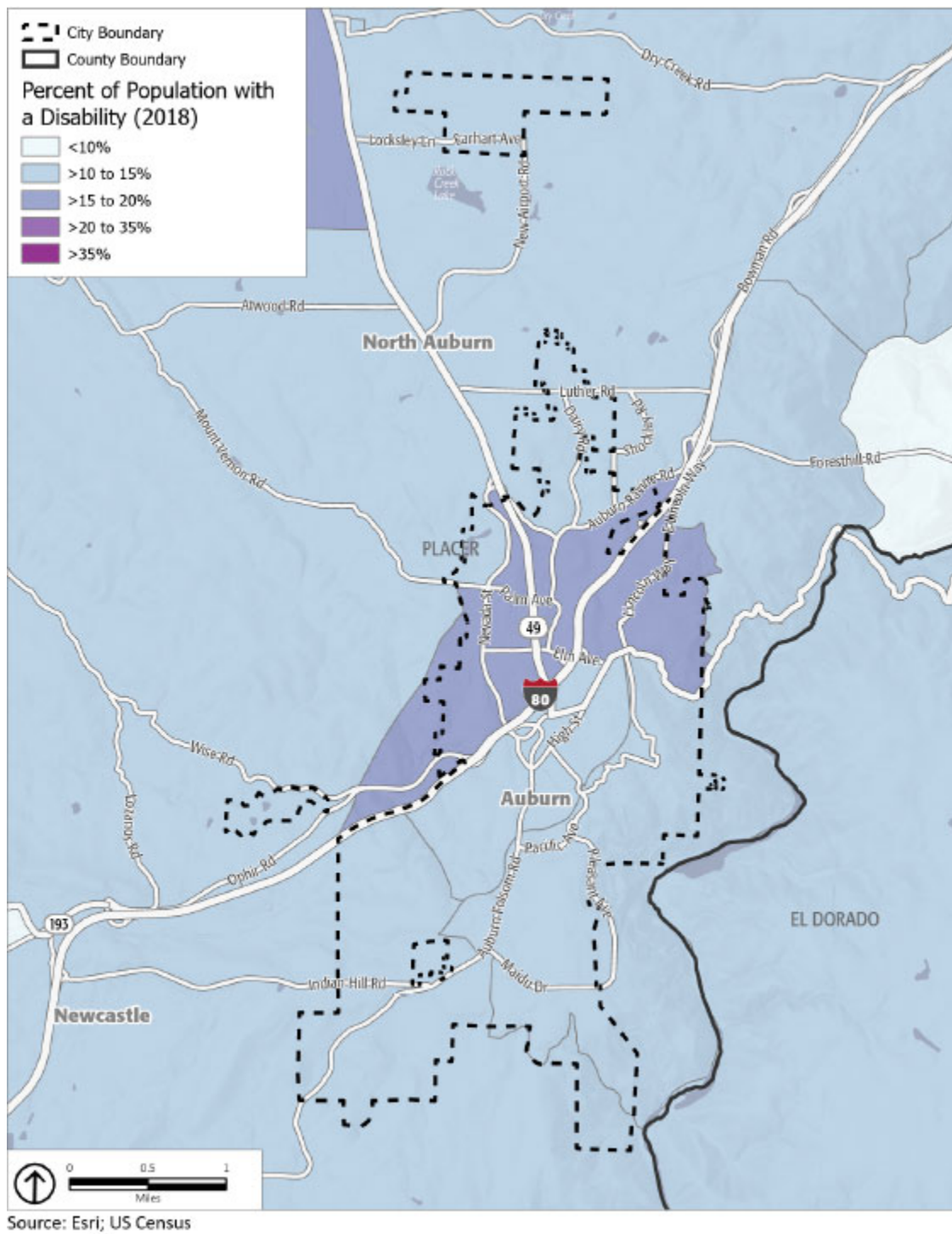
APPENDIX F: FAIR HOUSING ASSESSMENT MAPS

FIGURE F-4 DIVERSITY INDEX



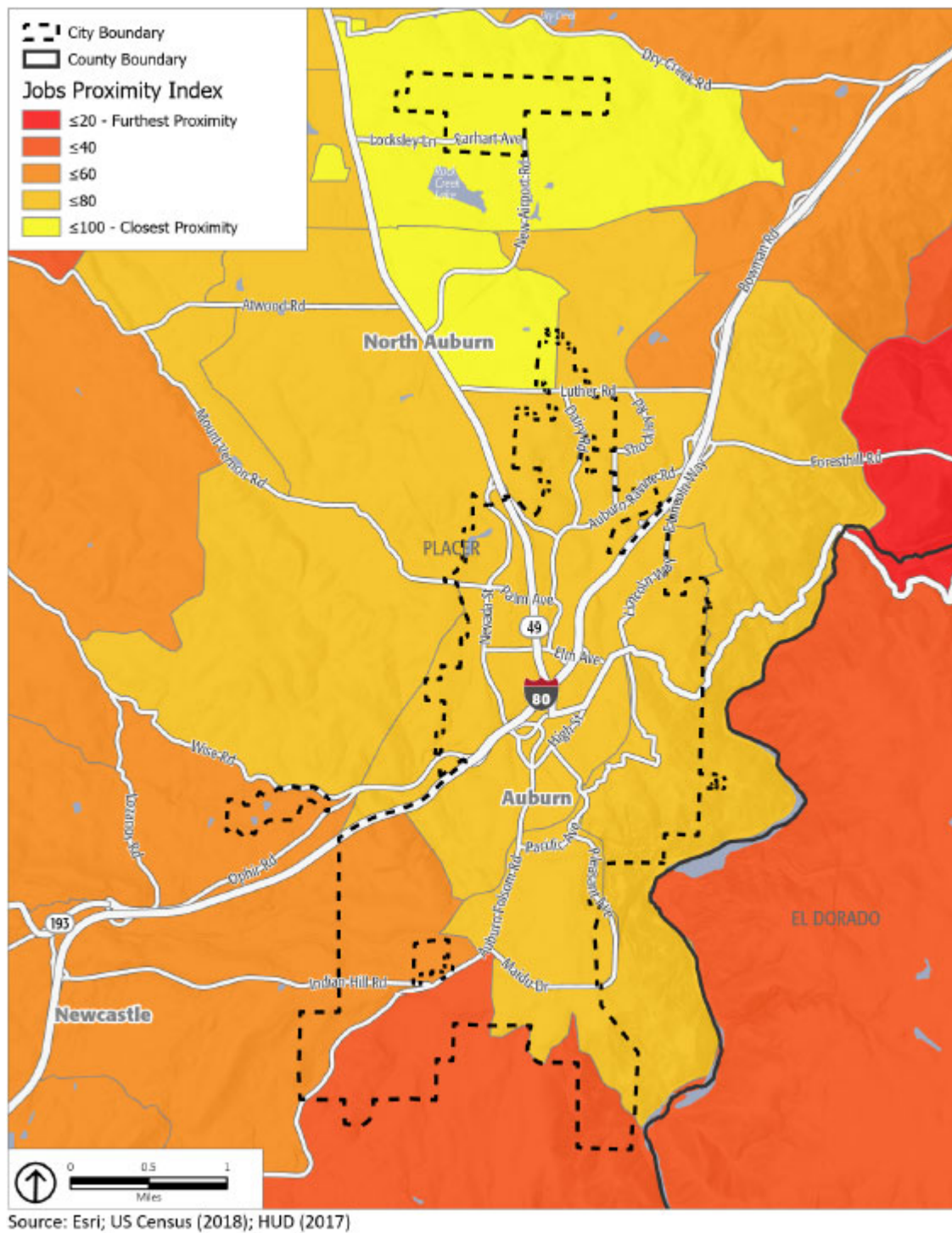
APPENDIX F: FAIR HOUSING ASSESSMENT MAPS

FIGURE F-5 CONCENTRATION OF PERSONS WITH A DISABILITY



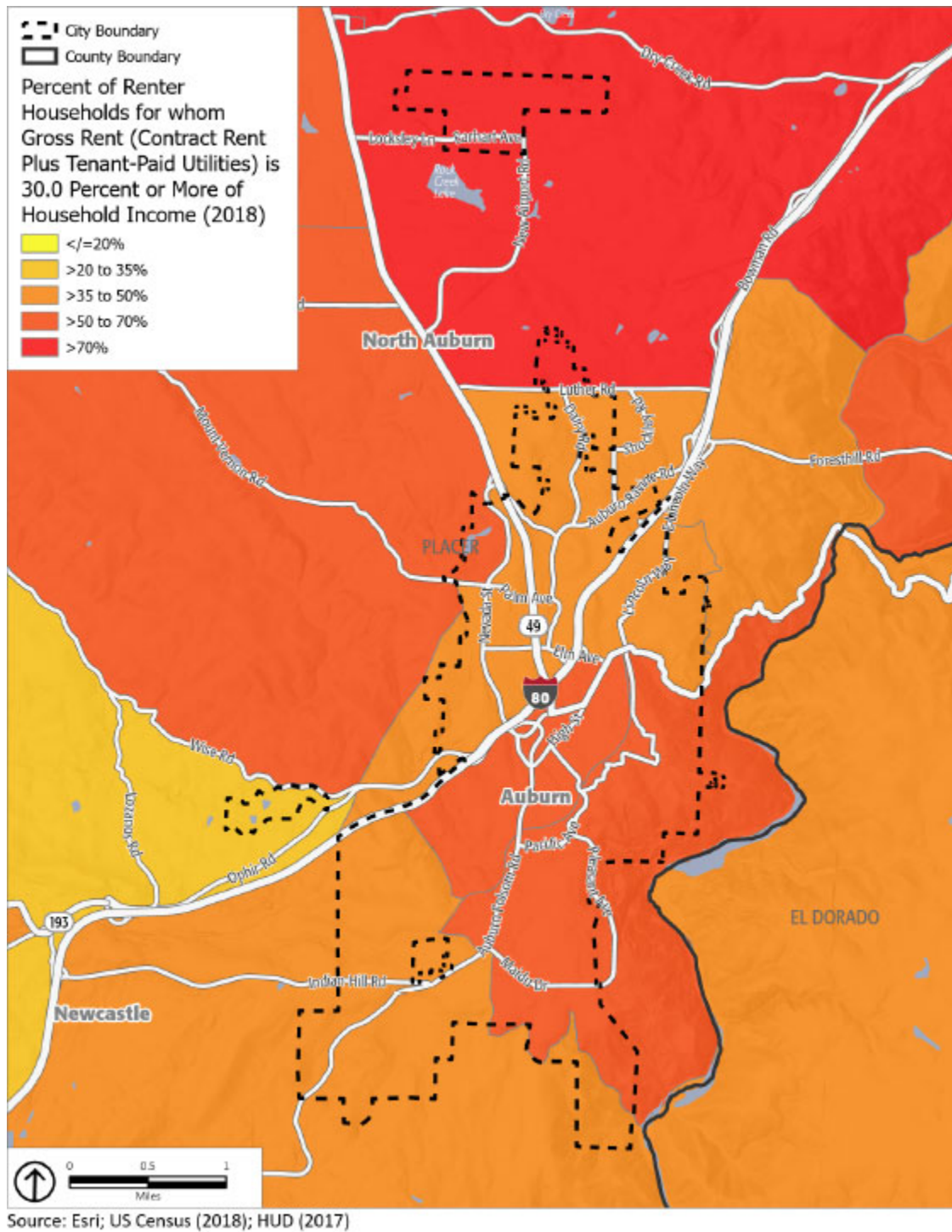
APPENDIX F: FAIR HOUSING ASSESSMENT MAPS

FIGURE F-6 PROXIMITY TO JOBS



APPENDIX F: FAIR HOUSING ASSESSMENT MAPS

FIGURE F-7 RENTERS OVERPAYING FOR HOUSING







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