City of
AUBURN

Housing Element
2013 – 2021 Update

Adopted

Auburn City Council

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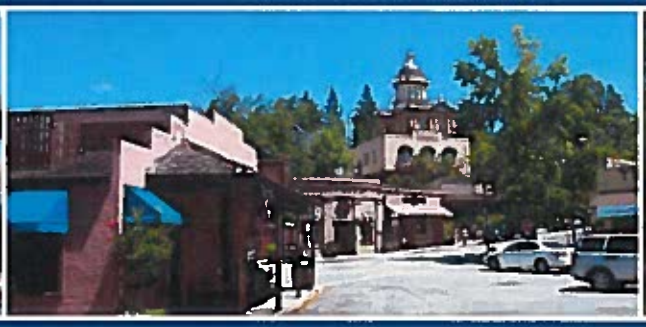

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HOUSING ELEMENT

Table of Contents

1. Introduction **HE-1**

Contents of the Housing Element HE-1

2. Review of 2008 Housing Element **HE-3**

3. 2013–2021 Goals and Policies **HE-14**

4. Implementation Programs **HE-17**

5. Auburn Urban Development Authority **HE-22**

6. Quantified Objectives **HE-23**

7. Efforts To Achieve Citizen Participation **HE-24**

Public Meetings and Hearings HE-24

Public Comment HE-24

8.Consistency with Other General Plan Elements **HE-25**

Appendices

Appendix A – Housing Needs Assessment

Appendix B – Glossary

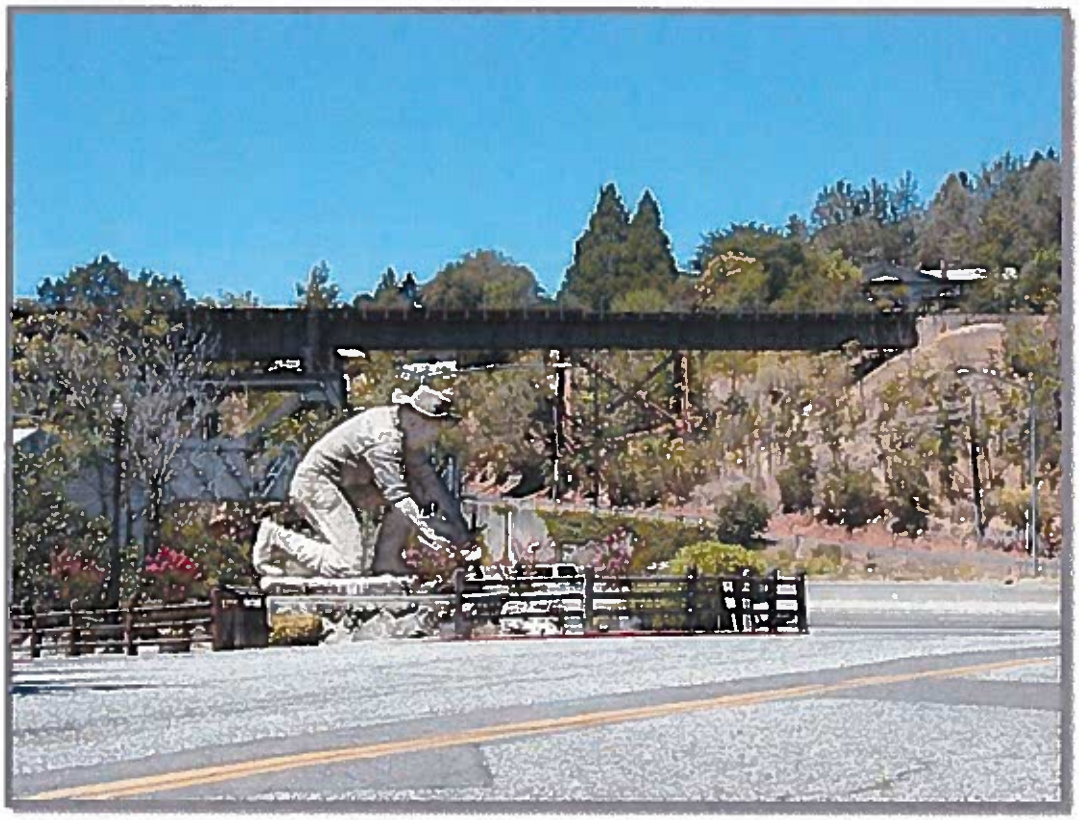
Appendix C – Placer County Homeless Resources

Appendix D – Vacant Residential Parcels

Appendix E – Land Inventory Maps

Appendix F – 2013 Fee Schedule

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, and 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 a five-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.

2. Review of 2008 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 2008 Housing Element.

Implementation Measure	Accomplishments	Continue/Modify/Delete
A. The City of Auburn is currently in the process of adopting a Specific Plan for the Baltimore Ravine (BRSP) area of the City with formal action anticipated to occur in mid-2009. Approximately 45 acres are zoned for high density multifamily residential use at an assumed density up to 20du/ac. The developer has agreed to comply with the SACOG Affordability Compact that provides a 10 percent affordable housing goal. Development standards will be adopted with the BRSP that will provide greater flexibility to increase project densities. The City expects that affordable housing projects in the BRSP will meet the following requirements: A minimum density of 20 units per acre for multifamily; A minimum of 16 units constructed per site for multifamily; and Owner occupied and multi-family rental residential uses are allowed by right. **Responsibility:** Community Development **Time Frame:** Construction is anticipated to begin within the next 2-3 years. **Funding:** Minor administrative cost to the City.	The City adopted the BRSP in February 2011 which meets all of the "by-right" requirements identified in program A of the 2008 Housing Element. The BRSP allows for an additional 725 units, of which a minimum of 72 units will be provided at a density appropriate to accommodate a portion of the City's lower-income RHNA. Approval of the BRSP included a development agreement which will help insure provision of the affordable units. The City's land use is set up in such a way as to provide a range, in this case 10-20 du/ac, not a fixed density (i.e., exactly 20 du/ac and exactly "X" units). So for the BRSP approval, the parcels involved could provide up to 300 units at the 20 du/ac standard.	Delete.
B. 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	In April 2011 the City was awarded HOME funds for a First Time Homebuyer Program ($487,500) and Owner Occupied	Continue.

Implementation Measure	Accomplishments	Continue/Modify/Delete
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, the Federal Home Loan Bank Affordable Housing Program, and various other 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 financial assistance for the construction of affordable housing to the extent that Redevelopment Housing Set-aside Funds are available. 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 defer fees. 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 alternative 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. As a result of this Program, the City expects to produce approximately 100 new units affordable to extremely low, very low, and low-income households and 149 units affordable to moderate-income households. Information regarding availability of housing assistance funds to lower- and moderate-income households will continue to be made available at the Auburn	Rehabilitation Program ($292,500). In 2010 the City applied for HOME funds for a Housing Rehabilitation Program ($292,500) and First Time Homebuyer Program ($487,500). In 2010 the Auburn Urban Development Authority (AUDA) indicated its intent to commit $400,000 to the Mercy Auburn Senior Community apartments project. This is a 60-unit project with a 48-unit density bonus. With the dissolution of redevelopment, there was no formal commitment in which the AUDA could provide them with funding. In 2009 the City applied for HOME Investment Partnership Program funds for Mercy Auburn senior apartments but was not awarded the grant. The City collaborated with Mercy Housing for the Mercy Auburn Senior Community apartment project. While the City would consider fee reductions or deferrals, there were no opportunities. The City negotiated alternative development standards on the Mercy project. It was approved as a Planned Unit Development which included the 400% density bonus, enabled apartments in an R1 zone, authorized a 50% parking reduction, and allowed a building height variance of 10' (from 30' to 40').	

Implementation Measure	Accomplishments	Continue/Modify/Delete
customer service counter and available at the City's web site. **Responsibility:** Community Development, Auburn Urban Development Authority, Participating Nonprofit & For Profit Housing Providers **Time Frame:** The City will meet on an annual basis and as needed with affordable housing developers to identify funding source for the development of new construction needs. **Funding:** CDBG, HCD, HOME, HCD, California Housing Finance Agency, HELP Program HUD Programs, Federal Home Loan Bank, Housing Programs. Tax Exempt Bonds. Low-Income Housing Tax Credits (state and federal), Housing Set-Aside Funds	The City continues to provide information regarding availability of housing assistance funds to lower- and moderate-income households at the customer service counter and the City's website.	
C. The City will promote the Density Bonus Program and encourage developers to apply for and receive a density bonus under the City's Density Bonus Program which is in accordance with sections 65915 through 65918 of the California Government Code. The City's efforts will include providing information regarding the Density Bonus Program at the City's customer service counter and on the City's website. The City will also, on a project by project basis, identify and discuss with developers the availability of a density bonus for qualifying projects. **Responsibility:** Community Development **Time Frame:** Ongoing, 2008-2013 **Funding:** Administrative cost to the City.	The Density Bonus Ordinance was adopted in June 2008. The City approved the Mercy Auburn Senior Community apartment project, a 60-unit project, with a 48-unit density bonus. The project is currently under construction with a target date for completion of October 2013. In an effort to promote the Density Bonus Program, the City works with projects on a case-by-case basis and encourages developers to apply for a density bonus if it works for the project. The City also advertises the Density Bonus Program on the City's website.	Delete. The City is in compliance with sections 65915 through 65918 of the California Government Code.
D. The City shall continue to implement the provisions of the Zoning Ordinance, which allow nonconforming residential uses that are only nonconforming because of density to be reconstructed in residential areas subject to an approved Conditional Use Permit when findings can be made that the use has not and will not be detrimental to the surrounding neighborhood.	The City has not received any applications.	Delete. The City continues to implement the provisions of the Zoning Ordinance.

Implementation Measure	Accomplishments	Continue/Modify/Delete
Responsibility: City Council, Planning Commission, Community Development **Time Frame:** Ongoing, 2008-2013 **Funding:** Administrative cost to the City.		
E. The City will evaluate the feasibility of an Inclusionary Housing Ordinance. The City will conduct a study of the feasibility of an Inclusionary Housing Ordinance that would include the terms and conditions under which new developments would be required to provide a specified percentage of housing affordable to very low-, low-, and/or moderate-income households. **Responsibility:** City Council, Planning Commission, Community Development **Time Frame:** Study will be conducted by January 2010. **Funding:** Administrative costs to conduct the study.	The City Council considered the feasibility of an Inclusionary Housing Ordinance and decided not to pursue an ordinance.	Delete.
F. The City will continue to implement residential zoning and development standards, with appropriate design review in the multi-family 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:** Continue to implement the design review process for multi-family housing 2008-2013. **Funding:** Administrative cost to the City.	The City continues to implement residential zoning and development standards, with appropriate design review in the multifamily zoning districts	Continue.
G. The City amended Chapter 4 of Title 9 in the City of Auburn Municipal Code to allow secondary dwelling units by right in single-family residential zones, in compliance with Government Code Section 65852.2. The City will promote second unit dwelling standards on the City's website. **Responsibility:** Community Development **Time Frame:** Ongoing, 2008-2013 **Funding:** Permit fees- minor administrative cost to the City.	The City adopted the Second Unit Ordinance in April 2008. Four second units have been permitted, two in 2011 and two in 2010. The City continues to promote second unit dwelling standards on its website.	Delete. The City continues to promote second units on the City's website.

Implementation Measure	Accomplishments	Continue/Modify/Delete
H. The City will investigate the financial and staffing resources required to 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 to ascertain if it is feasible to provide such a program in Auburn. A housing rehabilitation program would address the needs of lower income owner and renter household with maintenance, repair and accessibility problems, as well as those living in an overcrowded situation. Participation by rental property owners would require a rent limitation agreement. If a housing rehabilitation program is feasible, 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 web site. **Responsibility:** Community Development Department **Time Frame:** FY 2008/2009 **Funding:** Administrative cost to City for feasibility study. CDBG, HOME, RDA for Program Funding.	In September 2011 the City received authorization from HCD to implement a rehabilitation program. The City provided rehabilitation assistance to four families over the course of the program. In April 2011 the City was awarded HOME funds for a Owner Occupied Rehabilitation Program ($292,500). In 2010 the City applied for 2010 HOME funds for a Housing Rehabilitation Program ($292,500). In 2009 the City applied for funding for the Housing Rehabilitation Program but was not awarded the grant. The City provides information about the Housing Rehabilitation Program at the customer service counter and on the City's website.	Continue. The City will continue to fund rehabs with the current funds and will consider applying for funding during future funding cycles.
I. The City will investigate the financial and staffing resources required to provide a first time home buyers program for low and moderate-income households to ascertain if it is feasible to provide such a program in Auburn. If a first time home buyer program is feasible, the City will promote the programs by providing information at the Auburn customer service counter and on the City's web site. **Responsibility:** Community Development Department **Time Frame:** FY 2008/2009 **Funding:** Administrative cost to City for feasibility study. HOME, RDA for Program Funding.	In June 2011 the City received authorization from HCD to implement the First Time Homebuyers Program. The City provided home purchase assistance to two families over the course of the program. In August 2010 the City applied for 2010 HOME funds for a First Time Homebuyers Program ($487,500) and received the award in January 2011. In August 2009 the City applied for First Time Homebuyer Program funds but was not awarded the grant.	Continue. The City will continue to consider the interest in a first time homebuyer program and apply for funds during this next planning period.

Implementation Measure	Accomplishments	Continue/Modify/Delete
J. 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 non-profit agencies interested in acquisition/rehabilitation of at risk units and inform them of the status of such units. The City will work with non-profit 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. **Responsibility:** Community Development Department **Time Frame:** Annually update list of subsidized rental projects. Annually update the list of non-profit 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.	The City completes annual reports to identify any at-risk units. As of 2013, there were six projects in Auburn but none of the units are at risk of converting to market rate.	Continue. The City will continue to monitor subsidized rental properties on an annual basis.
K. The City shall continue to enforce State energy conservation requirements such as Title 24 of the Building Energy Efficiency Standards for new residential projects, and shall encourage residential developers to employ additional energy	The City continued to enforce the state energy conservation requirements for new residential projects.	Delete. Title 24 is part of the City's Building Code and doesn't need to be included as part of the

Implementation Measure	Accomplishments	Continue/Modify/Delete
conservation measures with respect to: (a) subdivision design; (b) siting of homes on the lot; (c) landscaping and, (d) solar access. **Responsibility:** Community Development **Time Frame:** Immediate and ongoing **Funding:** Permit fees- administrative cost to the City.	The City estimated that the requirements of Title 24 affected roughly 1,500 of the 2,400 building permits issued over the last cycle.	Housing Element.
L. 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: Rental housing affordable to persons earning less than 30 percent 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 senior rental housing. In addition, the City will support the construction of additional rental housing for older adults through: density bonuses; applying for or assisting developers in applying for state and federal funding; and identifying suitable sites for such development. **Responsibility:** Community Development **Time Frame:** Ongoing, 2008-2013 and depending on proposed projects. **Funding:** Redevelopment Agency set-aside funds, Section 202, HOME Program, State and Federal tax credits, Tax Exempt Bond financing, HUD Section 202 Program, and United States Department of Agriculture Rural Housing Service grants and loans.	In 2010 the AUDA committed $400,000 to the Mercy Auburn Senior Community apartments project. See B and C above for comments about the commitment. This 60-unit project was approved in August 2010 and started construction in September 2012. Projected completion is October 2013.	Continue.

Implementation Measure	Accomplishments	Continue/Modify/Delete
M. Adopt an amendment to the Zoning Ordinance to allow Residential Care Facilities of 7 or more in the high density residential district (R-3) and the Central Business District (C-2); therefore, allowing the development of a range of assisted care housing for older adults who have limited self-care abilities by: ensuring appropriate zoning for all ranges of housing from group housing to independent living with services on-site for institutional care facilities; helping to access funding and funding sources; and identifying appropriate sites for development. **Responsibility:** Community Development **Time Frame:** 2009/2010 Ongoing, 2010-2013, and dependant on proposed projects. **Funding:** Redevelopment Agency set-aside funds, HOME Program, state and federal tax credits, and United States Department of Agriculture Rural Housing Service grants and loans.	In April 2013, the City completed the required amendments to comply with SB 520.	Delete.
N. Implement the mandates of SB 2 as it relates to the siting and development of transitional and supportive housing and emergency shelters. To facilitate SB 2, City staff anticipates the City Council may approve the M-2 Industrial District Zone for emergency shelter use by right and without any discretionary action. If another zone, other than the M-2 Industrial District, is approved the City shall comply with the requirements of SB 2 and ensure sufficient capacity for the City's homeless. The City will, as required by SB 2, recognize transitional and supportive housing as a residential use subject only to those restrictions that apply to other residential uses of the same type in the same zone and without any discretionary action. **Responsibility:** Community Development, City Council **Time Frame:** Within 1-year following adoption of element. **Funding:** Administrative cost to the City.	In October 2013, the City adopted the required amendments to comply with the SB 2 requirements for emergency shelters. The City now allows emergency shelters by right in the Regional Commercial – Emergency Shelter (C-3-ES) zone district. In October 2013, the City adopted required amendments to comply with the SB 2 requirements for transitional and supportive housing.	Modify. The City is in compliance with the emergency shelter requirements of SB 2 but will modify the program to reevaluate how transitional and supportive housing is treated.

Implementation Measure	Accomplishments	Continue/Modify/Delete
O. The City will promote 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. The City will provide, at the customer service counter, information and referral services on universal design and contact information for HCD and the Department of Aging. **Responsibility:** Community Development, Planning Commission, City Council **Time Frame:** Ongoing, 2008-2013 **Funding:** Administrative cost to the City.	The City provides information on Universal Design at the customer service counter by working directly with applicants. Universal Design is mainly customer-driven for single-family residential, while the Building Code has provisions for multi-family projects. The Mercy Auburn Senior Community apartment project already incorporated elements, so no "encouragement" was needed. The City has processed some retrofits of homes, including one home as part of our HOME rehab program (these were customer-driven). In April 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	Delete.
P. 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 Health and Human Services Department. In addition, the City provides the following services on housing complaints and fair housing issues: Placer County brochures 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 web	The City continually provides flyers, information, and phone numbers to interested persons. The City has referred approximately five calls to the Placer County Department of Health and Human Services.	Continue.

Implementation Measure	Accomplishments	Continue/Modify/Delete
site. Placer County Health and Human Services Department information regarding fair housing, tenant rights, rehabilitation grants, rehabilitation loans, first-time homebuyer programs, and Section 8 programs is included on the City website. **Responsibility:** Community Development **Time Frame:** Ongoing, 2008-2013 **Funding:** Administrative cost to the City, CDBG Program		
Q. The City will continue to work with the Placer County Health and Human Services Department, 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 interjurisdictional cooperation. **Responsibility:** Community Development **Time Frame:** 2008-2013 **Funding:** General Fund/State Emergency Shelter Program/HUD/other specialized funding	The City will continue to work with the Placer County Department of Health and Human Services as requested by the department. Over this last cycle the City was not contacted regarding any issues. The City does keep the Placer County Department of Health and Human Services up to date on all the Housing Element processes, and ensures to notify the department of any workshops or meetings where it can provide input on the needs of homeless persons.	Continue.
R. 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. **Responsibility:** Community Development Department **Time Frame:** Ongoing, 2008-2013 **Funding:** Minor administrative cost to the City.	The City completes its annual progress report and submits it to HCD.	Continue.

Implementation Measure	Accomplishments	Continue/Modify/Delete
S. 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.	City staff worked closely with SACOG throughout the planning process.	Continue.
T. The City may establish a position of Housing Coordinator through the Community Development Department, either as a staff position or through contract, to coordinate City housing activities, to assist in the implementation of affordable housing programs, and to work with non-profit housing developers to build affordable housing. **Responsibility:** Community Development, City Manager, City Council **Time Frame:** Ongoing; the City currently provides housing activities through contracted services. **Funding:** Redevelopment Set-aside Funds, general funds.	The City contracts with Stewart Consulting to coordinate housing activities and programs.	Delete.
U. The City will update its zoning ordinance to identify zoning district(s) that explicitly allow for Single Resident Occupancy Units with appropriate zoning development standards and permit procedures. **Responsibility:** Community Development, City Manager, City Council. **Time Frame:** 2009/2010 **Funding:** Minor administrative cost to the City.	While the City did not amend the zoning ordinance to allow for SROs, they City has modified this program (new program K) to show how they will encourage the development of housing for extremely low income households.	Modify.

3. 2013–2021 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 below.

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 their 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 second residential units in accordance with state law, while maintaining the single-family character of the neighborhood.

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.

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, and 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 Community Development 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, the Federal Home Loan Bank Affordable Housing Program, 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 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 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.

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: Community Development, Participating Nonprofit and For Profit Housing Providers

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 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)

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

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

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: Community Development Department

Time Frame: Continue to implement; 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 provide information regarding other affordable housing opportunities within the City.

Responsibility: Community Development Department

Time Frame: Annually update list of subsidized rental projects.

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.

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 seniors. The following types of senior housing 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 senior rental housing.

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

- Density bonuses.

- Applying for or assisting developers in applying for state and federal funding.

- Identifying suitable sites for such development.

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

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.

In addition, the City provides the following services on housing complaints and fair housing issues:

- 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.

Responsibility: Community Development

Time Frame: Ongoing, 2013–2021

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 may contribute to the cost of maintaining emergency shelter programs, including consideration of funding for programs developed through inter-jurisdictional cooperation.

Responsibility: Community Development

Time Frame: 2013–2021

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

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).

Responsibility: Community Development Department

Time Frame: Ongoing 2013–2021

Funding: Minor administrative cost to the City

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: Ongoing 2013–2021

Funding: Minor administrative cost to the City

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

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

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 subject to those restrictions that apply to other residential uses of the same type in the same zone without undue special regulatory requirements.

Responsibility: Community Development

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

Funding: Minor administrative cost to the City

5. AUBURN URBAN DEVELOPMENT AUTHORITY

On June 28, 2011, companion bills Assembly Bill 1X 26 (AB 26) and Assembly Bill 1X 27 (AB 27) were enacted as part of the 2011–2012 State of California budget bill and dissolved the Auburn Urban Development Authority (AUDA), unless the City of Auburn elected to participate in the Alternative Voluntary Redevelopment Program established by AB 27 and pay an annual community remittance payment to the County of Placer. On July 18, 2011, a Petition for Writ of Mandate was filed in the Supreme Court of the State of California in the matter of California Redevelopment Association, et al. v. Ana Matosantos, et al., Case No. S194861 (Legal Action), which challenged the constitutionality of AB 26 and AB 27 on behalf of cities, counties, and redevelopment agencies. On December 29, 2011, the court issued its opinion in the Legal Action, upholding AB 26, invalidating AB 27, extending certain statutory deadlines under Health and Safety Code Sections 34170 through 34191, and dissolving all redevelopment agencies throughout the state, effective February 1, 2012.

At the time the State dissolved the Auburn Urban Development Authority, the AUDA maintained a Low and Moderate Income Housing Fund, which had ±$900,000 in reserves.

In 2009, the City issued a resolution indicating its intent to provide assistance ($400,000) to the Mercy Auburn Senior Apartment project from the Low/Mod Fund. The Mercy project is a 60-unit apartment project affordable to low- and very low-income seniors. The City was not able to provide that assistance, as the City had not formally allocated the funding to the project prior to the dissolution of the AUDA.

6. QUANTIFIED OBJECTIVES

Table HE-1 summarizes the City's quantified objectives for the period of January 1, 2013, to October 31, 2021. 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, 2013- 2021

	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
Regional Housing Needs Allocation	37	37	52	57	125	308
New Construction	37	37	52	57	125	308
Housing Rehabilitation*	--	6	10	--	--	16
First-Time Homebuyer*	--	--	4	--	--	4
Conserve Existing Rentals**	--	--	150	--	--	150
Total	**37**	**43**	**216**	**57**	**125**	**478**

Source: City of Auburn, 2013

**Based on the availability of funding.*

***There are three properties, 150 units at-risk for conversion to market rate units during the 2013–2021 planning period. Based on conversations with the owners of these three properties, each is committed to maintaining the affordability and renews their contract annually with HUD.*

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 below:

Public Meetings and Hearings

The City of Auburn held a Housing Element stakeholder meeting and a public workshop on October 17, 2012 to solicit public input and encourage public participation in the Housing Element update. E-mail notification and flyers of the meeting were sent to a number of non-profit organizations, government agencies, faith based organizations, health delivery organizations and the educational sector. Written comments were encouraged for those that could not attend the meeting and attendees at the meeting were also told they could submit written comments to supplement verbal comments.

The afternoon meeting was attended by City of Auburn staff, the City Historian and a representative from the Sacramento Housing Alliance and included a round-table discussion of housing and service needs throughout the community. Unfortunately no one attended the evening workshop.

After the meeting, Janice Critchlow, the Nevada-Placer Continuum of Care Coordinator, was contacted in an effort to gather additional homeless information. This information was incorporated into the needs assessment of this document.

The Housing Element was also posted on the City's website with a request for public comment.

Public Comment

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

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.

HOUSING ELEMENT APPENDICES

HOUSING ELEMENT APPENDICES

Table of Contents

Introduction **A-1**
Summary Findings A-2
Housing Needs **A-5**
Population Characteristics A-5
Income Characteristics A-7
Employment Trends A-10
Special Needs A-12
Housing Stock Characteristics A-18
Assisted Housing Projects A-28
Housing Resources and Opportunities **A-32**
Future Housing Needs A-32
Future Development Potential A-33
Accommodating the City's Housing Need A-36
Constraints **A-37**
Non-Governmental Constraints A-37
Governmental Constraints A-40
Energy Conservation Opportunities **A-55**
General Design Standards A-55
U.S. Census Terms **B-1**
California Government Code Terms **B-3**
Vacant Infill Land **D-1**
Baltimore Ravine Specific Plan **D-11**
Community Development Department Residential Development Fee Schedule **F-1**

List of Tables

Table A-1: Population Growth A-5
Table A-2: Age Distribution (2010) A-6
Table A-3: Number of Persons per Household (2010) A-6
Table A-4: Household Composition by Type (2010) A-7
Table A-5: Area Median Incomes in Auburn and Placer County (2010) A-7
Table A-6: Placer County Income Limits (2013) A-8
Table A-7: Households Overpaying by Income Level A-9
Table A-8: Major Private Employers in Placer County A-10
Table A-9: Sacramento Region Wages for Major Occupational Categories (2011) A-11
Table A-10: Developmentally Disabled Residents, by Age A-14
Table A-11: Household Units by Bedroom Size A-15
Table A-12: Sheltered and Unsheltered Persons in PLACER COUNTY A-17
Table A-13: Housing Units by Type A-18
Table A-14: Housing Tenure A-18
Table A-15: Housing Supply A-19
Table A-16: Homeownership Rates by Race and Ethnicity, (2010) A-20
Table A-17: Homeownership Rates by Age (2010) A-20
Table A-18: Age of Housing Units A-21
Table A-19: Persons per Room in All Occupied Housing Units A-22
Table A-20: Market Rental Rates for Apartments in Auburn and Surrounding Cities (October 2012) A-23
Table A-21: Resale Home Prices in Auburn (July 2012–December 2012) A-23
Table A-22: Median Sales Prices for Homes in Auburn and Surrounding Areas (January 2013) A-24
Table A-23: Auburn Residential Subdivision Status Listing A-24
Table A-24: Households Paying More than 30 Percent of Income for Housing Costs A-26
Table A-25: Estimated Affordability of Market Rate Rental Housing in Relation to Income 2012 ..... A-27
Table A-26: Sold Units Affordable to Lower-Income Households (2012) A-28
Table A-27: Assisted Rental Units A-29
Table A-28: Nonprofit Organizations Able to Acquire At-Risk Housing A-31
Table A-29: Regional Housing Needs Plan (2013–2021) A-32
Table A-30: Vacant Infill Land Summary A-34
Table A-31: Baltimore Ravine Residential Land Use Summary A-35
Table A-32: Comparison of Regional Housing Need and Residential Sites A-36
Table A-33: Annual Percentage Rates for 15- and 30- Year Fixed Loans A-38
Table A-34: Planned Unit Development Standards A-41
Table A-35: Residential Zoning Standards A-42
Table A-36: Residential Permitted, Non-Permitted, and Conditional Use Requirements A-43
Table A-37: Application Processing Times A-48
Table A-38: Typical Processing Procedures by Project Type A-48
Table D-1 Vacant Medium and High Density Residential Parcels (Citywide) D-1
Table D-2 Vacant Low Density Residential Parcels (Citywide) D-2
Table D-3 Summary of Residential Land within the Baltimore Specific Plan D-11
Table D-4 Residential Land within the Baltimore Specific Plan D-11
Table F-1 Residential Development Fee Schedule F-2
Table F-2 Application Fees F-2

List of Figures

Figure E-1 Vacant Land Inventory Map E-1
Figure E-2 Baltimore Ravine Map E-2

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.

The United States Census, completed every ten years, is an important source of information for the Housing Needs Assessment. Results from the 2010 Census were used in the preparation of this document. 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 2010 Census reported Auburn's population as 13,330 persons. Between 2007 and 2010, the California Department of Finance estimates the City's population has grown by 2 percent. Auburn's population is expected to grow steadily, continuing the demand for a variety of housing types and costs. The Sacramento Area Council of Governments (SACOG) Metropolitan Transportation Plan projects that the City of Auburn will experience a 29 percent growth rate between 2005 and 2035 (4,043 persons).
- 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 and statewide averages. Family households represented 60 percent of all households in Auburn in 2010, compared to 71 percent countywide. Of the 3,474 family households in the city, the majority did not have children (2,000 family households or 58 percent of the total family households).

Income and Poverty

- Residents of Auburn and Placer County have similar income characteristics. In 2010, the median family income in Auburn ($84,424) was roughly 95 percent of the countywide median family income ($89,196). Sixty-seven percent of the total households countywide earn $50,000 or more compared to 58 percent of the total households in Auburn.
- 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 2005-2009, approximately 21 percent of Auburn's

households are extremely low income, 18 percent are very low income, 12 percent are low income, and 49 percent are moderate income and above moderate-income.

- Based on HUD income limits, the 2012 median income for a family of four in Placer County, including the City of Auburn, is $76,100.
- The poverty rate for Auburn was nearly 9 percent, whereas for Placer County the rate was 7 percent in 2010. Although American Indian and Alaska Native, and female-headed households with children represent a small percentage of the total population in Auburn, they had the highest poverty rates at 51 percent and 18 percent, respectively. Residents 65 years of age or older had relatively higher poverty rates at 10 percent.

Employment Trends

- Based on the 2010 Census, there are 6,804 persons in the labor force; 56 percent commuted to work.
- According to the Placer County Economic and Demographic Profile, there are nearly 125,000 jobs in Placer County.
- The 2012 Placer County Economic and Demographic Profile indicates that the wages for about two-thirds of the occupational categories in the Sacramento region have wages that fall below the low-income categories.

Special Needs

- Persons age 65 and over represent 19 percent of Auburn's total population. The housing needs among older adults are: 1) home repair/maintenance/modification; 2) affordable housing; and 3) in-home assistance.
- Individuals with disabilities also have financial and physical needs. Housing and supportive service needs among the disabled population include: 1) accessible housing; 2) affordable housing; and 3) housing located in close proximity to service and commercial centers.
- Female-headed households represent nearly 10 percent of all households in Auburn, and of these households 368, or 6 percent, were female-headed households with children under age 18. Poverty rates among female-headed households are generally higher than the general population, and female-headed households with children under age 18 in Auburn have the second highest poverty rate of any population group (13 percent). Many female-headed householders have extremely low incomes and they will continue to require significant financial assistance or subsidized rental housing. Single mothers with children face additional challenges in finding affordable child care.
- Large-family households in Auburn represent approximately 6 percent (368 households) of all households. Forty-three percent of these large-family households are renters and large-family renters typically experience higher rates of overcrowding and overpayment.
- The 2013 Placer County Point-in-Time Homeless Survey identified a total estimated homeless population of 594 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 24 persons (4 percent of the total homeless count). Based on available information and contacts with service providers, the level of, and need for, homelessness services in the city is increasing on a region-wide basis. The homeless continue to need affordable housing and supportive services. It can be assumed that those most at risk for becoming homeless are those paying more than 50 percent of

their income for housing costs. These households are not likely to have reserve funds in case of an illness, job loss, or other factors and are at risk of becoming homeless.

Housing Characteristics

- The majority of the city's housing stock consists of single-family detached homes (68 percent). According to the 2010 Census, 59 percent of households are homeowners and 41 percent are renters.
- Most of Auburn's housing stock—over 58 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, approximately less 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 2012, 80 percent of all rental housing in Auburn was affordable to very low-income households, and 100 percent was affordable to low-income households. However, the existence of lower-cost units does not mean that such units are actually available to lower-income households. Currently, seven apartment complexes (336 units) in the city have some type of rental subsidy (see Table A-27).
- The majority of rental units in Auburn are one- and two-bedroom units.
- Approximately 34 percent of all households within the City are overpaying (spending over 30 percent of their income on housing in Auburn.) for housing. Of the households overpaying, 12 percent are extremely low-income households, 15 percent are very low-income households, and 8 percent are low-income households
- Between July 2012 and December 2012, the median price for resale homes in Auburn was $303,908.
- Based on resale of single-family homes in Placer County in 2012, 1.4 percent of homes sold were in an affordability range for persons within the extremely low- and very low-income groups, while 77.8 percent of homes were in the affordability range to persons in the low-income group and 18.5 percent were in an affordability range for moderate-income groups.

Opportunities and Constraints

- SACOG has determined that Auburn has a housing construction need of 308 units for the planning period 2013-2021. Of the total 308 units, 24 percent (or 74 units) should be affordable to very low-income households, 16.9 percent to low-income households, 18.5 percent to moderate-income households, and 40.6 percent to above moderate-income households.
- The city's vacant land within residential districts can accommodate its regional allocation of new dwelling units at densities potentially affordable to low- or very low-income households.
- Auburn's zoning regulations and development permit processes do not create unreasonable restrictions to the city's ability to accommodate affordable housing. The time required in the City of Auburn for development approval is not generally a constraint or substantial cost to housing developers.

HOUSING NEEDS

POPULATION CHARACTERISTICS

Population Trends

Since 2007, the City of Auburn's population has grown by 2 percent according to California Department of Finance estimates. Auburn's growth rate is significantly lower than Placer County's growth which is estimated to be 7 percent (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.

Table A-1: POPULATION GROWTH

	2007	2010	Percent Change
City	13,112	13,330	2%
County	324,495	348,432	7%

Sources: 2010 US Census, Department of Finance.

The SACOG Metropolitan Transportation Plan projects the city will grow by 29 percent between 2005 and 2035. According to SACOG projections, the City of Auburn is expected to reach a population of 17,985 by 2035.

Since the 2000 Census the number of persons per household has dropped slightly from an average household size of 2.31 to 2.282 based on 2012 Department of Finance estimates.

The number of households in the City of Auburn increased from 5,302 in 2000 to 5,759 in 2010 according to the Department of Finance estimates, an 8 percent increase. The number of households has increased at a faster rate than the City's population since 2000, due to the decrease in the household size.

Ethnicity

According to the 2010 Census, Auburn's population was predominately White, Non-Hispanic, at 89 percent. Less than 1 percent of the population was Black, 1 percent was Native American, 1.9 percent was Asian/Pacific Islander, 4 percent consisted of two or more races, and 10 percent were of Hispanic origin.

Age of Population

Overall, the City of Auburn has an older population, with a median age of 46 compared to 40 for all of Placer County and 35 for all of California. Individuals 20 to 34 years of age account for 16 percent of the city's population, 35 to 54 years of age account for 27 percent of the population, 55 to 64 years of age make up 16 percent of the population, and seniors 65 and older account for 19 percent of the population. Nineteen years and under account for 22 percent of the population.

Table A-2: AGE DISTRIBUTION (2010)

Age	Auburn	Placer County
Under 5 years	5%	6%
5 to 19 years	17%	21%
20 to 34 years	16%	16%
35 to 54 years	27%	29%
55 to 64 years	16%	13%
65 and over	19%	15%
Median age	**45.5**	**40.3**

Source: 2010 US Census.

Household Type and Composition

Further insight into the characteristics of the city's population is explored by examining household size. Of the 5,759 households in 2010, Table A-3 shows that Auburn's highest percentage consisted of one- and two-person households (32 and 37 percent respectively). The next largest percentage was three-person households (14 percent).

Table A-3: NUMBER OF PERSONS PER HOUSEHOLD (2010)

Number of Persons	Percentage
1 Person	32%
2 Persons	37%
3 Persons	14%
4 Persons	11%
5 Persons	4%
6 Persons	2%
7+ Persons	<1%

Source: 2010 US Census.

In addition to household size, household composition provides important indicators of population characteristics and trends (Table A-4). The 2010 Census reported that 60 percent of all households in Auburn were family households and, of that, 75 percent were married-couple households. Compared to the countywide population, Auburn has a slightly lower percentage of family households and families with children. Although most people lived in family households, 40 percent of households in Auburn were non-family households, primarily single adults (including seniors), but also other unrelated individuals. The 2010 Census records persons living within group quarters separately and considers them

to be non-family households. The City of Auburn had a reported 278 persons living within group quarters, of which 133 persons were institutionalized and 145 persons were living in other group quarters.

Table A-4: HOUSEHOLD COMPOSITION BY TYPE (2010)

Household Type	Number of Households	Percentage of Households
Total Households	5,759	--
Family Households	**3,474**	**60%**
Married-Couple Family Households	2,613	75%
With Children	948	27%
Without Children	1,665	48%
Other Family Households	861	25%
With Children	526	15%
Without Children	335	10%
Non-Family Households	**2,285**	**40%**
Group Quarters (Non-Family Households)	**278**	--
Institutionalized persons	133	48%
Other persons in group quarters	145	52%

Source: 2010 US Census.

INCOME CHARACTERISTICS

Household Income

According to the 2010 Census, the median household income in the City of Auburn was $60,756, while the median family income was $84,424 (Table A-5). In comparison, the median household income in Placer County was $74,447 and the median family income was $89,196. This indicates that incomes in Auburn were roughly 80 to 90 percent of the countywide income. In 2010, 27 percent of Auburn households had incomes above $100,000, compared to 35 percent countywide.

Table A-5: AREA MEDIAN INCOMES IN AUBURN AND PLACER COUNTY (2010)

	Auburn	Placer County	Auburn as a Percent of County
Area Median Household Income	$60,756	$74,447	82%
Area Median Family Income	$84,424	$89,196	95%
Area Median Non-Family Income	$29,118	$39,065	75%

Sources: US Census Bureau, 2006-2010 American Community Survey

For the purpose of evaluating housing affordability, housing need, and eligibility for housing assistance, income levels are defined by guidelines adopted each year by the California Department of Housing and Community Development (HCD). For Placer County, the area median income (AMI) for a family of four in 2013 was $76,100.

- Extremely Low: less than 30 percent of the area median income.
- Very Low: less than 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-6: PLACER COUNTY INCOME LIMITS (2013)

Income Level	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8 Persons
Extremely Low	$16,000	$18,300	$20,600	$22,850	$24,700	$26,550	$28,350	$30,200
Very Low	$26,650	$30,450	$34,250	$38,050	$41,100	$44,150	$47,200	$50,250
Low	$42,650	$48,750	$54,850	$60,900	$65,800	$70,650	$75,550	$80,400
Moderate	$63,900	$73,050	$82,150	$91,300	$98,600	$105,900	$113,200	$120,500

Source: HCD, 2013

Extremely Low-Income Households

The 2010 median income for a household of four in Placer County is $73,100. Households that earn 30 percent or less than the county's median income are considered "extremely low-income." (Note: The City used 2010 income limits to stay consistent with 2010 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 - $21,950 (based on a household of four in 2010). Because the income ranges in the 2010 Census 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 1,235 (20.7 percent of all households) existing extremely low-income households in Auburn. Of those, 265 (21.5 percent) are owner-occupied households and 970 (78.5 percent) 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 higher than it would have been if the income range was cut off at $21,950.

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 2005-2009 Comprehensive Housing Affordability Strategy (CHAS) Data, 12 percent of the total households overpaying in the City of Auburn (635 households) are categorized as extremely low income; 18 percent (810 households) are categorized as very low income; and 8 percent of total households (420 households) are categorized as low income.

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)	495	23%	140	4%	635	12%
Very Low (30-50% AMI)	625	29%	185	6%	810	15%
Low (50-80% AMI)	n/a	n/a	420	13%	420	8%
Total Households Overpaying	**1,120**	**52%**	**745**	**22%**	**1,865**	**34%**
Total Households	**2,140**	**100%**	**3,345**	**100%**	**5,485**	**100%**

Source: 2005-2009 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 2010 Census, approximately 3 percent of all families, 13 percent of female-headed households, and 9 percent of individuals were below the poverty level.

EMPLOYMENT TRENDS

This section looks at employment trends based on the Placer County and the Sacramento region. According to the 2010 Census, the City of Auburn had 6,804 persons age 16 years and older in the labor force, and approximately 67 percent of City of Auburn residents work outside the city.

According to the 2012 Placer County Economic and Demographic Profile, Placer County employment increased over the ten-year period (2000 to 2010) by about 13,000 jobs to almost 125,000 total jobs in 2010. Of the total labor force population, approximately 21 percent were employed in trade, transportation, and utilities, while another 15 percent were employed in government occupations. Other common occupations were educational and health services, and leisure and hospitality occupations (each 14 percent).

Table A-8: MAJOR PRIVATE EMPLOYERS IN PLACER COUNTY

Company	Product/Service	Employees
Hewlett-Packard Co.	Computer Hardware	3,500
Kaiser Permanente	Healthcare	3,147
Sutter Health	Healthcare	2,144
Thunder Valley Casino	Casino	2,025
Union Pacific Railroad	Transportation	2,000
Northstar-at-Tahoe Resort	Ski Resort	1,950
Raley's	Retail Groceries	1,000
PRIDE Industries	Manufacturing & Logistics	878
Wells Fargo & Co.	Financial Services	778
SureWest Communications	Telecommunication Services	616
Telefunken Semiconductors America	Semiconductor Manufacturing	612
Pacific Gas and Electric	Utilities	591
United Natural Foods, Inc.	Wholesale Groceries	500
Sierra Pacific Industries	Sawmills	336
Future Automotive Group	Auto Dealerships	281
Gladding, McBean & Co.	Clay Manufacturing	240

Source: Placer County Economic & Demographic Profile, 2012

**Includes seasonal and temporary employees*

Wages

The 2012 Placer County Economic and Demographic Profile provides the following wage information. Wage data follows the larger labor market; therefore, the major occupational category wages are for the entire Sacramento region. More than two-thirds of these occupations have mean annual wages that are categorized as low income based on 2012 income limits of $76,100 for a family of four.

Table A-9: SACRAMENTO REGION WAGES FOR MAJOR OCCUPATIONAL CATEGORIES (2011)

Occupational Category	Mean Hourly	Mean Annual Wage
Management	$52.41	$109,015
Legal	$48.17	$100,190
Healthcare Practitioners and Technical	$43.17	$89,812
Architecture and Engineering	$42.56	$88,539
Computer and Mathematical	$38.49	$80,064
Life, Physical, and Social Science	$33.46	$69,599
Business and Financial Operations	$32.72	$68,054
Education, Training, and Library	$26.48	$55,074
Community and Social Services	$25.59	$53,223
Arts, Design, Entertainment, Sports, and Media	$25.26	$52,531
Protective Services	$24.99	$51,962
Construction and Extraction	$24.56	$51,076
Installation, Maintenance, and Repair	$22.75	$47,335
Office and Administrative Support	$18.42	$38,302
Production	$17.71	$36,827
Sales and Related	$17.21	$35,793
Transportation and Material Moving	$16.43	$34,159
Healthcare Support	$14.94	$31,070
Building Grounds and Maintenance	$13.67	$28,427
Personal Care and Services	$12.86	$26,757
Farming, Fishing, and Forestry	$11.50	$23,930
Food Preparation and Servicing	$10.57	$21,999

Source: Placer County Economic and Demographic Profile, 2012

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 2010 US Census there are 2,532 seniors, or persons age 65 or older. Seniors account for 19 percent of the city's population. Approximately 69 percent of seniors are homeowners and 31 percent are renters. Although seniors in general have lower income, the 2010 Census reports only 236 seniors (9 percent) are at or 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 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 pressing 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 2000 US Census identifies approximately 21 percent (2,486 persons) of the City of Auburn's population 5 years and older as having some type of disability, and approximately 48 percent 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 pressing 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, 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 multi-family 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 age 18 years; continues or can be expected to continue indefinitely; and constitutes a substantial disability for that individual which includes mental retardation, cerebral palsy, epilepsy, and autism. This term shall also include disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, 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 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two 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	0-14 Years	15-22 Years	23-54 Years	55-65 Years	65+ Years	Total
95602	35	12	39	7	3	96
95603	56	47	128	40	44	315
95604	1	1	1			3
Total	92	60	168	47	47	414

Source: Alta California Regional Center, November 2012

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 minor children.

Of the 5,759 households in the City in 2010, 604 were female-headed households, or 10 percent of the total households in Auburn. Of these households 368, or 6 percent, were female-headed households with minor children. Ninety-three (13 percent) of these female-headed households were classified as living below the poverty level. Comparatively, only 3 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 child care, schools, parks, transportation, shopping, and other services.

Large Families

Large families are defined by HUD as family households with five or more persons. The 2010 US Census reports that 6 percent of the total households, or 368 households, in the City of Auburn are large families; approximately 57 percent of the large families (208 households) live in owner-occupied housing units and 43 percent (160 households) live in rental units. Large families tend to have higher rates of overcrowding and overpaying for housing.

There are approximately 3,685 units (58 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	90
1 Bedroom	792
2 Bedrooms	1,789
3 Bedrooms	2,186
4 Bedrooms	1,311
5 Bedrooms	188
Total	**6,356**

Sources: US Census Bureau, 2006-2010 American Community Survey

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 2010 Census 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 utilize 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.

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 5 to 10 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.

PCOH conducts point-in-time counts annually to identify the number of sheltered and unsheltered homeless in Placer County and utilizes 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 identify them with a specific city. The results of the 2013 point-in-time survey, summarized in Table A-12, identified a total estimated homeless population of 594 individuals in the County. Since the City of Auburn's population comprises 4% of the total County population, the City of Auburn's homeless population is estimated to be 24 persons (4% of the total homeless count).

Table A-12: SHELTERED AND UNSHELTERED PERSONS IN PLACER COUNTY

Homeless Population	Sheltered		Unsheltered	Total
	Emergency	Transitional		
1) Households **with** Dependent Children	5	36	6	47
a) Total Persons in These Households	15	96	17	128
2) Households **without** Dependent Children	72	56	300	428
a) Total Persons in These Households	75	56	335	466
Total Persons	**90**	**152**	**352**	**594**

Source: 2013 Point-in-Time Homeless Survey Summary for Placer County; 1/23/2013

The homeless subpopulations in Placer County identified as part of the 2013 Point-in-Time count include:

- Chronically Homeless: 138
- Severely Mentally Ill: 203
- Chronic Substance Abuse: 203
- Veterans: 62
- Persons with HIV/AIDS: 4
- Domestic Violence Victims: 142

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 2013 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 2013 HIC identified three emergency housing facilities in Placer County providing 98 year round beds, including 40 year round family beds and 58 year round individual beds. Sixteen (16) facilities in the County provide transitional housing to families and individuals, including 185 family beds and 68 individual beds. A total of nine (9) supportive housing facilities provide 161 supportive housing beds with 50 family beds and 111 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 increased from 5,457 in 2000 to 6,139 in 2010, a 12 percent increase according to the US Census. The City of Auburn has not experienced the same population growth and housing unit construction as experienced in the larger cities in Placer County during the first part of the decade. The SACOG 2035 Metropolitan Transportation Plan projects the number of housing units will total 7,868 by the year 2035.

The 2010 Census reports the majority of housing units in the City of Auburn are single-family, detached structures, 68 percent of all housing units. Five percent were single-family attached housing units, 15 percent were multi-family dwellings in structures of five or more units, 12 percent were multi-family units in structures of two to four units, and there were no mobile homes.

Table A-13: HOUSING UNITS BY TYPE

Structure Type	Housing Units	Percent
Single Family – Detached	4,145	68%
Single Family – Attached	297	5%
2-4 Unit Structure	758	12%
5 or more Unit Structure	939	15%
Mobile Homes	0	0%
Boat, RV, Van, etc.	0	0%

Sources: 2010 US Census, Department of Finance

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 2010 Census.

Table A-14: HOUSING TENURE

Tenure	Total	Percentage
Owner-Occupied Households	3,388	59%
Renter-Occupied Households	2,371	41%

Source: 2010 US Census.

Housing Supply

According to the 2010 Census, of the 6,139 year-round dwelling units reported, 5,759 units (94 percent) were occupied and 380 units (6 percent) were vacant. According to the 2006–2010 American Community Survey, the City of Auburn's homeowner vacancy rate was 2.4% and the rental vacancy rate was 0.6%.

Table A-15 shows the occupancy status of the housing stock according to the 2010 Census.

Table A-15: HOUSING SUPPLY

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

Source: 2010 US Census.

Homeownership

In 2000, homeownership among Auburn households was below that of households countywide. The homeownership rate for the City in 2000 was 58 percent, while countywide homeowners represented 73 percent of all households. By comparison, the 2010 Census reported homeownership rates slightly increased in the City, although it is still below the countywide rate, which remained static at 73 percent. 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 US Census in 2010. Ownership rates reveal that there were more owners than renters among the different ethnic groups, except for Blacks, 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 7 percent of the population and have an ownership rate of 42 percent. This ownership rate is 16 percent below that of the ownership rate for the population as a whole (59 percent). Rental rates among the different ethnic groups are comparable to the rental rates overall for the entire population, with the exception again of Blacks, Hispanics, "two or more races," and the race category "other."

Table A-16: HOMEOWNERSHIP RATES BY RACE AND ETHNICITY, (2010)

Race	Percent of Total Population	Owners	Renters	Ownership Rate	Rental Rate
Non-Hispanic White	92%	3,187	2,123	60%	40%
Black	<1%	11	17	39%	61%
Native American	1%	35	26	57%	43%
Asian/Pacific Islander	1%	51	24	68%	32%
Native Hawaiian	<1%	3	2	60%	40%
Other	2%	34	80	30%	70%
Two or More Races	3%	67	99	40%	60%
Hispanic Origin	7%	175	236	43%	57%
Total	**5,759**	**3,388**	**2,371**	**59%**	**41%**

Source: 2010 US Census.

An analysis of homeownership rates by age reveals that persons age 65 to 74 have the highest ownership rates in the city (Table A-17). The majority of the age groups in Table A-17 have homeownership rates equal to or above the ownership rate for Auburn's population as a whole (59 percent), with exceptions being the very young. Persons age 15 to 24 have a 90 percent rental rate. Persons age 25 to 34 also have a low ownership rate (25 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 just higher than 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 (2010)

Age	Owners	Renters	Ownership Rate	Rental Rate
15 to 24	19	180	10%	90%
25 to 34	153	464	25%	75%
35 to 44	412	400	51%	49%
45 to 54	741	448	62%	38%
55 to 64	934	366	72%	28%
65 to 74	563	194	74%	26%
75 and over	566	319	64%	36%
Total	**3,388**	**2,371**	**59%**	**41%**

Source: 2010 US Census.

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.

Less than half of Auburn's housing stock—58 percent—is greater than 30 years old (Table A-18). Only 24 percent of the city's housing was constructed since the 1990s.

Table A-18: AGE OF HOUSING UNITS

	Auburn Number of Units	Auburn Percentage	Placer County Number of Units	Placer County Percentage
1979 or earlier	3,729	58%	51,237	34%
1980 to 1989	1,130	18%	25,988	17%
1990 to 1999	760	12%	29,658	19%
2000 to 2004	478	8%	29,740	19%
2005 or later	259	4%	16,290	11%
Total	**6,356**	**100%**	**152,913**	**100%**

Sources: US Census Bureau, 2006-2010 American Community Survey.

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 1 percent of the total households in the City of Auburn.

According to the 2010 US Census the City of Auburn has 29 households living in an overcrowded situation. Approximately 100 percent of these 29 households are rental housing units, and zero percent are owner-occupied units.

Table A-19 summarizes the incidence of overcrowding in the city based upon 2010 Census 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	2,939	86%	1,888	75%	4,827	81%
0.51 to 1.00	496	14%	606	24%	1,102	18%
1.01 to 1.50	0	0%	15	<1%	15	<1%
1.51 to 2.00	0	0%	14	<1%	14	<1%
2.01 or more	9	0%	0	0%	0	0%
Overcrowded Households	**0**	**0%**	**29**	**100%**	**29**	**100%**

Sources: US Census Bureau, 2006-2010 American Community Survey.

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 October 2012. 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 $875, while a two-bedroom is $936, and the three-bedroom units had a median rental price of $1,385. 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 2012 Federal Register, the Placer County area fair market rents are listed between $736 and $1,689.

Table A-20: MARKET RENTAL RATES FOR APARTMENTS IN AUBURN AND SURROUNDING CITIES (OCTOBER 2012)

City	1 Bedroom		2 Bedrooms		3 Bedrooms		4 Bedrooms	
	Range	Median	Range	Median	Range	Median	Range	Median
Auburn	$800-$950	$875	$895–$936	$936	$1,076-$1,800	$1,385	--	--
Rocklin	$666–$1,515	$890	$650–$2,015	$1,105	$850–$2,015	$1,500	$1,185–$1,193	$1,190
Roseville	$650–$1,510	$935	$768–$2,600	$1,225	$884–$2,515	$1,610	$1,198–$1,212	$1,200

Source: Auburn: ForRent.com and The Auburn Journal; Rocklin: 2012 Apartment Survey, and ForRent.com; Roseville: ForRent.com. Note: (--) denotes no units advertised of particular bedroom size.

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). According to the City, there are no mobile home parks within city limits.

Home Prices

Table A-21 lists prices of single-family resale homes that were sold between July and December of 2012. The highest percentages of homes sold in Auburn were three-bedroom homes (56 percent), followed by four or more bedroom homes (31 percent) and two-bedroom homes (13 percent). According to Placer County Association of Realtors, the median selling price for a single-family home in the Auburn city limits during this time period was $303,908.

Table A-21: RESALE HOME PRICES IN AUBURN (JULY 2012–DECEMBER 2012)

Bedrooms	Units Sold	Median	Average	Percent of Total
1	0	--	--	0%
2	35	--	$195,346	13%
3	145	--	$317,973	56%
4+	81	--	$441,158	31%
Total	**261**	**$303,908**	**$318,159**	**100%**

Source: Placer County Association of Realtors Home Sales Reports July 2012 through December 2012.

As of October 2013, there are no new production single-family subdivisions currently in development in Auburn. In the last planning cycle, the City processed 35 building permits for new single-family homes, with construction evenly split between production and custom home types.

Surrounding Area Home Prices

Table A-22 is a list of median resale home prices for detached, single-family homes in Auburn and the surrounding area which were sold in January 2013 and January 2012 (the data was not reported by size and number of bedrooms). In January 2013, the median home price in Auburn was $306,600, up 10.76% from $276,825 a year earlier. In comparison, Lincoln, Foresthill and Roseville had lower median resale home prices than Auburn in January 2013. Auburn, Loomis, Lincoln, Rocklin, and Roseville all had increases in median sale prices from January 2012 to January 2013. Foresthill saw prices decrease in the same period.

Table A-22: MEDIAN SALES PRICES FOR HOMES IN AUBURN AND SURROUNDING AREAS (JANUARY 2013)

Jurisdiction	Number of Homes Sold	Median Sale Price (January 2013)	Median Sale Price (January 2012)	Percent Change from Dec. 2010 to 2011
Foresthill	13	$182,000	$247,500	-35.98%
Lincoln	65	$270,500	$238,000	13.65%
Rocklin	46	$327,450	$250,200	30.87%
Auburn	39	$306,600	$276,825	10.76%
Loomis	12	$413,875	$360,000	14.97%
Roseville	123	$280,000	$248,000	12.90%

Source: Placer County Association of Realtors Home Sales Reports, 2012 and 2013.

Planned or Approved Subdivisions

Table A-23 provides the number of lots, acreages, location, and status of residential subdivisions in the planning stages or approved by the City of Auburn.

Table A-23: AUBURN RESIDENTIAL SUBDIVISION STATUS LISTING

Subdivision	Lots/Units	Acres	Location	Status
Approved				
Auburn Bluffs	29	9.6	East of Auburn Folsom Road at Indian Hill Road	Tentative map approved 1/15/2008
Auburn Bluffs Lot E (SUB 785)	20	15.5	East of Auburn Folsom Rd, south of Sunrise Ridge Cr	9 lots available

Subdivision	Lots/Units	Acres	Location	Status
Baltimore Ravine Specific Plan	725	±264	East of Interstate 80; west of Auburn Folsom Road; north of UPRR	Specific Plan approved 2/2011; land use & zoning approved for Phase 1 (270 units)
Canyon Creek (SUB 03-2)	24	11	406 Maidu Drive	Tentative map approved
Canyon Rim Estates (SUB 02-3)	23	120	Southern terminus of Eagles Nest	16 lots available
Canyon Ridge Lane (SUB 06-2)	6	7.2	143 Borland Ave	Tentative map approved
Diamond Ridge (SUB 760)	47	26.7	South of Indian Hill Rd, west of Santa Barbara subdivision	1 lot available
Granite Bay Vista (SUB 758)	80	80	West of Auburn Folsom Rd, immediately north of City limits	27 lots available
Knollwood Lot Split (LS 04-1)	3	2.6	471 Knollwood Drive	3 lots available
Montecielo (SUB 751)	63	24	Riverview Dr, North of Maidu Dr	7 lots available
The Outlook @ Indian Hill (SUB 02-2)	70	70	East of Auburn Folsom, immediately north of city limits	38 lots available
Southridge VI (SUB 781)	48	17.7	South end of Southridge Dr	3 lots available
Sunny Creek (SUB 06-1)	13	±4	1161 Oakridge Way	Tentative map approved
Vienna Woods (SUB 04-4)	24	±6	585 Dairy Road	Tentative map approved
View Crest Estates (SUB 02-4)	7	5	South of Indian Hill, east of Diamond Ridge subdivision	2 lots available
Whitehawk Meadows (SUB 08-1)	18	10.2	West of Auburn Folsom Rd, directly opposite entry to Vintage Oaks	Tentative map approved
Woodland Estates (SUB 782)	34	16	West End of High St and Clark St	14 lots available
Multi-Family				
Tuscan Palms Condos (SUB 9-1)	8	0.62	133 Electric Street	Tentative map approved
Wall Street Garden Condos (SUB 5-2)	30	2.03	580 Wall Street	Tentative map approved

Source: City of Auburn, October 2013.

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 34 percent of all lower income households in the City of Auburn pay over 30 percent of annual household income on housing. Table A-24 illustrates how these homes are dispersed throughout owner-occupied and renter-occupied households.

Table A-24: HOUSEHOLDS PAYING MORE THAN 30 PERCENT OF INCOME FOR HOUSING COSTS

	Earnings <$35,000 per Year	Earnings >$35,000 per Year	Total
Renters Overpaying (>30% of Income)	1,019	216	1,235
Owners Overpaying (>30% of Income)	258	963	1,221
Total	**1,277**	**1,179**	--

Source: http://egis.hud.gov/cpdmaps/

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 their 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.

Low-income households have more housing options, as there are subsidized and market-rate apartments in the city with units available to low-income households. 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.

Table A-25 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.

Table A-25: ESTIMATED AFFORDABILITY OF MARKET RATE RENTAL HOUSING IN RELATION TO INCOME 2012

Income Group	Maximum Affordable Rents	Percent of Auburn Rentals
Extremely Low (30% of median)	$399–571*	0
Very Low (50% of median)	$666–951*	80
Low (80% of median)	$1,066–1,522*	20
Moderate (120% of median)	$1,597–2,282*	100

Source: ForRent.com.
** Based on 2012 HUD Income Limits for Placer County and 1.5 persons per bedroom, for a one- to three-bedroom unit.*

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.

Based on sale prices of homes sold in Auburn in 2011, those extremely low- and very low-income households earning 50 percent or less of the median income were able to afford only a small percentage of homes for sale in Auburn. Table A-26 shows that 1.41 percent of homes sold in Placer County were affordable to persons within the extremely low- and very low-income groups, while 77.83 percent of homes were affordable to persons in the low-income group. Moderate-income households were able to afford 18.51 percent of homes in Placer County in 2012, as shown in the table below. Homebuyer assistance programs that provide down payment assistance and/or below market-rate interest rates may allow homebuyers to qualify for houses up to four times their incomes.

Table A-26: SOLD UNITS AFFORDABLE TO LOWER-INCOME HOUSEHOLDS (2012)

Income Group	Affordability Level	Percent of All Homes Sold in County
Extremely Low and Very Low	<$100,000	1.41%
Low	$100,000–$252,299	77.83%
Moderate	$252,300–$302,572	18.51%

Source: Placer County Association of Realtors.
The affordability level is based on the Placer County median income of $70,900 per HUD 12/11/2012.

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 multi-family 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 ten 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-27 lists the seven assisted rental projects in the City of Auburn, their funding sources, subsidy expiration date, and level of risk of conversion to market rate. 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.

Table A-27: ASSISTED RENTAL UNITS

Project Name	Address	Type	Total Units	Assisted Units	Type of Assistance	Expiration Date	Risk Level
Assisted Project "At-Risk"							
Auburn Palms	701 Auburn Ravine Rd.	Elderly	50 units	50 units	Section 8	Renewed on an annual basis	Low to Medium- Owner intends to continue to renew Section 8 contract.
Auburn Ravine Terrace	750 Auburn Ravine Rd.	Elderly	158 units	50 units	FHA 231 Section 8	Renewed on an annual basis	Low to Medium- Non Profit Owner Low Owner intends to continue to renew Section 8 contract
Auburn Villa	628 Mikkelsen Dr.	Elderly	50 units	50 units	FHA 221(D)(4) Section 8	Renewed on an annual basis	Low to Medium- Owner intends to continue to renew Section 8 contract
Assisted Projects Not "At-Risk"							
Brookside Senior Apts.	738 Mikkelsen Dr.	Elderly Disabled	48 units	48 units	Rural Development	N/A	Low
Mercy Auburn Senior Apartments	585 Sacramento Street	Senior	60 units	59 units	LIHTC	2057	Low
Palm Terrace	1040 Redhawk Lane	Family	80 units	80 units	LIHTC/ HOME	2040	Low
Valley Oaks	600 Auburn Ravine Rd.	Elderly	60 units	59 units	HUD Section 202	August 2014	Low— Non Profit Owner

Source: HCD, March, 2013.

Preservation and Replacement Options

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: 1) preserve the existing assisted units or 2) facilitate 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 multi-family units. These options are described in more detail below.

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. As indicated in below, the total cost of subsidizing the rents for all 150 at-risk units is estimated at $42,750 per month or $513,000 annually.

Rent Subsidies, 2013

Total Units	150
Fair Market Rent[1]	$855
Very Low Income (50% AMI)[2]	$26,650
Affordable Cost – Utilities[3]	$570
Monthly Per Unit Subsidy	$285
Total Monthly Subsidy	$42,750
Total Annual Subsidy	$513,000

Source: PMC 2013.
1. Fair market rent is determined by HUD for different jurisdictions/areas across the United States on an annual basis.
2. 2013 Area median household income (AMI) limits based on 2013 Income Limits from HCD.
3. Affordable cost = 30% of household monthly income minus estimated utility allowance of $100 for a one-bedroom unit.

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 multi-family housing depends on the number of bedrooms, location, land costs, and type of construction. Assuming an average construction cost of $200 per unit, and an average size of 800 square feet per unit, the approximate cost per unit would be $160,000. In total, it would cost approximately $24 million (excluding land costs) to construct 150 new affordable units. Even excluding land costs, the total costs to develop replacement units far exceeds the cost of the other two alternatives.

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-28 lists these organizations.

Table A-28: 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
Christian Church Homes of Northern California, Inc.	303 Hegenberger Road, Ste. 201	Oakland
Eskaton Properties Inc.	5105 Manzanita Ave.	Carmichael
Project Go, Inc.	3740 Rocklin Road	Rocklin
ROEM Development Corporation	1650 Lafayette Circle	Santa Clara
Rural California Housing Corp	3120 Freeboard Drive, Suite 201	West Sacramento
Sacramento-Yolo Mutual Housing Association	8001 Fruitridge Road, Suite A	Sacramento

Source: HCD, November, 2012.

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 September 2012, called the "Regional Housing Needs Plan" (RHNP). This plan covers the period from January 1, 2013, through October 31, 2021.

Existing need is evaluated based on overpayment and overcrowding by lower-income households. The housing allocation also includes an "avoidance of impaction" 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 308 units, which equates to an annual need of approximately 41 units. Table A-29 shows the City of Auburn's 2013–2021 planning period allocation, as determined by SACOG.

Table A-29: REGIONAL HOUSING NEEDS PLAN (2013–2021)

Income Level	Allocation	Percent of Total
Extremely Low-Income*	37	12%
Very Low-Income	37	12%
Low-Income	52	17%
Moderate-Income	57	19%
Above Moderate-Income	125	41%
Total	**308**	**100%**

Source: SACOG 2013-2021 Regional Housing Needs Plan.
** 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 Baltimore Ravine Specific Plan (BRSP). The City of Auburn estimates that there are an additional 338 acres of undeveloped residentially zoned infill land available within the city which can provide at least 900 units. In addition, the BRSP, a master planned community located in south Auburn, adopted in 2011 which meets all of the "by-right" requirements identified in program 1 of the 2008 Housing Element, provides a total of 725 units on 277 acres, including a minimum of 72 units affordable to very low-, low-, and moderate- income families consistent with the SACOG compact. 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 (see below).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 .33-acre site. The Valley Oaks and Mercy Senior Apartment projects included approval of density bonuses. The multi-family 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 Apts (-2013)	60 senior assisted units	20 units/acre

City of Auburn Vacant Infill Land

The following is a description of the available infill vacant land in the City and the number of units that could potentially be accommodated in low-, medium-, and high-density districts. To determine the capacity of each site the City used the lower end of the density range.

- Auburn has approximately 12.29 acres of land, consisting of 27 infill sites, zoned for high-densities (9–15 units per acre) that could accommodate between 111 and 184 new dwelling units. These sites are located in the City's multi-family zone district (R-3).
- Auburn has approximately 25.51 acres of land, consisting of 25 infill parcels, zoned for medium-densities (1–10 units per acre) that could accommodate 102-113 new dwelling units. These medium-density sites are associated with the City's R-2, R1-5, R1-7, and R1-8.5 zone districts.

- Auburn has approximately 288 acres of land zoned for low-densities (up to 4 units per acre) that could accommodate at least 535 new dwelling units. These low-density zoned lands are located in the City's Zoning Ordinance designations AR, R1-10, R1-15, and R1-20.

Table A-30: VACANT INFILL LAND SUMMARY

Zoning Ordinance Designation	Maximum Permitted Density by Zoning Ordinance	General Plan Land Use Designation	Number of Sites	Total Acres	Potential New Units[1]
AR	1 unit per acre	RDR; LDR	88	125.45	95
R1-20	1 unit per 20,000 sq/ft	ULDR	17	18.51	33
R1-15	1 unit per 15,000 sq/ft	ULDR; MDR	37	29.90	57
R1-10	1 unit per 10,000 sq/ft	ULDR; MDR; UR; OS; IND	111	114.16	350
R1-8.5	1 unit per 8,500 sq/ft	ULDR	5	8.48	28
R1-7	1 unit per 7,000 sq/ft	LMDR; OS	17	14.31	58
R-2	6-10 units per acre	MDR	3	2.72	16-27
R-3	9-15 units per acre	HDR	27	12.29	111-184
Estimated Total Potential New Residential Units					***748-832***

Source: City of Auburn, October 2013

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

[1] *The potential number of new units is based on a combination of historical densities of projects developed in Auburn over the last 20 years and an assumption that future projects will be built out at 65 percent of the maximum permitted density in the low-density residential zone.*

Baltimore Ravine Specific Plan Area

As noted, the Baltimore Ravine Specific Plan is a 277-acre master planned community located in south Auburn. The BRSP provides a total of 725 units in a variety of densities, and includes a minimum of 72 units affordable to very low-, low-, and moderate- income families. The provision of affordable units is consistent with the housing compact by the Sacramento Area Council of Governments (SACOG).

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.

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. Medium-density 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-31 provides land use information including acreage, land use, and number of units.

Table A-31: 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, November 2012

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 Senate Bill 1087, upon adoption, the City will immediately forward its adopted Housing Element to its water and wastewater providers so they can grant priority for service allocations to proposed developments that include units affordable to lower-income households.

ACCOMMODATING THE CITY'S HOUSING NEED

Based on the above land discussion, the City has sufficient land to accommodate its 2013–2021 regional housing need. Table A-32 below compares the City of Auburn's RHNA to its land inventory capacity. The City has a surplus of 174 units available to lower-income households (including extremely low-, very low-, and low-), 350 units available to moderate-income households, and 641 units available to above moderate-income households, a total surplus of 1,165 units.

Table A-32: COMPARISON OF REGIONAL HOUSING NEED AND RESIDENTIAL SITES

Income Group	Total RHNA	Infill Available Land	BRSP Available Land	Unit Surplus
Extremely Low	37	--	300	174
Very Low	37			
Low	52			
Moderate	57	127	280	350
Above Moderate	125	621	145	641
Total	**308**	**748**	**725**	**1,165**

Source: City of Auburn, October 2013

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 and Realtor.com in February 2013 indicates that land in Auburn ranges from $45,800 for 0.5 acre to $399,000 for 17 acres. See the listings below.

Lot Size	Listing Price	Lot Size	Listing Price
0.5 acre	$54,800	2.14 acres	$229,000
0.72 acres	$119,000	8.3 acres	$199,000
1.3 acres	$80,000	17 acres	$399,000

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.building-cost.net), provided by Craftsman Book Company, estimates the per square foot cost of a single-story home in the Auburn area, including construction materials and labor, ranges from $115 to $145 per square foot, depending on the size of the home. Excluding land costs, the Craftsman Book Company calculator estimates that a small three-bedroom tract house of 1,800 square feet would have a minimum cost of approximately $239,000 (including direct job costs, permits and utilities, plans and specs, and contractor markup). Based on the information above and including land costs, the minimum cost to produce a 1,800-square-foot tract home in Auburn would cost approximately $473,000.

The cost of raw land is $10,000 to $769,000 a unit. 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.

The Cost and Availability of Financing

The City 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-33 shows interest rates for 15- and 30-year fixed loans in the Auburn area at various financial institutions. Interest rates change on a daily basis and those reflected in Table A-33 represent the rates on November 20, 2012. Annual percentage rates for a 15-year fixed loan based on an average loan amount of $300,000 ranged from 3.49 percent to 3.72 percent, while the interest rate for a 30-year fixed loan ranged from 3.57 percent to 4.03 percent.

Table A-33: ANNUAL PERCENTAGE RATES FOR 15- AND 30- YEAR FIXED LOANS

Institution	Annual Percentage Rate	
	30-Year Fixed	15-Year Fixed
Sierra Central Credit Union	3.57%–3.70%	3.61%–3.72%
SAFE Credit Union	3.90%–4.03%	3.49%–3.56%

Source: November 2012

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 nine 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 Baltimore Ravine Specific Plan area as it ascertained the residential development capacity to accommodate the City's Regional Housing Needs Allocation. 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.

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 multi-family development are no more restrictive than those of surrounding jurisdictions and have been determined by the City to establish minimum constraints in order 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-35 provides a summary of Auburn's residential zoning regulations, including building setback, height, and parking requirements for single-family and multi-family residential districts. The following is a description of the residential districts in the city and the allowable densities according to the city's municipal code.

1. Single-Family Residential District (R-1). Designates areas for single-family homes. 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 multi-family residential land uses. Density ranges from five to 15 units per acre.

Planned Unit Development

The Planned Unit Development (PUD) (Auburn Zoning Ordinance, § 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 below in Table A-34; they are used only as a guide and are not meant to be mandatory.

Table A-34: 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. 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 R1 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.

Table A-35: 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	0–10	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]
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

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.

Source: City of Auburn Municipal Code, 2013.

Permitted Uses in Residential Zoning Districts

The Auburn Municipal Code designates permitted, non-permitted, and conditional uses for all developable use types in the city in relation to the City's zoning categories (Table A-36).

- Single-family dwellings are permitted in all residential districts.
- Duplexes are permitted in the R-2 and R-3 districts; multi-family 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 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.
- 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 12-16 weeks, though if there are no significant issues associated with the home, the time frame could be reduced to 8-12 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.
- 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-36: 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
Multi-Family Dwelling, 3+ units	NP	NP	P
Second Residential Units	P	N/A	N/A
Mobile Home Parks	CUP[1]	CUP[1]	CUP[1]
Permanent Manufactured Homes	P	NP	NP
Emergency Shelter [2]	NP	NP	NP
Transitional Housing	NP	NP	P

Use Type	R-1	R-2	R-3
Supportive Housing	NP	NP	P
Residential Care Facilities – Small (up to 6)	P	P	P
Residential Care Facilities – Large (7 or more)	NP	NP	CUP[3]
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	NP	NP	NP
Small Family Day Care	P	P	P
Large Family Day Care	P	P	P
Single Room Occupancy Units[4]	NP	NP	NP

Source: City of Auburn Municipal Code, 2013

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 §159.055 et seq. of the Auburn Municipal Code and any conditions which might be imposed by the Planning Commission.*

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

[3] *Residential care facilities with seven or more persons are also allowed in the C-2 and C-3 zones.*

[4] *Unless homes for the ambulatory aged are considered, then permitted*

Second Residential Unit Requirements

A second residential unit, often referred to as a "granny" unit, is a second living unit located on an existing residential lot. The purpose of a second residential unit is to provide a small, self-contained living unit that can be used by a family member or as a rental unit. A second residential unit is permitted on any lot that is zoned for single-family residential use (R-1) if there is an existing single-family dwelling. The second units are permitted by right, subject to administrative staff review for conformance with applicable zoning standards.

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.
- Roof pitch is a minimum of 3.5 to 12, 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.

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 further comply with state law requirements, the City will amend the Zoning Ordinance to allow transitional and supportive housing types in all zones that allow for residential development (Program M).

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). The C-3-ES zone includes eight sites for a total of 9.2 acres, which is made up of nine parcels ranging in size from 0.14 to 2.35 acres, which may be

suitable for an emergency homeless shelter. These sites include one vacant lot, two under-developed lots, and five developed sites. 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. 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.

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 Baltimore Ravine Specific Plan 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 multi-family 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 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 that 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.

Code Enforcement

The City of Auburn Code Enforcement Officer works with the Police Department, Fire Department, Building Department, and Community Development 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 zoning 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 do not inhibit residential development. See Appendix F for a complete fee schedule and comparative fee schedules of surrounding jurisdictions. This comparison demonstrates that the City's residential development fees (single family and multi-family) 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.

Permit Processing Procedures

Applications for residential subdivisions are processed within a three- to four-month period; however, applications that are more complex may take 6 to 8 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 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]
Multi-Family Project	Design review: 3–4 months
Variances	±2 months
Residential Design Review (Single- and Multi-Family 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	±3months
Subdivision Map (Project)	3–4 months
Use Permit	±3months

Source: City of Auburn, 2013.
[1]SFR projects only require a building permit; separate discretionary approval is not required.

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, 2013

To expedite permit processing procedures, City staff encourages pre-application development conferences to provide upfront feedback on proposed projects in order 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 multi-family 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 runs concurrently to avoid project time delays. The design review process 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 multi-family 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 ADA requirements for accessibility. Sites zoned for Medium and High Density Residential 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.

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.

The City also allows residential retrofitting to increase the suitability of homes for persons with disabilities in compliance with ADA requirements. Such retrofitting is permitted under Chapter 11 of the 2007 Uniform Building Code. The City works with applicants who need special accommodations in their homes to ensure that application of building code requirements does not create a constraint. The City's Zoning Ordinance has been reviewed for Chapter 11 compliance and determined to be compliant.

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

The City implements and enforces Title 24 of the 2010 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.

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 Community Development 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.

- All of the City's commercial zones allow group homes. 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

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 group homes 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 group home, 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 multi-family 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.

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 2010 California Building Code Volumes 1 and 2, including Appendix Chapters B and C, which are mandated by the state. The only additions to the uniform code that the City has adopted are:

- No reductions are permitted under Table 16c 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."
- 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 multi-family 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). 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 multi-family 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. 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. Most recently, the Mercy Senior Housing (built in 2013) project was developed with a 50 percent parking reduction.

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 multi-family 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 Community Development 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 Public Works and Fire 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.

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 Baltimore Ravine Specific Plan to allow for an increase in the densities actually developed, higher than those historically seen in the city.
- Providing higher density housing in the Baltimore Ravine Specific Plan: 1) along transit corridors; 2) close to jobs; 3) 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 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.

Own Children – 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.

Related Children – 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 U.S. Office of Management and Budget (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 age 15 years and over, 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, CA 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, CA 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.

Transitional Housing, CA 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	Child Care	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
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		
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

**There are several agencies that checked Street Outreach. The two that provide intensive outreach and engagement services to the homeless are in boldface and underlined.*

Source: Placer Consortium on Homelessness 2007 Continuum of Care.

APPENDIX D: VACANT RESIDENTIAL PARCELS

VACANT INFILL LAND

TABLE D-1 VACANT MEDIUM AND HIGH DENSITY RESIDENTIAL PARCELS (CITYWIDE)[1]

APN	Zoning	General Plan Designation	Acres	Min. Density (6 du/acre)	Max. Density (10 du/acre)
R-2					
001-081-002	R-2	MDR	0.29	2	3
004-020-011	R-2	MDR	2.25	14	23
004-191-004	R-2	MDR	0.18	1	2
Total	***3 sites***		***2.72***	***17***	***28***
APN	**Zoning**	**General Plan Designation**	**Acres**	**Min. Density (9 du/acre)**	**Max. Density (15 du/acre)**
R-3					
001-020-050	R-3	HDR	0.33	3	5
001-020-052	R-3	HDR	1.35	12	20
001-081-015	R-3	HDR	0.2	2	3
001-081-025	R-3	HDR	0.29	3	4
001-143-002	R-3	HDR	0.11	1	2
001-143-013	R-3	HDR	0.16	1	2
001-143-021	R-3	HDR	0.21	2	3
002-025-004	R-3	HDR	1.74	16	26
002-025-005	R-3	HDR	0.23	2	3
002-030-002	R-3	HDR	0.38	3	6
002-051-007	R-3	HDR	0.5	5	8
002-052-005	R-3	HDR	1.24	11	19
002-071-011	R-3	HDR	0.15	1	2
002-072-001	R-3	HDR	0.15	1	2
002-091-014	R-3	HDR	0.21	2	3
002-092-039	R-3	HDR	0.81	7	12
002-122-015	R-3	HDR	0.11	1	2
002-133-013	R-3	HDR	0.22	2	3
002-133-015	R-3	HDR	0.2	2	3
002-240-071	R-3	HDR	0.28	3	4
003-042-018	R-3	HDR	0.26	2	4
003-071-007	R-3	HDR	0.17	2	3
003-192-001	R-3	HDR	0.49	4	7
004-062-032	R-3	HDR	0.21	2	3

APN	Zoning	General Plan Designation	Acres	Min. Density (6 du/acre)	Max. Density (10 du/acre)
004-072-009	R-3	HDR	0.17	2	3
004-112-004	R-3	HDR	0.15	1	2
038-250-083	R-3	HDR	1.97	18	30
Total	***27 sites***		***12.29***	***111***	***184***

Source: City of Auburn, October 2013

1 In determining the overall capacity to meet the City's RHNA, the City relied on the minimum allowed density.

TABLE D-2 VACANT LOW DENSITY RESIDENTIAL PARCELS (CITYWIDE)

APN	Zoning	General Plan Designation	Acres	# of Potential Units at 65% of the maximum density
R1-20				
003-113-009	R1-20	ULDR	4.41	6
003-140-047	R1-20	ULDR	0.64	1
003-140-049	R1-20	ULDR	0.86	1
003-140-050	R1-20	ULDR	0.7	1
003-140-055	R1-20	ULDR	1.61	2
004-220-016	R1-20	ULDR	0.27	1
004-220-051	R1-20	ULDR	0.38	1
004-220-070	R1-20	ULDR	1.27	4
004-220-072	R1-20	ULDR	0.32	1
004-220-078	R1-20	ULDR	0.96	3
004-220-095	R1-20	ULDR	0.3	1
040-300-016	R1-20	ULDR	1	1
040-300-017	R1-20	ULDR	0.23	1
040-310-007	R1-20	ULDR	1.23	2
040-360-053	R1-20	ULDR	3.46	5
040-360-069	R1-20	ULDR	0.47	1
040-500-004	R1-20	ULDR	0.4	1
Total	***17 sites***		***18.51***	***33***
R1-15				
004-100-020	R1-15	MDR	0.14	1
004-100-025	R1-15	MDR	0.55	1
004-100-032	R1-15	MDR	0.26	1
004-100-033	R1-15	MDR	0.24	1

APN	Zoning	General Plan Designation	Acres	# of Potential Units at 65% of the maximum density
004-100-034	R1-15	MDR	0.25	1
004-360-001	R1-15	MDR	0.76	1
004-360-002	R1-15	MDR	0.75	1
004-360-004	R1-15	MDR	0.44	1
004-360-005	R1-15	MDR	0.41	1
004-360-006	R1-15	MDR	1.1	1
004-360-008	R1-15	MDR	0.26	1
004-360-014	R1-15	MDR	0.18	1
040-130-056	R1-15	ULDR	0.71	2
040-130-073	R1-15	ULDR	0.97	1
040-130-074	R1-15	ULDR	0.73	1
040-130-075	R1-15	ULDR	0.72	1
042-300-005	R1-15	ULDR	0.8	1
042-310-005	R1-15	ULDR	0.55	1
042-320-010	R1-15	ULDR	0.44	1
042-370-021	R1-15	ULDR	1.26	2
042-380-024	R1-15	ULDR	0.49	1
042-390-006	R1-15	ULDR	0.39	1
042-390-015	R1-15	ULDR	0.4	1
042-405-004	R1-15	ULDR	1	1
042-405-005	R1-15	ULDR	0.89	1
042-405-007	R1-15	ULDR	0.95	1
042-406-003	R1-15	ULDR	0.47	1
042-406-010	R1-15	ULDR	0.39	1
042-420-009	R1-15	ULDR	0.47	1
055-040-028	R1-15	ULDR	2.2	4
055-040-029	R1-15	ULDR	2.21	4
055-040-030	R1-15	ULDR	1.93	4
055-040-031	R1-15	ULDR	4.24	8
055-260-015	R1-15	ULDR	0.33	1
055-280-008	R1-15	ULDR	0.32	1
055-290-003	R1-15	ULDR	0.36	1
055-300-054	R1-15	ULDR	1.34	3
Total	***37 sites***		***29.90***	***57***
R1-10				
001-051-015	R1-10	ULDR	12.88	37

APN	Zoning	General Plan Designation	Acres	# of Potential Units at 65% of the maximum density
002-011-003	R1-10	ULDR	0.75	2
002-012-002	R1-10	ULDR	0.74	2
002-025-039	R1-10	ULDR	1.05	3
002-025-040	R1-10	ULDR	1.82	5
003-072-011	R1-10	ULDR	0.26	1
003-104-002	R1-10	ULDR	0.3	1
003-104-009	R1-10	ULDR	0.49	1
003-123-003	R1-10	ULDR	0.29	1
003-123-004	R1-10	ULDR	0.23	1
003-123-005	R1-10	ULDR	0.21	1
003-123-006	R1-10	ULDR	0.22	1
003-123-007	R1-10	ULDR	0.26	1
003-123-008	R1-10	ULDR	0.27	1
003-123-009	R1-10	ULDR	0.21	1
003-123-010	R1-10	ULDR	0.18	1
003-126-022	R1-10	ULDR	0.43	1
003-140-027	R1-10	ULDR	0.34	1
003-140-028	R1-10	ULDR	2.37	7
003-140-029	R1-10	ULDR	0.49	1
003-140-031	R1-10	ULDR	0.29	1
003-140-032	R1-10	ULDR	0.25	1
003-140-033	R1-10	ULDR	0.28	1
003-140-034	R1-10	ULDR	0.27	1
003-140-035	R1-10	ULDR	0.27	1
003-140-036	R1-10	ULDR	0.21	1
003-140-038	R1-10	ULDR	0.36	1
003-140-042	R1-10	ULDR	0.35	1
003-140-043	R1-10	ULDR	0.35	1
003-140-044	R1-10	ULDR	0.31	1
003-140-045	R1-10	ULDR	0.35	1
003-140-046	R1-10	ULDR	0.29	1
003-140-051	R1-10	ULDR	0.25	1
003-140-052	R1-10	ULDR	0.37	1
003-140-053	R1-10	ULDR	0.37	1
003-140-054	R1-10	ULDR	0.27	1
003-180-003	R1-10	OS	17.42	49

APN	Zoning	General Plan Designation	Acres	# of Potential Units at 65% of the maximum density
003-180-004	R1-10	OS	1.82	5
003-200-026	R1-10	ULDR	0.32	1
004-082-009	R1-10	ULDR	0.27	1
004-083-006	R1-10	ULDR	0.59	2
004-083-016	R1-10	ULDR	1.57	4
004-083-025	R1-10	ULDR	0.3	1
004-083-026	R1-10	ULDR	0.25	1
004-083-027	R1-10	ULDR	0.53	2
004-083-028	R1-10	ULDR	0.27	1
004-083-029	R1-10	ULDR	1.99	6
004-083-030	R1-10	ULDR	0.43	1
004-091-004	R1-10	ULDR	0.56	2
004-096-021	R1-10	ULDR	1.3	4
004-160-017	R1-10	ULDR	0.36	1
004-160-019	R1-10	ULDR	0.48	1
004-160-026	R1-10	ULDR	0.63	2
004-160-035	R1-10	OS	0.70	3
004-160-038	R1-10	ULDR	3.44	10
004-160-039	R1-10	OS	0.95	4
004-160-040	R1-10	ULDR	0.95	3
004-160-041	R1-10	ULDR	0.65	2
004-160-044	R1-10	ULDR	0.27	1
004-171-013	R1-10	ULDR	0.42	1
004-171-016	R1-10	ULDR	0.34	1
004-171-018	R1-10	ULDR	0.28	1
004-176-007	R1-10	ULDR	0.26	1
004-176-008	R1-10	ULDR	0.28	1
004-176-009	R1-10	ULDR	0.3	1
004-176-010	R1-10	ULDR	0.38	1
004-176-025	R1-10	ULDR	0.29	1
004-176-026	R1-10	ULDR	0.24	1
004-176-034	R1-10	ULDR	2.01	9
004-176-035	R1-10	ULDR	0.98	3
004-220-066	R1-10	OS	0.68	2
004-230-018	R1-10	ULDR	0.35	1
004-230-029	R1-10	ULDR	0.27	1

APN	Zoning	General Plan Designation	Acres	# of Potential Units at 65% of the maximum density
004-230-031	R1-10	ULDR	0.59	2
004-280-006	R1-10	ULDR	1.86	5
004-280-008	R1-10	ULDR	0.31	1
004-290-005	R1-10	ULDR	0.38	1
004-290-006	R1-10	ULDR	0.47	1
004-320-011	R1-10	ULDR	0.53	2
040-130-016	R1-10	ULDR	1.35	4
040-130-071	R1-10	UR	1.97	6
040-130-072	R1-10	UR	2.23	10
040-360-019	R1-10	ULDR	0.44	1
040-360-038	R1-10	ULDR	6	17
040-410-010	R1-10	ULDR	0.38	1
040-410-013	R1-10	ULDR	0.26	1
040-410-015	R1-10	ULDR	0.25	1
052-111-003	R1-10	ULDR	4.12	12
052-112-006	R1-10	ULDR	0.71	2
052-112-040	R1-10	ULDR	1.3	6
052-112-042	R1-10	ULDR	1.89	8
052-144-039	R1-10	ULDR	0.49	1
054-022-036	R1-10	ULDR	0.48	1
054-040-062	R1-10	ULDR	6.59	19
054-040-076	R1-10	ULDR	0.82	2
054-070-027	R1-10	ULDR	1.28	4
054-102-041	R1-10	IND	2.32	7
054-102-042	R1-10	IND	0.28	1
054-290-050	R1-10	ULDR	1.23	4
054-310-023	R1-10	OS	0.28	1
054-470-033	R1-10	ULDR	0.36	1
055-020-037	R1-10	ULDR	0.32	1
055-050-017	R1-10	ULDR	0.36	1
055-170-010	R1-10	ULDR	0.39	1
055-170-026	R1-10	ULDR	0.3	1
055-170-042	R1-10	ULDR	0.27	1
055-200-073	R1-10	ULDR	0.36	1
055-320-010	R1-10	ULDR	0.39	1
055-320-024	R1-10	ULDR	0.25	1

APN	Zoning	General Plan Designation	Acres	# of Potential Units at 65% of the maximum density
055-330-020	R1-10	ULDR	0.29	1
055-330-021	R1-10	ULDR	0.3	1
Total	***111 sites***		***114.16***	***350***
AR				
003-130-002	AR	LDR	1.78	1.2
003-130-010	AR	LDR	2.15	1.4
003-130-017	AR	LDR	1.21	0.8
003-130-024	AR	LDR	0.81	0.5
003-130-027	AR	LDR	0.62	0.4
003-130-028	AR	LDR	0.67	0.4
003-130-029	AR	LDR	0.67	0.4
003-150-020	AR	LDR	3.99	2.6
003-160-005	AR	LDR	12.8	8.3
042-130-009	AR	LDR	0.47	1
042-130-022	AR	LDR	1.68	1
042-170-013	AR	RDR	19.68	1
042-170-015	AR	RDR	20.27	1
042-170-017	AR	RDR	1	1
042-170-018	AR	RDR	1	1
042-170-019	AR	RDR	0.88	1
042-170-020	AR	RDR	0.72	1
042-170-022	AR	RDR	0.87	1
042-170-023	AR	RDR	0.94	1
042-170-024	AR	RDR	2.1	1
042-170-025	AR	RDR	0.62	1
042-170-026	AR	RDR	0.55	1
042-170-027	AR	RDR	0.72	1
042-170-028	AR	RDR	0.71	1
042-170-046	AR	RDR	0.52	1
042-170-048	AR	RDR	0.57	1
042-170-050	AR	RDR	0.61	1
042-170-051	AR	RDR	0.7	1
042-170-052	AR	RDR	0.67	1
042-403-017	AR	LDR	0.51	1
042-407-002	AR	LDR	0.51	1
042-407-003	AR	LDR	0.49	1

APN	Zoning	General Plan Designation	Acres	# of Potential Units at 65% of the maximum density
042-407-004	AR	LDR	0.5	1
042-407-005	AR	LDR	0.53	1
042-407-007	AR	LDR	0.55	1
042-407-011	AR	LDR	0.65	1
042-407-014	AR	LDR	0.61	1
042-407-015	AR	LDR	0.5	1
042-407-019	AR	LDR	0.49	1
042-407-020	AR	LDR	0.48	1
042-407-022	AR	LDR	0.52	1
042-407-025	AR	LDR	0.49	1
042-410-065	AR	LDR	0.61	1
042-410-069	AR	LDR	0.48	1
042-410-070	AR	LDR	0.47	1
042-410-078	AR	LDR	0.66	1
042-410-079	AR	LDR	0.49	1
042-410-083	AR	LDR	0.54	1
042-410-084	AR	LDR	0.53	1
042-410-089	AR	LDR	0.46	1
042-410-091	AR	LDR	0.47	1
042-410-094	AR	LDR	0.46	1
042-420-014	AR	LDR	0.54	1
042-420-017	AR	LDR	0.72	1
042-420-019	AR	LDR	0.71	1
042-420-021	AR	LDR	0.57	1
042-420-022	AR	LDR	0.69	1
042-420-023	AR	LDR	0.58	1
042-420-024	AR	LDR	1.11	1
042-420-025	AR	LDR	1.1	1
042-420-026	AR	LDR	0.68	1
042-430-002	AR	LDR	0.47	1
042-430-003	AR	LDR	0.53	1
042-430-004	AR	LDR	0.67	1
042-430-005	AR	LDR	0.86	1
042-430-006	AR	LDR	0.58	1
042-430-008	AR	LDR	0.43	1
042-430-009	AR	LDR	0.44	1

APN	Zoning	General Plan Designation	Acres	# of Potential Units at 65% of the maximum density
042-430-013	AR	LDR	0.59	1
042-430-015	AR	LDR	0.56	1
042-430-019	AR	LDR	0.65	1
042-430-021	AR	LDR	0.43	1
042-430-022	AR	LDR	0.48	1
042-430-023	AR	LDR	0.53	1
042-430-024	AR	LDR	0.84	1
042-440-001	AR	LDR	0.61	1
042-440-002	AR	LDR	0.95	1
042-440-003	AR	LDR	0.69	1
042-440-008	AR	LDR	0.53	1
042-440-009	AR	LDR	0.58	1
042-440-010	AR	LDR	0.59	1
042-440-011	AR	LDR	1.1	1
042-440-012	AR	LDR	0.66	1
042-450-001	AR	LDR	2.3	1
042-450-002	AR	LDR	3.2	1
042-450-003	AR	LDR	2.3	1
042-450-004	AR	LDR	3.1	1
042-450-005	AR	LDR	2.1	1
Total	***88 sites***		***125.45***	***95***
R1-8.5				
040-440-075	R1-8.5	ULDR	2.1	7
040-440-076	R1-8.5	ULDR	4.08	14
040-440-078	R1-8.5	ULDR	0.43	1
040-440-079	R1-8.5	ULDR	0.31	1
040-440-080	R1-8.5	ULDR	1.56	5
Total	***5 sites***		***8.48***	***28***
R1-7				
001-020-043	R1-7	LMDR	3.39	14
001-150-025	R1-7	OS	0.78	3
001-150-033	R1-7	OS	1.29	5
002-154-013	R1-7	LMDR	0.21	1
003-012-009	R1-7	LMDR	0.45	2
003-012-010	R1-7	LMDR	0.28	1
003-012-015	R1-7	LMDR	0.35	1

APN	Zoning	General Plan Designation	Acres	# of Potential Units at 65% of the maximum density
003-063-010	R1-7	LMDR	0.23	1
054-130-005	R1-7	LMDR	1.22	5
054-130-044	R1-7	LMDR	1.91	8
054-130-088	R1-7	LMDR	0.3	1
054-380-004	R1-7	LMDR	0.88	4
054-380-013	R1-7	LMDR	1.4	6
054-380-030	R1-7	LMDR	0.44	2
054-500-004	R1-7	LMDR	0.21	1
054-500-011	R1-7	LMDR	0.17	1
054-500-020	R1-7	LMDR	0.8	3
Total	***17 sites***		***14.31***	***58***

BALTIMORE RAVINE SPECIFIC PLAN

TABLE D-3 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, November 2012

TABLE D-4 RESIDENTIAL LAND WITHIN THE BALTIMORE SPECIFIC PLAN

Parcel Identifier	Applied Zoning	Density Range	Acres	Units Anticipated by BRSP
R-1				
1a	R-1	1-4 du/ac	2	8
1b	R-1	1-4 du/ac	4	10
3a	R-1	1-4 du/ac	15	45
3b	R-1	1-4 du/ac	1	3
4a	R-1	1-4 du/ac	2	3
4b	R-1	1-4 du/ac	1	2
5	R-1	1-4 du/ac	9	23
6	R-1	1-4 du/ac	5	15
7	R-1	1-4 du/ac	13	23

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

Source: City of Auburn, October 2013

APPENDIX E: LAND INVENTORY MAPS

FIGURE E-1 VACANT LAND INVENTORY MAP

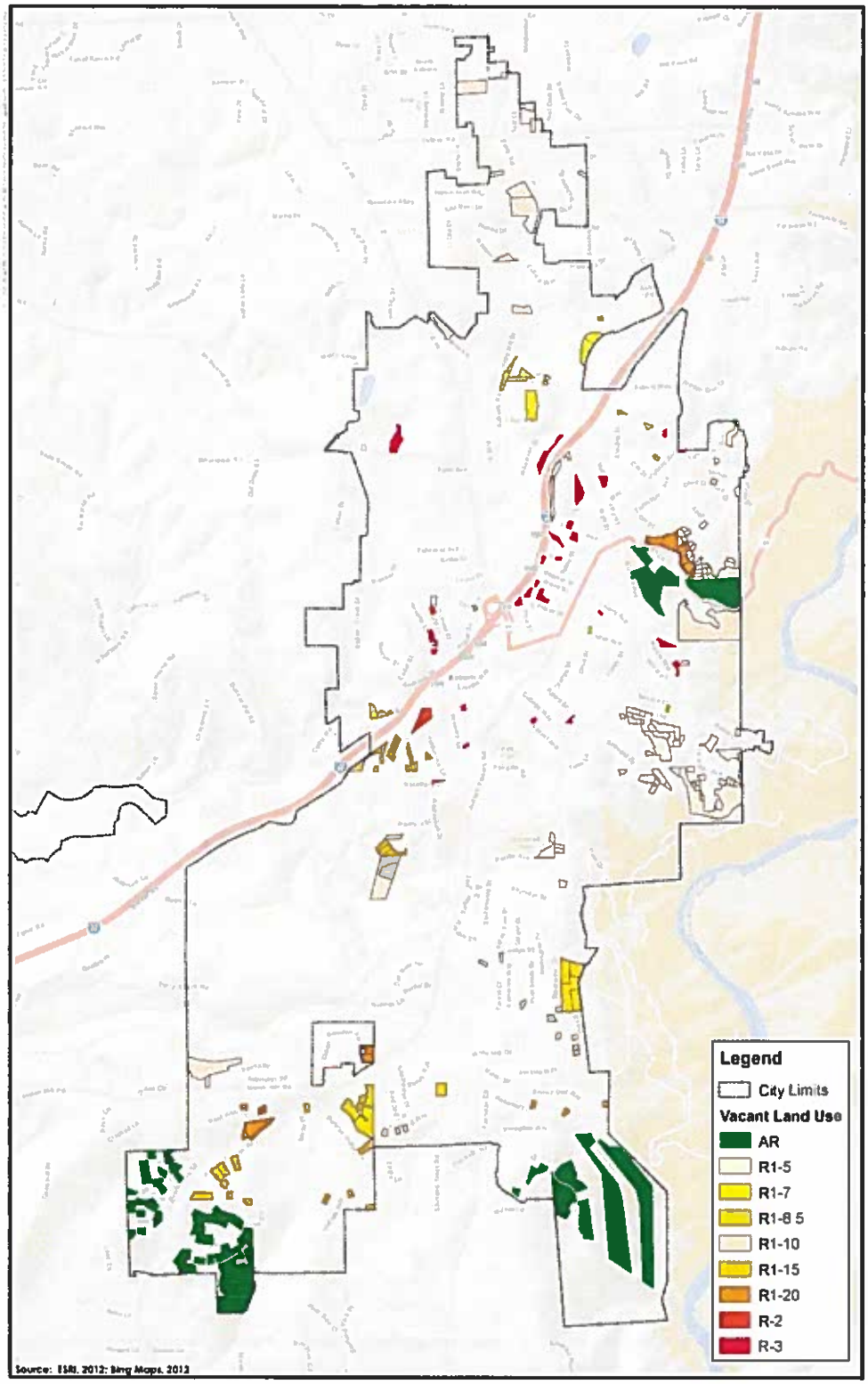
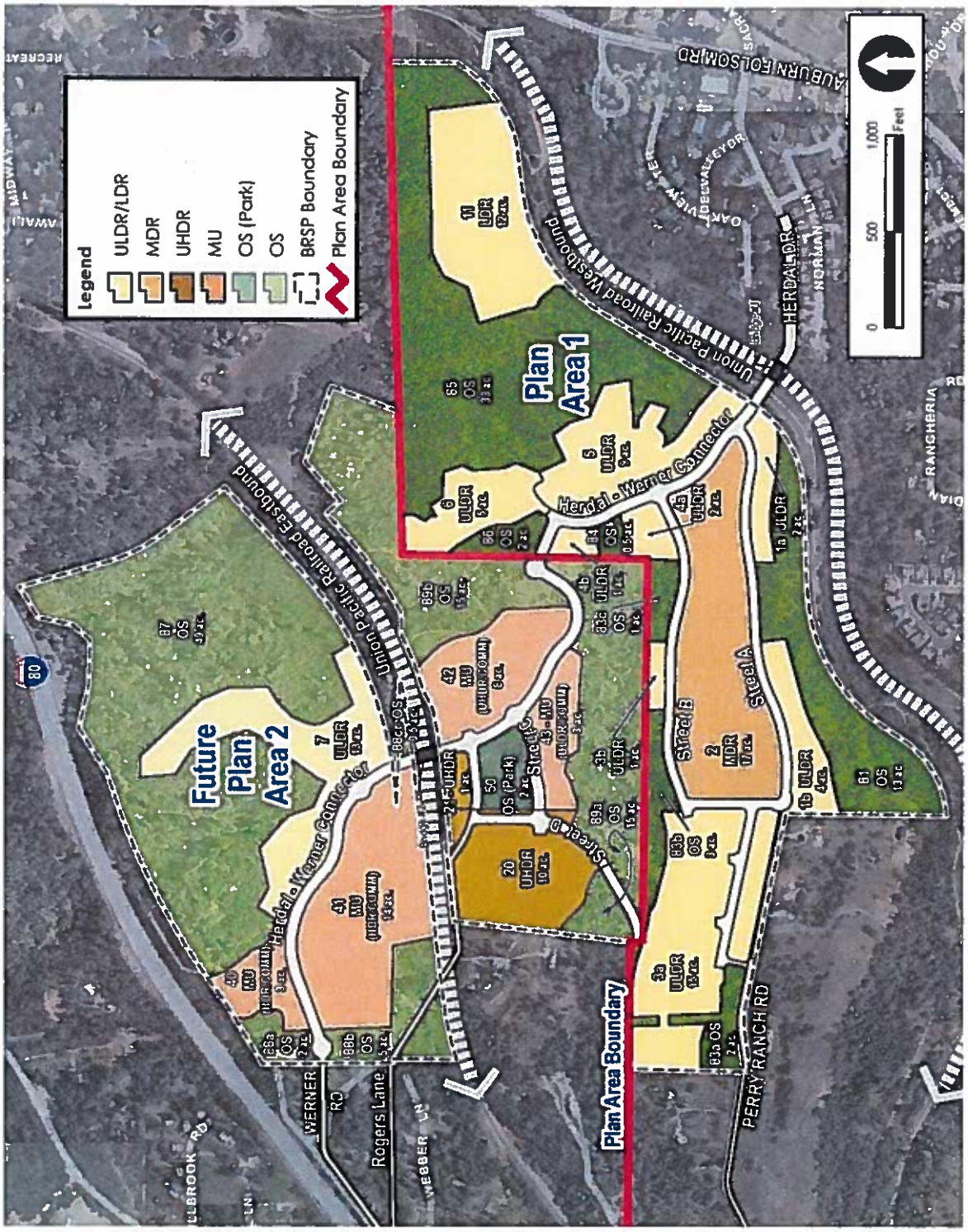


FIGURE E-2 BALTIMORE RAVINE MAP


Legend
ULDR/LDR
MDR
UHDR
MU
OS (Park)
OS
BRSP Boundary
Plan Area Boundary
Plan Area 1
Future Plan Area 2
Plan Area Boundary
Union Pacific Railroad Westbound
Union Pacific Railroad Eastbound
Herdal - Werner Connector
Street A
Street B
Street C
Street D
HERDAL DR
PERRY RANCH RD
WERNER RD
Rogers Lane
AUBURN FOLSOM RD
0
500
1,000
Feet

APPENDIX F: 2013 FEE SCHEDULE

COMMUNITY DEVELOPMENT 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 multi-family 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 within 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.

- $101.90 per square foot – Dwelling
- $ 39.06 per square foot – Garage
- $ 17.57 per square foot – Deck/Covered Patio/Carport

2,000 square foot house x $101.90	=	$203,800
500 square foot garage x $ 39.06	=	$19,530
200 square foot deck x $17.57	=	$3,514
	Total Value	$226,844

- Building permit fee is 1 percent of the valuation, in this case $2,268.44
- A plan check fee is collected when plans are brought in and is based on 65 percent of the building permit fee. (Ex: 65 percent of $2,268.44= $1,474.49 for the plan check.)

Valuation – Multi-Family

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

- $101.90 per square foot – Dwelling
- $ 17.57 per square foot – Deck/Covered Patio/Carport

1,040 square foot unit x $101.90	=	$105,976
85 square foot deck x $17.57	=	$1,493.45
	Total Value	$107,469.45

- Building permit fee is 1 percent of the valuation, in this case $1,074.69.
- A plan check fee is collected when plans are brought in and is based on 65 percent of the building permit fee. (Ex: 65 percent of $1,074.69= $698.55 for the plan check.)

TABLE F-1 RESIDENTIAL DEVELOPMENT FEE SCHEDULE

Fee Type	Single-Family	Multi-Family
Building Permit	$2,268.44	$1,074.69
Sewer Connection	$7,410.57	$5,261.50
SMIP: .00010 % of total valuation	$22.68	$10.75
Facilities and Equipment Fee	$2,750.00	$2,750.00
Placer County Capital Facilities Fee	$2,514.20	$1,830.94
Approximate Permit Fees Including Plan Check	**$14,965.89***	**$10927.88***

Source: City of Auburn; October2013.

**Collected at permit issuance*

School fees are currently $3.20 per square foot of dwelling space unless Mello-Roos applies. Contact the Auburn Union School District Office at (530) 885-7242 to see if additional fees apply. Contact Placer County Water Agency for water meter costs at (530) 823-4850.

TABLE F-2 APPLICATION FEES

Application	Single-Family	Multi-Family
Administrative Permit (to approved project)	$57.00	$57.00
Amendment	$197.00	$197.00
With Public Hearing	$39.00	$39.00
Annexation	$1,579.00 + LAFCO fees	$1,579.00 + 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
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
Application	**Single-Family**	**Multi-Family**
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

Application	Single-Family	Multi-Family
Home Occupation Permit	$11.00	$11.00
Large Family Day Care 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)

Foothill Airport Land Use Commission (FALUC) Fee Schedule		
Application	Single-Family	Multi-Family
EIR Review	$105.00	$105.00
Rezoning	$70.00	$70.00
Development Plan	$70.00	$70.00
Use Permit	$70.00	$70.00
Minor Subdivision	$35.00	$35.00
Major Subdivision	$105.00	$105.00
Notice of Preparation of EIR	$35.00	$35.00
City Processing Fee	$25.00[2]	$25.00[2]

Source: City of Auburn Fee Schedule, October 2013.

[1]Fee is credited to any subsequent application fee if filled within six (6) months for the same or substantially similar proposal.

[2]City processing fee of $25 shall be added to FALUC fee. FALUC fees effective May 1, 1991. FALUC will bill City quarterly.