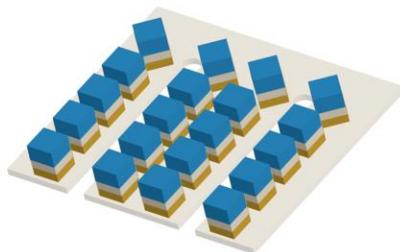


# HOUSING

a vision for sustainable residential growth that accommodates the full range of housing needs for Isleton residents



CITY OF ISLETON GENERAL PLAN UPDATE



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## Section 1. Housing Element

The purpose of the housing element is to identify the community's housing needs; to state the community's goals and objectives with regard to housing production, rehabilitation, and conservation to meet those needs; and to define the policies and programs that the community will implement to achieve the stated goals and objectives. The Housing Element is a component of the City's 2040 General Plan, which demonstrates that the City is adequately planning to meet the housing needs of everyone in the community and that the Housing Element is consistent with other elements of the General Plan.

This Housing Element includes six goal statements. Under each goal statement, the Element sets out policies that amplify each goal statement. Implementation actions or programs are listed at the end of the corresponding group of policies and briefly describe the proposed action, the City department with primary responsibility for carrying out the program, the funding source, and the time frame for accomplishing the program. Implementation programs also identify quantified objectives.

State law requires cities and counties to address the needs of all income groups in housing elements. The official definition of these needs is provided by the California Department of Housing and Community Development (HCD). Beyond these income-based housing needs, the housing element must also address special needs groups such as persons with disabilities and homeless persons.

Unlike other general plan elements, the housing element and accompanying Housing Element Background Report must be submitted HCD for review and certification. According to HCD, this Housing Element Update is for the 6<sup>th</sup> Cycle of statewide updates for the planning period from May 15, 2021 through May 15, 2029.

### 1.1 Why is Housing Important?

Providing adequate housing for all residents is a priority for the City of Isleton as to California as a whole. The State has declared that "the availability of housing is a matter of vital statewide importance and the attainment of decent housing and a suitable living environment for all Californians is a priority of the highest order." (Cal. Gov't Code § 65580)



Figure 1-1. Construction of New Housing, photo by Andrew Bowen,

The ability of a city to provide housing for all its residents centers on affordability. Affordability often measures housing cost in relation to gross household income: households spending more than 30 percent of their income, including utilities, are generally considered to be overpaying or cost-burdened. Severe overpaying occurs when households pay 50 percent or more of their gross income for housing. *See the Housing Element Background Report* for more information on affordability in Isleton. Cities can play an important role in ensuring adequate housing for all residents in their communities through planning, regulatory, and incentivizing means.

## 1.2 Statutory Requirements

State law recognizes the vital role local governments play in the supply and affordability of housing. Each local government in California is required to adopt a comprehensive, long-term general plan for the physical development of their city or county. The housing element is one of the seven mandated elements of the general plan. State law requires local government plans to address the existing and projected housing needs of all economic segments of the community through their housing elements. The law acknowledges that in order for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems that provide opportunities for, and do not unduly constrain, housing development. As a result, housing policy in the state rests largely upon the effective implementation of local general plans and local housing elements in particular.

Under Cal. Gov't Code § 65583(a), the Housing Element must include the community's goals, policies, quantified objectives, and housing programs for the maintenance, improvement, and development of housing. State law requires cities and counties to address the needs of all income groups in their housing elements. The official definition of these needs is provided by HCD. Beyond these income-based housing needs, the housing element must also address special needs groups, such as persons with disabilities and homeless persons. *See the Housing Element Background Report* for more information on state requirements.

### 1.2.1 Relationship to Other Elements and Plans

The California Government Code requires internal consistency among the various elements of a general plan. Cal. Gov. Code § 65300.5 states that the general plan and the parts and elements thereof shall comprise an integrated, internally consistent, and compatible statement of policies.

The Housing Element goals, policies, and programs were created with the intent to be consistent with State and local provisions, including all other elements [of the 2000 General Plan and current zoning code](#), to avoid any conflicting policies and maintain effective process that best adheres to the needs of the City's residents. ~~However, the a~~[The deoption of this Housing Element does not It does not change land use controls or zoning but guides or direct decisions, timing and future updates of such.](#)

may necessitate revisions to some of the General Plan elements to maintain internal consistency with those elements as mandated by State law.

### 1.3 Quantified Objectives

The information for the Quantified Objectives table is based primarily on trends in building permit activity as modified by the economic climate. The City will be implementing new policies designed to accelerate housing production and expects a small increase in development during the planning period.

Housing element law recognizes that in developing housing policy and programs, identified housing needs may exceed available resources and the community’s ability to satisfy these needs. The quantified objectives of the housing element, therefore, need not be identical to the identified housing need, but should establish the maximum number of housing units that can be constructed, rehabilitated, and conserved, or households assisted over an eight-year time frame.

**Table 1-1. Quantified Objectives for the Planning Period**

Income Level	New Construction	Rehabilitation	Conservation/ Preservation	Totals
Extremely Low-Income	0	1	1	1
Very Low-Income	1	2	1	4
Low-Income	1	2	2	5
Moderate-Income	3	1	2	6
Above-Moderate	5	0	0	5
<b>Total</b>	<b>10</b>	<b>6</b>	<b>6</b>	<b>21</b>

### 1.4 New Construction

Every city and county in California is required to plan for its “fair share” of the statewide housing need. HCD is required to allocate each region’s share of the statewide housing need to Councils of Governments (COGs) based on California Department of Finance population projections and regional population forecasts used in preparing regional transportation plans. This process promotes the following objectives: increase the housing supply and mix of housing types, tenure, and affordability in all cities and counties within the region in an equitable manner; promote infill development and socioeconomic equity; protect environmental and agricultural resources; encourage efficient development patterns; and promote an improved intraregional balance between jobs and housing. (Cal. Gov’t Code §§ 65580, 65583, 65585)

The RHNA for Isleton for the 2021 to 2029 projection period is 28 new housing units (5 very low-income units, 3 low-income units, 6 moderate-income units, and 14 above moderate-income units). The City will strive to provide opportunities for a variety of housing types to be built to accommodate the RHNA. Based

on existing zoning and General Plan designations, there is capacity to accommodate housing at a range of different densities.

## 1.5 Affordable Housing

Although Isleton's housing stock is considered relatively affordable by California standards, there is still a sizable demand for quality, affordable housing for a significant portion of Isleton's population. There is no best strategy for providing affordable housing in Isleton. Most affordable housing projects require multiple subsidies to bridge the affordability gap. The City can address this need for affordable housing through obtaining State grant funding, by providing regulatory incentives for developers, and by forming partnerships with both the public and private sectors.

## 1.6 Preservation and Rehabilitation

While it is important to encourage the development of new affordable housing, reinvestment in the existing housing supply is equally important when financially feasible. It is often more cost effective and environmentally friendly to improve the existing housing stock, rather than demolishing a structure and rebuilding from scratch. It is also less disruptive to the neighborhood and preserves neighborhood character.

## 1.7 Adequate Infrastructure and Services

An essential foundation for housing development is adequacy of infrastructure and services, namely streets, water, sewer, drainage, and dry utilities. This is particularly a concern in rural communities. Demonstrating that a site has existing or planned infrastructure and services is a foremost concern when evaluating potential housing development sites. Continuing to work towards overall infrastructure and service resiliency is a central goal of the City.

### 1.7.1 Energy Conservation

Energy efficiency has direct application to affordable housing. The more money spent on energy, the less there is available for rent or mortgage payments. High energy costs have particularly detrimental effects on low-income households that do not have enough income or cash reserves to absorb energy cost increases and must choose between basic survival needs of food, clothing, and shelter.

## 1.8 Special Needs Housing

Within the general population there are several groups of people who have special housing needs. These special needs can make it difficult for members of these groups to locate suitable housing. Cal. Gov't Code § 65583(a) requires the Housing Element to address the needs of the following special needs groups:

**Seniors.** With the overall aging of society, the senior population (persons over 65 years of age) will increase in most communities. Consequently, the need for affordable and specialized housing for older residents will grow. Typical housing types that meet the needs of seniors include smaller attached or detached housing for independent living (both market-rate and affordable), mobile homes, second units, shared housing, age-restricted below-market-rate rental developments, congregate care facilities, life-care facilities, residential care homes, and skilled nursing homes.

**Homeless Persons.** Homeless individuals and families have the most immediate housing need of any group. They also have the most difficult housing needs to meet, due to both the diversity and complexity of the factors that lead to homelessness and the lack of dedicated State and Federal funding for homeless shelters and transitional housing.

**Single-Parent Households.** Single-parent households need affordable housing with childcare on-site or nearby, in proximity to schools, and with access to services. Large households with single parents may have difficulty finding or affording appropriately sized housing. And despite fair housing laws and programs, discrimination against households with children may make it more difficult for this group to find adequate housing.

**People with Disabilities.** People with disabilities have a wide range of differing housing needs, depending on the type and severity of their disability as well as personal preference and lifestyle. "Barrier-free design" housing, accessibility modifications, proximity to services and transit, and group living opportunities represent some of the types of considerations and accommodations that are important in serving this need group. State law requires the Housing Element to consider the housing needs of residents with developmental disabilities.

**Large Households.** Large households, defined by State law as households with five or more persons, may have difficulties purchasing housing because large housing units are rarely affordable and rental units with three or more bedrooms may not be common in many communities.

**Extremely Low-Income Households.** Extremely low-income households are defined as households with incomes under 30 percent of the area median income. Extremely low-income households typically consist of minimum wage workers, seniors on fixed incomes, the disabled, and farmworkers. This income group is likely to live in overcrowded and substandard housing

conditions. This group of households has specific housing needs that require greater government subsidies and assistance, housing with supportive services, and/or rental subsidies or vouchers.

***Farmworkers.*** Farmworkers tend to be relatively young, predominantly male, and Hispanic. While many of farmworkers are single men, some have family members accompanying them. Most farmworkers have high rates of poverty, live in overcrowded housing units, and have a low homeownership rate.

## 1.9 Furthering Fair Housing

State and federal laws ensure all households have the right to rent or purchase housing without discrimination. The City continues to prioritize equal housing opportunities through the enforcement of fair housing practices and the dissemination of fair housing information. The City's coordination with the Sacramento Housing and Redevelopment Agency, the Sacramento Area Council of Governments, and other housing organizations in the operation of its fair housing counseling services has proven to be an effective means for addressing housing issues and ensuring fair housing in the county.

## 1.10 Housing Goals, Policies, and Implementation Actions

**GOAL H-1 develop, through public and private efforts, sufficient new housing to ensure the availability of affordable housing for all households in Isleton. (Source: Existing Goal H-1)**

POLICY-H-1.1	Explore participation in various federal and state housing funding programs and shall encourage the use of programs that would allow local households of low- to moderate-income to purchase homes. (Source: Existing Policy H-1.1, modified)
POLICY-H-1.2	Allow mobile homes that meet all requirements of the floodplain regulations on permanent foundations on separate lots or within mobile home parks as a means to improve housing affordability for low- and moderate-income residents. (Source: Existing Policy H-1.2)
POLICY-H-1.3	Make information available on housing programs, housing availability, and housing assistance to all residents of the community. (Source: Existing Policy H-1.4)
POLICY-H-1.4	Strive to efficiently process the review and approval of zoning and building permits for new housing construction and remodeling and maintain an equitable fee structure for such review. (Source: Existing Policy H-1.5)
<u>POLICY-H-1.5</u>	Maintain an adequate supply of developable land to meet realistic housing demand within the limits of area available for new housing. (Source: Existing Policy H-1.6)
<u>POLICY-H-1.6</u>	<u>Seek to avoid or minimize the displacement of vulnerable Isleton residents, such as people of color, low-income households, the elderly, and people with disabilities as increased opportunities and/or investments may arrive in Isleton.</u>
<u>POLICY-H-1.5</u> <u>POLICY-H-1.7</u>	Encourage participation by individuals, households, and the development community in various federal and state programs intended to improve housing opportunity. (Source: Existing Policy H-1.3, modified)

- **Action-H-1.1 Maintain Sites Inventory.** Maintain an updated map of sites available for low and low-moderate income housing, plus information on ownership, availability of utility services, density of development allowed by the General Plan, density bonuses or equivalent incentives available to prospective developers, applicable fees, and procedures involved in the City's development review and entitlement process. Track whether displacement of current vulnerable populations may be occurring with each biannual with metrics. Provide metrics to regularly monitor and track investments and programs focused on low and low-moderate income housing and provide transparency in reporting. The City shall monitor affordability and location of available sites, and particularly defined by the Affirmatively Furthering Fair Housing Analysis (see Section 3 in the Background Report). The program will be implemented throughout the city and in areas of highest need to the extent possible in line with the City's commitment to affirmatively further fair housing. Provide information to local realtors, housing developers operating within the Isleton housing market area, and the County Housing Authority. (Source: Existing Action 1.1, modified)

**Responsibility:** Planning (City Manager, Ass't Community Planner)

**Time Frame:** Annual Publication, beginning July, 1 2014

**Funding:** City General Fund (staff resources)

- **Action-H-1.2 Coordinate with Local and Regional Partners for Affordable Housing.** Partner with local and regional agencies (e.g., SACOG, Sacramento Housing and Redevelopment Agency, non-profit and for-profit developers) to pursue grant funding and/or technical assistance to facilitate affordable housing development for lower-income households, including extremely low-income households. (Source: Existing Action 2.2, modified)

**Responsibility:** Planning

**Time Frame:** Ongoing; partner 4 times during planning period.

**Funding:** City General Fund (staff resources)

**Quantified Objective:** Two new construction projects for very low- and low-income levels during planning period.

- **Action-H-1.3 Collaboration with Affordable Housing Providers.** Continue to seek out affordable housing partners. Initiate one-on-one discussions about how to access funding and support such providers. (Source: New)

**Responsibility:** Planning, City Council

**Time Frame:** Annually

**Funding:** City (staff time)

***Quantified Objective:** Completed projects with affordable housing partner(s); compilation of a list of potential partners; an assessment of potential projects that can be completed*

- **Action-H-1.4 Pursue State and Federal Funding.** Actively pursue appropriate federal and state funding sources, including HOME, CDBG, AHSC, and CalHome funds, to support the efforts of nonprofit and for-profit developers to meet new construction and rehabilitation needs of extremely low-, very low-, low-, and moderate-income households. Periodically review available housing programs to identify additional funding sources. *(Source: New)*

***Responsibility:** All Departments, City Council*

***Time Frame:** Ongoing; pursue funding 4 times during planning period.*

***Funding:** City (staff time)*

***Quantified Objective:** Pursue Federal and State funds to facilitate the development of 32 housing units for extremely low-, very low-, low-, and moderate-income families and workers during the planning period.*

- **Action-H-1.5 Homebuyer Assistance.** Alert residents to assist low-income and first-time homebuyers by linking to the Sacramento Housing and Redevelopment Agency's Homebuyer Resources and weekly funding updates via the City's website. Information will include workshops/educational classes on the benefits of homeownership and resources for first-time homebuyers. [Concentrate on the homebuyer assistance program on areas of highest need as illustrated in the Affirmatively Furthering Fair Housing Analysis \(see Section 3 in the Background Report\).](#) *(Source: New)*

***Responsibility:** Planning, City Council*

***Time Frame:** Annually*

***Funding:** City (staff time)*

***Quantified Objective:** Annual review of specific number of homebuyer loans for low- and moderate-income levels; analysis of strengths and weaknesses in delivery to income levels; assistance to 6 low-income first-time home buyers.*

- **Action-H-1.6 Annual Report on Housing Element Implementation.** Complete an Annual Housing Report to submit to HCD and OPR by April 1<sup>st</sup> of each year, consistent with State law. *(Source: New)*

***Responsibility:** Planning, City Council*

***Time Frame:** Annually*

***Funding:** City [General Fund](#) (staff time)*

***Quantified Objective: Eight Annual Housing Element Implementation Reports to HCD***

**GOAL H-2 manage housing and community development to promote the long-term integrity and value of each new housing unit and the surrounding neighborhood.  
(Source: Existing Goal H-2)**

- POLICY-H-2.1 Continually review and revise as necessary the zoning code to ensure affordable housing in all areas of Isleton, including through encouraging secondary units as affordable rentals. Encourage secondary units on top of existing structures like garages to offset expensive floodplain construction alternatives. *(Source: New)*
- POLICY-H-2.2 Approve extensions on time limits of approval for multi-family developments if adequate evidence is provided of circumstances beyond the control of the applicant that warrants such approval, other than failure to achieve financing. *(Source: Existing Policy H-2.1)*
- POLICY-H-2.3 Provide support for existing and proposed new mobile home parks as a low-income housing option in Isleton to the greatest degree practicable. *(Source: Existing Policy H-2.2, modified)*
- POLICY-H-2.4 Monitor progress in implementation of the Housing Element on an annual basis, with review by the City Council. *(Source: Existing Policy H-2.3)*
- POLICY-H-2.5 Require the phased development of multi-family projects where appropriate as a means to mitigate potential adverse impacts of a proposed project that are time-sensitive, such as school impacts. *(Source: Existing Policy H-2.4)*
- POLICY-H-2.6 Apply standards of on-site landscaped open space and recreation areas to apply to multi-family projects of 20 or more housing units, not to exceed those otherwise prescribed by the Land Use Element or Open Space Elements of the General Plan. *(Source: Existing Policy H-2.5, modified)*
- POLICY-H-2.7 Strive to avoid the overconcentration of low- and moderate-income housing within any city residential neighborhood. *(Source: Existing Policy H-2.6)*
- POLICY-H-2.8 Encourage new development projects in areas with the lowest base flood elevations to reduce residential construction costs in the floodplain. *(Source: New)*

POLICY-H-2.9            Ensure development fees remain affordable yet cover costs of City processing, needed infrastructure upgrades, and City services. *(Source: New)*

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- **Action-H-2.1 Code Enforcement.** Pursue funding or technical assistance to continue to implement a code enforcement program and to conduct some inspections of rental properties along with operating primarily on a complaint basis. *(Source: Existing Action 3.1, modified)*

**Responsibility:** *Planning*

**Time Frame:** *Ongoing; inspections may occur every 6 months or more often as needed.*

**Funding:** *SB 2; other state and federal grants such as [list from HCD](#)*

**Quantified Objective:** *Active habitability inspection program for rental properties; 4-6 properties inspected per year*

- **Action-H-2.2 Zoning Code Amendments.** Make the following zoning code amendments to maintain internal consistency and comply with State law requirements for housing:

- Replace references to the R-1-6 zone in the zoning code with the R-1-7 zone and corresponding standards.
- Include a statement in the purpose of the zoning ordinance (§ 102) that discusses furthering fair housing and California fair housing law.
- Remove the requirement for a Conditional Use Permit for second units in order to allow them as a permitted use in all residential districts that allow single-family units (i.e., the UR, R, and RM).
- Remove the requirement for two additional parking spaces for second units; reduce to one with the option to remove the condition if state-outlined conditions are present as outlined in Cal. Gov't. Code § 658252.2(e)(1-5).
- Rezone to allow development by right, pursuant to Cal. Gov. Code § 65583.2(c), when 20 percent or more of the units are affordable to lower income housing on sites identified in Appendix A [of the Housing Element Background Report](#) to accommodate the lower income RHNA that was previously identified in past housing element. This allowance may also be an overlay on the specific sites identified in the Housing Element Site Inventory.
- ~~Remove the Conditional Use Permit requirement for group homes of more than six persons as may be required by state law and replace with procedures that meet state law in all residential zones. to promote objectivity and approval certainty in all zones allowing residential uses.~~

- Adopt definition for [transitional and](#) supportive housing that clearly states that [transitional and permanent](#) supportive housing [are by-right](#) residential uses subject to the same standards that apply to residential uses of the same type in the same zone.
- [Develop a ministerial review option or permitted use for proposed developments where at least 50% of the units are affordable to households making below 80 percent of the area median income, in compliance requirements in Cal. Gov't. Code § 65913.4\(e\)\(1\).](#)
- [Explicitly allow single room occupancy in conformance with Cal. Gov't Code § 65583 \(c\)\(1\) and § 65583.2 \(c\); this may include modifying the definition of "dwelling unit" to include single room occupancy by eliminating the requirement for a kitchen in each unit.](#)
- Allow farmworker housing consistent with Cal. Health & Safety Code § 17021.6 which states that any employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household shall be deemed an agricultural land use and no conditional use permit, zoning variance, or other zoning clearance shall be required of this employee housing that is not required of any other agricultural activity in the same zone.
- Modify the definition of "family" consistent with state law to remove the limit of five unrelated persons living together in a dwelling unit.
- Modify the definition of "dwelling, one-family" to include employee housing for six or fewer persons, in accordance with Cal. Health & Safety Code § 17021.5.
- [Modify the 2014 emergency shelter ordinance to comply with parking requirements under Cal. Gov't Code, § 65583 \(a\)\(4\)\(A\)\).](#)
- Adopt a formal procedure for reasonable accommodation for housing for persons with disabilities in accordance with fair housing and disability laws.
- Allow for Low Barrier Navigation Centers [and supportive housing](#) to be [a use](#) by right in areas zoned for mixed use and nonresidential zones permitting multi-family uses if they meet [specified](#) requirements [in Cal. Gov't Code § 65662\(a-d\), which include:](#)
  - a ["It offers services to connect people to permanent housing through a services plan that identifies services staffing.](#)
  - b [It is linked to a coordinated entry system, so that staff in the interim facility or staff who co-locate in the facility](#)

**Commented [TJ1]:** The Gov't Code doesn't require this, but we need more than what we had previously (see below). The current definition of "dwelling unit" requires a kitchen and one or more rooms instead of allowing for a shared kitchen.

In our previous HCD response, we explained the following change to meet the requirement:

For **Single Room Occupancy**, we added an explicit item to assist developers with these type of affordable housing projects (in red):

**Assist Development Community in Affordable Housing Projects.** Contact and encourage non-profit and for-profit developers and agencies that have had success in constructing housing for extremely low, very low, and low income households within Isleton's housing market area to consider new projects in Isleton, including through assisting funding sources and regulatory relief for alternative housing types such as accessory dwelling units or single-room occupancies. (Source: Existing Action 2.1)

[may conduct assessments and provide services to connect people to permanent housing...](#)

[c. It complies with Chapter 6.5 \(commencing with Section 8255\) of Division 8 of the Welfare and Institutions Code.](#)

[d. It has a system for entering information regarding client stays, client demographics, client income, and exit destination ..."](#)

- [Allow for permanent supportive housing to be a use-by-right in all zones where multifamily and mixes uses are permitted, in compliance with Cal. Gov't Code 65583\(c\)\(3\), and consistent with requirements specified in Cal. Gov't Code 65651\(a\)\(1-7\).](#)
- Provide for streamlined development approval for supportive housing and low-barrier navigation centers that includes completeness review within 30 days and full review in 60 - 120 days, depending on the size of the project. *(Source: Existing Action 5.1, modified with new updates)*
- [Provide for streamlined development approval for supportive housing and low-barrier navigation centers that includes completeness review within 30 days and full review in 60 - 120 days, depending on the size of the project. \(Source: Existing Action 5.1, modified with new updates\)](#)
- [Revise manufactured housing regulations to allow this type of housing to be treated the same as other single-family housing.](#)
- [Amend Zoning Code to reduce residential development processing time by allowing the Planning Commission to approve use permits for residential developments without City Council approval](#)

**Responsibility:** Planning, Planning Commission, Council

**Time Frame:** GP update adopted 2022, zoning code amendments to follow (estimated 2023 adoption)

**Funding:** General Fund; grant assistance

**Quantified Objective:** 8 accessory dwelling units during the planning period; updated zoning code

- **Action-H-2.3 General Plan Update.** Update the 2000 General Plan, including analysis of the "disadvantaged community" state designation, new environmental justice policies, and the potential ways to address associated challenges.

**Responsibility:** Planning, Planning Commission, Council

**Time Frame:** *by end of 2023*

**Funding:** General Fund; SB-2, REAP, and other grant assistance

**Quantified Objective:** Newly-adopted General Plan.

- **Action-H-2.4 Update Enforcement Provisions.** Update enforcement provisions of municipal code to require administrative citations to include a list of potential resources available to property owners to correct violations. *(Source: New)*

**Responsibility:** *Planning, Planning Commission, Council*

**Time Frame:** *GP update adopted 2023, municipal code amendments to follow adoption of Housing Element and other general plan elements. (estimated 2025 adoption)*

**Funding:** *General Fund*

**Quantified Objective:** *Updated municipal code*

- **Action-H-2.5 Address Housing Opportunities and Constraints.** Evaluate the municipal code to determine what standards may need revision in order to encourage housing production, especially in areas with the lowest base flood elevations. The revisions may include reducing parking standards, setbacks, height, or ability to use clustering without having to re-zone property to the Planned Development Zone, as well as addressing restrictive aspects of the grading and tree preservation ordinances as appropriate and consistent with this General Plan. *(Source: New)*

**Responsibility:** *Planning, Planning Commission, and City Council*

**Time Frame:** *Annually*

**Funding:** *City General Fund (staff resources)*

**Quantified Objective:** *Revision of municipal code to reduce development constraints for affordable housing by January 2024; adoption and implementation of new standards by January 2026.*

- **Action-H-2.6 Update Fee Schedule.** Conduct a study and develop a new fee schedule for both single-family and multi-family development that reflects the cost of processing development applications and providing services to new development. *(Source: Existing Action 6.1)*

**Responsibility:** *Planning, Public Works, Council*

**Time Frame:** *Fee updated expected after zoning code updates, approximately 2025.*

**Funding:** *City General Fund (staff resources)*

**Quantified Objective:** *Updated fee schedule before the end of planning period.*

**GOAL H-3 promote equal access to safe, Decent, and affordable housing for all economic groups. (Source: Existing Goal H-3)**

- POLICY-H-3.1 The City declares that all persons regardless of race, color, religion, sex, sexual orientation, marital status, national origin, ancestry, familial status, source of income, or disability to have equal access to sound and affordable housing. (Source: Existing Policy H-6.1)
- POLICY-H-3.2 Encourage infill housing in residential districts where essential services are available, especially in the Main Street area. (Source: Existing Policy H-3.1)
- POLICY-H-3.3 Utilize Planned Unit Development (PUD) procedures of the zoning code for multi-family projects involving 10 or more units to allow greater innovation in project design so as to increase housing affordability. Monitor the effects of this policy to assure that it does not become a constraint to the development of multi-family housing and does not force the creation of higher-cost housing at the expense of low-income households. (Source: Existing Policy H-3.2, modified)
- POLICY-H-3.4 Waive or allow modification of selected development standards under PUD zoning procedures for affordable housing projects where design proposals achieve the functional equivalent of existing improvement standards, including density bonuses in accordance with state law and the current zoning code. (Source: Existing Policy H-3.3, modified)
- POLICY-H-3.5 Permit smaller lots with a minimum of 4,000 square feet for subdivisions where housing units are designed specifically for the small lot under PUD procedures. (Source: Existing Policy H-3.4)
- POLICY-H-3.6 Grant density bonuses under PUD zoning procedures in areas of medium density for projects which do not qualify under Policy H-3.4, above, only if a project is judged successfully against quantitative and qualitative criteria which assures good design and the provision of amenities not normally provided under conventional approaches to residential project design. These types of density bonuses are entirely separate from those mandated by state law for very low- and low-income households and are intended primarily for market rate housing. (Source: Existing Policy H-3.5)

POLICY-H-3.7

Maintain an adequate ratio of single-family homes to apartments to allow choice, affordability and availability in housing types and encourage an increase in home ownership based upon competent community-wide housing market analysis. Require that proposed income or rental subsidy apartment projects be justified by features of design, livability, and availability of community services.

Generally, an adequate ratio is considered to be about 65 percent single-family to 35 percent multi-family. It is understood, however, that the availability of sites for new housing within the City favors multi-family densities more than single family. Consequently the 65:35 ratio may be increased in favor of multi-family until such time that land within the Urban Reserve (land that the City has labeled for future possible annexation) may be annexed to permit a greater number of single-family units. *(Source: Existing Policy H-3.6, modified)*

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- **Action-H-3.1 Assist Development Community in Affordable Housing Projects.** Contact and encourage non-profit and for-profit developers and agencies that have had success in constructing housing for extremely low, very low, and low income households within Isleton's housing market area to consider new projects in Isleton, including through assisting funding sources and regulatory relief for alternative housing types, such as accessory dwelling units or single-room occupancies, in a manner that affirmatively furthers fair housing. *(Source: Existing Action 2.1, modified)*

**Responsibility:** Staff, Planning Commission, Council

**Time Frame:** Annually

**Funding:** City General Fund (staff resources)

**Quantified Objective:** Two extremely low, very low-, or low-income housing developments proposed during planning period.

- **Action-H-3.2 Affirmatively Further Fair Housing.** Administer its programs and activities relating to housing and community development in a manner to affirmatively further fair housing and take no action that is materially inconsistent with its obligation to affirmatively further fair housing.

**Responsibility:** Staff, Planning Commission, Council

**Time Frame:** Ongoing, upon development review

**Funding:** City General Fund (staff resources)

**Quantified Objective:** Proposed housing developments reviewed for extend proposals affirmatively further fair housing.

• **Action-H-3.3 Regional Fair Housing, Mobility Enhancement, and Place-Based Access.**

Continue to coordinate with the Sacramento County, SACOG, and other regional non-profits to develop or participate in the regional y by implementing the solutions developed in the Regional Analysis of Impediments (AI) to Fair Housing Choice (AI) to mitigate and/or remove fair housing impediments and enhance mobility, including through coordination with Sacramento County, SACOG, and other regional non-profits.

***Time Frame:** Initial coordination occurring in 2023, solutions identified by end 2024, progress reports developed for website 2025.*

The City shall take affirmative actions to further fair housing choice in the City by implementing solutions developed in the AI to mitigate or remove impediments to fair housing.

The City shall pursue funding to take affirmative steps, such as:

1. Distributing educational materials to property owners, apartment managers, and tenants every two years. ***Time Frame:** Complete information on website by end 2023, Distribute information annually thereafter.*

2. Developing city-wide affordable rental registry. ***Time Frame:** Complete by 2024, maintain thereafter, distribute information annually thereafter.*

3. Developing multifamily housing options. ***Time Frame:** Develop list of housing options by end 2023. Report list of options on website by end 2024, Distribute information annually thereafter*

4. Encouraging the development of four or more units in a building. ***Time Frame:** Provide information on website by end 2023. Distribute information via meetings and annually thereafter.*

5. Invest in infrastructure improvements and new amenities throughout the City to support housing options. (since the whole City is in a low resource area). ***Time Frame:** Develop utility masterplans by end 2026. Make improvements based upon AFFH and other priority areas by 2028.*

6. Making public service announcements via different media (e.g.

newspaper ads and public service announcements at local radio and television channels). at least two times a year. **Time Frame:** Provide solutions on website by end 2023, announcements annually.

37. Conducting public presentations with different community groups. **Time Frame:** Provide solutions on website by 2023, announcements biannually at meetings.

8. Responding to complaints of discrimination (e.g. in-taking, investigation of complaints, and resolution). **Time Frame:** Disseminate fair housing information on website by end 2023. Ongoing resolution.

9. Referring services to appropriate agencies. **Time Frame:** Provide solutions on website by end 2023, announcements annually.

*-(Source: New)*

**Responsibility:** Planning, Council

**Time Frame:** Provide resources on website by 2023; annual meetings, at minimum with regional organizations and developers to understand opportunities See above for each action.

*Ongoing*

**Funding:** Community Development Block Grant; SB 2 Funding; Regional Partnerships

**Quantified Objective:** Assist 8 individuals/households with fair housing issues throughout the planning period. *Partner on at least one project to promote universal access within the planning period.*

- **Action-H-3.4 Disseminate Fair Housing Information.** Display fair housing information from the HCD and State Fair Employment and Housing Commission's enforcement program at City offices and provide links on its website to these entities and their fair housing discrimination references, contacts, and compliance procedures. *(Source: Existing Action 4.1, modified)*

**Responsibility:** Planning

**Time Frame:** Initial website update before January 2022; ongoing.

**Funding:** General Fund *(staff resources)*

**Quantified Objective:** Updated city webpage; new postings at three city-owned facilities by 2022.

- **Action-H-3.5 Resources for Fair Housing.** Serve as the local contact point for fair housing complaints and refer interested persons to the California Department of Fair Employment and Housing (DFEH) and the U.S. Department of

Housing and Urban Development (for federally subsidized units) as complaints are received. (Source: New)

**Responsibility:** City Manager

**Time Frame:** Ongoing

**Funding:** City General Fund (staff resources)

**Quantified Objective:** Maintain contact with the DFEH and the U.S. Department of Housing and Urban Development for data and information.

- **Action-H-3.6 Housing Transparency.** Update the City website to include all development and impact fees, resources for homebuyers and special needs populations, and other housing-related resources as applicable.

**Responsibility:** City Manager

**Time Frame:** 2022

**Funding:** City General Fund (staff resources)

**Quantified Objective:** Dedicated webpages for fee information and housing resources.

- **Action-H-3.7 Density Bonus Compliance.** Ensure the City's current density bonus is compliant with current state law.

**Responsibility:** City Manager

**Time Frame:** Annual updates

**Funding:** City General Fund (staff resources)

**Quantified Objective:** Annual review and updates, as necessary, to the City's density bonus ordinance.

- **Action-H-3.8 Adopt ADU Ordinance.** Adopt an accessory dwelling unit ordinance in compliance with the California ADU statute and ensure ongoing compliance with state law.

**Responsibility:** City Manager

**Time Frame:** ADU Ordinance, 2023; Annual updates

**Funding:** City General Fund (staff resources)

**Quantified Objective:** New ADU Ordinance; Annual review and updates, as necessary, to the City's density bonus ordinance.

- **Action-H-3.9 Incentivize Accessory Dwelling Units Above Base Flood Elevation.** Develop a program or update the municipal code to promote ADU development ~~for prioritizing the~~ very low-, low-, and moderate-income households, ~~in particular for~~ with a focus on ADUs above garages or utilizing other techniques to stay above base flood elevation. ~~During zoning code~~

**Commented [TJ2]:** During zoning code updates (2023-2024), consider options such as pre-approved, engineered designs to remove ADU from floodplain and expedite permitting.

[updates \(2023-2024\), implement options such as pre-approved, engineered designs to remove ADU from floodplain, keep costs of ADUs affordable, and expedite permitting.](#) See Action-H-2.4 for other municipal code opportunities.

**Responsibility:** *City Manager and City Council*

**Time Frame:** *Annual evaluation of options. Zoning code update by 2023-2024 to implement identified options; implement approximately Jan. 2026 or within planning period.*

**Funding:** *City General Fund (staff resources)*

**Quantified Objective:** *Revision of municipal code to reduce development constraints for affordable housing by January 2024; Adoption and implementation of new standards by January end 2026.*

**GOAL H-4 provide for a choice of housing for residents with special housing needs, including the elderly, disabled, farm workers, homeless, and other lower-income groups. (Source: Existing Goal H-4)**

POLICY-H-4.1	Promote housing sites for the elderly and disabled that are within reasonable proximity to transportation services, medical facilities, recreation areas, and convenience shopping facilities, and where reasonable security by police and fire protection services can be assured. (Source: Existing Policy H-4.1)
POLICY-H-4.2	Encourage and pursue programs to assist lower-income and elderly residents to rehabilitate deteriorating housing. (Source: Existing Policy H-4.2)
POLICY-H-4.3	Encourage new housing units that are adaptable for disabled households. This can be accomplished by City staff at the building permit stage by assuring the elimination of barriers and by provisions for special handicapped needs such as lowered switches and flush doorways. (Source: Existing Policy H-4.3)
POLICY-H-4.4	Support local and regional efforts to provide emergency and transitional housing for local homeless individuals and families. (Source: Existing Policy H-4.5)
POLICY-H-4.5	Encourage participation in the Housing Choice Vouchers Program (i.e., Section 8 rental assistance) administered by Sacramento County. (Source: Existing Policy H-4.6)

- **Action-H-4.1 Assistance for Special Needs Populations.** Engage with housing advocates, encourage housing providers to designate a portion of new affordable housing developments for special needs populations, and pursue funding sources designed for housing needs of special needs populations, including the elderly, persons with physical and mental disabilities, female-headed households, large families, farmworkers, extremely low-income households, and veterans. Maintain a housing directory and referral service for disabled residents on the City's website with participation by the private sector and relevant local/regional nonprofits. (Source: Existing Policy H-4.4, modified)

**Responsibility:** Planning, Council

**Time Frame:** *Ongoing; Website updates by January-March 2022, with updates every 6 months. 2 meetings attended or hosted annually in planning period.*

**Funding:** General Fund; State and Federal grants; regional support

**Quantified Objective:** Website updated and maintained with up-to-date information; 1 affordable housing unit for special needs populations.

- **Action-H-4.2 Reasonable Accommodation.** Continue to provide reasonable accommodations through a formal procedure by reviewing and approving requests for modifications to building or zoning requirements in order to ensure accommodations for persons with disabilities. Additionally, the City shall provide both printed information, and information on the City's website regarding reasonable accommodations by 2023. (Source: New)

**Responsibility:** Planning

**Time Frame:** Ongoing; information available by 2023.

**Funding:** City General Fund (staff resources)

**Quantified Objective:** Modifications to building requirements or exceptions to the zoning plan as necessary to ensure reasonable accommodations for persons with disabilities.

- **Action-H-4.3 Coordination with Alta California Regional Center.** Coordinate with the Alta California Regional Center to better serve the housing needs of residents with developmental disabilities. (Source: Existing Action 4.2)

**Responsibility:** Planning

**Time Frame:** Ongoing; coordination at least twice annually.

**Funding:** City General Fund (staff resources)

**Quantified Objective:** ACRC information linked to City website; improved support for citizens with disabilities.

**GOAL H-5 maintain and improve the quality of the existing housing stock and the neighborhoods in which it is located. (Source: Existing Goal H-5)**

POLICY-H-5.1	Conserve and maintain existing housing stock through building inspection and participation in housing rehabilitation programs. (Source: Existing Policy H-5.2, modified)
POLICY-H-5.2	Strictly enforce building and housing codes to achieve rehabilitation or demolition of dilapidated houses and actively pursue condemnation of vacant dilapidated housing units. (Source: Existing Policy H-5.1, modified)
POLICY-H-5.3	Seek methods to alleviate overcrowding, including provision for some choice of three or more-bedroom apartments in new multi-family projects. (Source: Existing Policy H-5.3, modified)
POLICY-H-5.4	Enforce the historic preservation ordinance to preserve the character of Main Street as a historic mixed-use corridor. (Source: Existing Policy H-5.4)

• **Action-H-5.1 Housing Rehabilitation.** To conserve existing housing stock that currently needs substantial rehabilitation, review the Housing Stock Inventory to assess potential rehabilitation needs, identify potential loan applicants, and initiate a program to serve those needs. Seek technical assistance from Sacramento County, SACOG, local non-profits and/or volunteers to apply for CDBG, HOME, and/or other state and federal funding for the purpose of establishing a rehabilitation loan and/or grant program to rehabilitate deteriorating owner-occupied and rental housing. The program actions will be implemented throughout the city and in areas of highest need based upon the Affirmatively Furthering Fair Housing Analysis (see Section 3 in the Background Report), in line with the City's commitment to affirmatively further fair housing. The City will proactively enforce placed based strategies in loan programs and other state funded programs at a localized level. (Existing Action 3.2, modified)

**Responsibility:** Planning, Planning Commission, Council

**Time Frame:** Inventory of housing stock in need of rehabilitation by 2024; assessment of a potential program to assist in rehabilitation by end of planning period. Annual technical assistance sought through grant applications (one per year).Ongoing

**Funding:** TBD. SB 2; other state and federal grants such as this [list from HCD](#)

**Quantified Objective:** [Inventory of housing stock in need of rehabilitation by 2024](#). Six rehabilitation projects in Isleton during planning period.

- **Action-H-5.2 Municipal Code Review.** Review historic preservation ordinance and multi-family zoning provisions for consistency with General Plan policies; incorporate updates as needed. (Source: New)

**Responsibility:** Planning, Planning Commission, and City Council

**Time Frame:** Annually

**Funding:** City General Fund (staff resources)

**Quantified Objective:** Revision of municipal code to reduce development constraints for affordable housing by January 2024; adoption and implementation of new standards by January 2026.

**GOAL H-6 Promote resilient infrastructure and energy conservation to maintain housing affordability in Isleton. (Source: Existing Goal H-7, modified)**

POLICY-H-6.1	Ensure sewer infrastructure is adequate for future growth in Isleton, affordable, and continues to function to meet all relevant standards. (Source: Existing Policy H-1.7, modified)
POLICY-H-6.2	Strive to provide adequate broadband and cellular service in Isleton. (Source: New)
POLICY-H-6.3	Support creative solutions to address affordable housing within the FEMA-identified floodplain (e.g. ADUs above garage structures, elevated manufactured homes, and other engineered solutions that meet Isleton’s floodplain regulations) (Source: New).
POLICY-H-6.4	Require all new dwelling units to meet current state requirements for energy efficiency and encourage retrofitting of existing units. (Source: Existing Policy H-7.1)
POLICY-H-6.5	Encourage energy efficiency in new land use patterns to the extent possible. (Source: Existing Policy H-7.2)

- **Action-H-6.1 Improve Sewer Capacity.** Continue to work to improve the sewer system to ensure adequate capacity is available to serve existing and future development. Monitor sewer issues in the city, analyze and, if necessary, revise the city’s strategy for improving the sewer system to ensure there will be adequate infrastructure to accommodate the city’s share of the regional housing needs. (Source: Existing Action 5.3, modified)

**Responsibility:** Public Works, City Manager, Council  
**Time Frame:** *Ongoing To the extent City has resources, completion of sewer service master plan completion of sewer study, 2024; development of implementation plan and initiation of construction by end of planning period.*  
**Funding:** Grant funding needed  
**Quantified Objective:** Completion of sewer study, implementation plan, construction of upgrades initiated by end of planning period.

- **Action-H-6.2 Affordable Housing Prioritized for Sewer.** Establish written policies and procedures that grant priority for sewer to proposed development that

includes housing affordable to lower-income households, in compliance with Cal. Gov't Code § 65589.7. Coordinate with California Water service on similar policies for drinking water.

**Responsibility:** *Public Works, City Manager, Council*

**Time Frame:** *2023; ongoing coordination with Cal. Water.*

**Funding:** *City General Fund (staff resources) to apply; grant funding such as [FEMA BRIC](#)*

**Quantified Objective:** *Application submitted for infrastructure upgrades during the planning period.*

- **Action-H-6.3 Local, State, and Federal Funding for Infrastructure.** Pursue funding for infrastructure that will support infill properties that can be used for residential development. *(Source: New).*

**Responsibility:** *Public Works, City Manager, Council*

**Time Frame:** *Ongoing; funding applied for at least once during planning period.*

**Funding:** *City General Fund (staff resources) to apply; grant funding such as [FEMA BRIC](#)*

**Quantified Objective:** *Application submitted for infrastructure upgrades during the planning period.*

- **Action-H-6.4 Coordinate to Improve Flood Protection.** Coordinate with other agencies and the private sector to seek funding and technical assistance to repair and improve the Sacramento River levee and the Slough levee around the City in an effort to achieve FEMA/National Flood Insurance Program approval status. Monitor flood risk in the city and shall analyze the impact of flooding on the City's ability to accommodate its share of the regional housing needs by 2023. If flooding is found to impact the City's ability to accommodate the remaining RHNA, strive to develop a new strategy to meet the RHNA. *(Existing Action 5.4, modified)*

**Responsibility:** *Public Works Department, City Manager, City Council*

**Time Frame:** *[Long-term. By end of planning period, levee integrity study complete \(outside project\); potential implementation actions identified](#)[Ongoing](#)*

**Funding:** *City General Fund (staff resources); grant funding if implementation is identified*

**Quantified Objective:** *Levee integrity study complete (outside project); potential implementation actions identified by end of planning period.*

- **Action-H-6.5 Broadband and Cellular Funding.** Pursue funding for infrastructure that will attract broadband projects to achieve goal-minimum download speeds of 100 Mbps and cellular coverage throughout the City. *(Source: New).*

***Responsibility:** Public Works, City Manager, Council*

***Time Frame:** Ongoing*

***Funding:** City General Fund (staff resources) to apply; grant funding such California Advanced Services Fund (CASF)*

***Quantified Objective:** Application submitted or partnership developed during the planning period.*

- **Action-H-6.6 Encourage Participation in Energy Efficiency Programs.** Work with PG&E to encourage existing residents to participate in energy efficiency retrofit and weatherization programs. The City will consider sponsoring an energy awareness program, in conjunction with PG&E to educate residents about the benefits of various retrofit programs. *(Source: Existing Action 6.1)*

***Responsibility:** City staff, Planning Commission, Council*

***Time Frame:** Ongoing*

***Funding:** City General Fund (staff resources)*

***Quantified Objective:** Expedited approvals for rooftop solar; residential solar information linked from City website.*

- **Action-H-6.7 Enforce Standards for Energy Efficiency.** Require all new construction to demonstrate compliance with Title 24 mandates during the planning and design process using energy efficiency calculations approved by the State. *(Source: Existing Action 6.2, modified)*

***Responsibility:** Planning*

***Time Frame:** Ongoing*

***Funding:** City General Fund (staff resources)*

***Quantified Objective:** Title 24 compliance in all new construction.*