



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: *Website updates by 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. <i>(Source: Existing Policy H-5.2, modified)</i>
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. <i>(Source: Existing Policy H-5.1, modified)</i>
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. <i>(Source: Existing Policy H-5.3, modified)</i>
POLICY-H-5.4	Enforce the historic preservation ordinance to preserve the character of Main Street as a historic mixed-use corridor. <i>(Source: Existing Policy H-5.4)</i>

- **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).*

Funding: *TBD. SB 2; other state and federal grants such as this list from*



HCD.

Quantified Objective: *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. <i>(Source: Existing Policy H-1.7, modified)</i>
POLICY-H-6.2	Strive to provide adequate broadband and cellular service in Isleton. <i>(Source: New)</i>
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). <i>(Source: New)</i>
POLICY-H-6.4	Require all new dwelling units to meet current state requirements for energy efficiency and encourage retrofitting of existing units. <i>(Source: Existing Policy H-7.1)</i>
POLICY-H-6.5	Encourage energy efficiency in new land use patterns to the extent possible. <i>(Source: Existing Policy H-7.2)</i>

- **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: To the extend 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*

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 (CASE)*

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.*