Department of Housing and Community Development

ANNUAL HOUSING ELEMENT PROGRESS REPORT

Placer County

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This report has been prepared for submittal to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year; submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

Department of Housing and Community Development

Division of Housing Policy Development P.O. Box 952053 Sacramento, CA 94252-2053 -and-

Governor's Office of Planning and Research

P.O. Box 3044 Sacramento, CA 95812-3044

PLACER COUNTY HOUSING ELEMENT STATUS REPORT 2011

Introduction

This Housing Element Status Report provides an annual report on the status of the Housing Element for Placer County's General Plan and the progress in the implementation of the Housing Element as required by Government Code §65400.

Background

Placer County is required to prepare and adopt a general plan for its jurisdiction which includes certain mandatory elements, including a housing element. The housing element consists of: (a) an identification and analysis of existing and projected housing needs, including the local government's share of the regional housing need, (b) an inventory of resources and constraints relevant to meeting those needs; and (c) a program showing a five-year schedule of the actions to be taken to implement the housing element, including how the local government plans to meet its share of the regional housing need (Government Code Section 65583). Copies of draft and adopted housing elements are required to be submitted to the Department of Housing and Community Development ("HCD"). HCD is required to review housing elements and prepare written findings regarding compliance with state housing element law (Government Code Section 65585).

Placer County also is required to annually report on the progress of implementation its General Plan. Copies of the progress report relating to the housing element are required to be submitted to HCD and the Office of Planning and Research ("OPR"). This report has been prepared to satisfy Placer County's the annual Housing Element progress reporting requirements and summarizes the 2011 Housing Program accomplishments for Placer County.

Annual Building Activity Report for Very Low-, Low-, and Moderate-Income Units and Mixed-Income Multifamily Projects (Table A)

Table A provides the total number of very low, low, and moderate-income units and mixed-income multi-family projects for which a building permit for new residential construction was issued during the reporting year. For the January 1 – December 31, 2011 reporting period, permits were issued for 4 affordable housing units. This represents 2.0 [correct?] percent of the total building permits issued during the reporting period.

Annual Building Activity Report Summary for Above Moderate-Income Units (Table A2)

Table A2 provides the total number of units for affordable to above moderate-income households for which building permits were issued during the reporting period by unit category (i.e., single-family, 2-4 units, 5 or more units, second-unit, or mobile home). For the January 1 – December 31, 2011 reporting period, Placer County issued building permits for 176 single-family units, 12 secondary units, 4 multi-family (2-4 units), 0 multi-family (5+ units) dwellings and three mobile homes (195 total permits issued). Under the Housing Element requirements, the County needed to identify sufficient sites for, and encourage the production of 6,229 housing units by 2013.

Regional Housing Needs Allocation Progress (Table B)

Since January 1, 2006, a total of 25,392 units have been built or approved in the unincorporated areas of Placer County. The majority of the approved projects are for single-family homes. Three large Specific Plans have been approved by Placer County since January 2006 including Placer Vineyards, Regional University, and Riolo Vineyards. None of the Specific Plan projects have started construction.

The table below breaks housing starts and approved projects down by income category.

Housing Starts and Approved Projects Since January 1, 2006 By Income Category

	Very Low	Low	Moderate	Above Moderate	Total
State Housing Allocation	1,537	1,178	1,231	2,282	6,229
Housing Starts/Approved Projects	796	894	466	23,235	25,391
Additional Units Needed	741	284	764	0	1,789

Approved Affordable Housing Projects in 2011 by Income Category

Project	Extr. Low	Very- Low	Low	Moderate	Total
Homewood Mountain Resort	0	0	13	0	13
Total	0	0	13	0	13

Affordable Housing Projects

The Placer County Redevelopment Agency acquired a six-acre site in the North Auburn Redevelopment Area and issued an RFP for affordable housing on the site. Four proposals were received. The Agency selected USA Properties Fund, Inc. to construct a 64-unit affordable townhome development at the property (right). The Conditional Use Permit for the project was approved in 2010. The developer is seeking affordable housing tax credits before proceeding with the project.



64-unit Quartz Ridge affordable housing project in Auburn.

Two of the DOMUS affordable housing buildings in Kings Beach have been completed: The two-unit Book site and the 12-unit Fox site.

Several Tahoe Basin 'demonstration' projects that are in the development review process have affordable housing components as well.



DOMUS is constructing a total of 77 affordable units in Kings Beach.

Program Implementation Status

Table C provides the Housing Element program status report. In particular, the table summarizes the local efforts, as identified in the Housing Element, to remove governmental constraints to the maintenance, improvement, and development of housing. It also details the progress in implementing all specific programs and policies under the Housing Element. Significant 2011 accomplishments are discussed below.

Transitional Housing Zoning Text Amendment

In June, Placer County updated its Zoning Ordinance to bring the ordinance into compliance with State housing law for emergency shelters, transitional housing, and supportive housing. The amendments established definitions for Emergency Shelters, Transitional Housing, and Supportive Housing as well as the identification of appropriate zoning districts where these uses will be allowed.

The changes did not affect The Gathering Inn, a faith-based organization that operates a nomadic homeless shelter in local churches. Under the new rules, host churches will not be subject to discretionary land-use review by the county. With the Zoning Ordinance changes, church-based emergency shelters that provide humanitarian assistance are now a permitted accessory use not subject to discretionary review when operated on the church sites.

The amendments specified that Temporary Resident Shelters with a capacity of 60 persons or fewer would be allowed in the Residential Multi-family (RM) zoning district with Zoning Clearance, in the Neighborhood Commercial (C-1), Highway Service (HS) and Resort (RES) zoning districts with a Minor Use Permit, and in the General Commercial (C-2), and Commercial Planned Development (CPD) zoning districts with a Conditional Use Permit. Shelters proposed to accommodate more than 60-persons are now allowed in the Residential Multi-family (RM), Neighborhood Commercial (C-1), General Commercial (C-2), Commercial Planned Development (CPD) and Highway Service (HS) zoning districts with a Conditional Use Permit.

Farmworker Housing

The County proposes to amend the Zoning Ordinance to ensure that permit processing procedures for farmworker housing do not conflict with Health and Safety Code Section 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 designation for the purposes of this section. For the purpose of all local ordinances, employee housing shall not be deemed a use that implies that the employee housing is an activity that differs in any other way from an agricultural use. No conditional use permit, 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."

As currently proposed, agricultural (farm) employee housing would be an allowed use in the Residential-Agricultural (RA), Residential-Forest (RF), Agricultural Exclusive (AE), Farm (F), Forestry ()FOR, and Open Space (O) zone districts with the following standards proposed:

Farmworker Dwelling Unit

- Cannot exceed 1,200 sq.ft. in size
- One Parking Space per Unit
- Does Not Need to be Located on the Site of a Qualifying Agricultural Operation
- Occupant limited to an employee of an agricultural operation (24 hours or more per week) and associated household

Farmworker Housing Complex

- Subject to the California Employee Housing Act which requires the issuance of a permit to operate from the HCD prior to occupancy of the housing units
- One parking space per unit or one space per three beds whichever is more plus one space per complex employee
- Minimum 50 sq.ft. for each occupant in group living arrangements
- Occupancy limited to agricultural employees who are an employee of an agricultural operation and their associated household

Location on Site

The unit or complex shall be located not less than 75 feet from barns, pens or other structures that house livestock or poultry, and not less than 50 feet from any other agricultural use.

This Zoning Text Amendment is in draft form and is expected to be considered by the Board of Supervisors in late-2012.

SRO Zoning Text Amendment

The Placer County General Plan and Zoning Ordinance do not explicitly address SROs or other types of residential hotels. The County is proposing to amend the Zoning Ordinance to define Single Room Occupancy (SRO) units and explicitly allow SROs as a residential use in the Multi-Family Residential (RM) district. SROs would also be allowed in the Highway Service (HS), and Resort (RES) zoning districts with a Minor Use Permit. The County proposes to set a minimum unit size of 150 square feet.

This Zoning Text Amendment is now in draft form and is expected to be considered by the Board of Supervisors in late-2012.

Down-Payment Assistance

The County was awarded \$585,000 for the First-Time Homebuyer Assistance Program. The program provides deferred second-mortgage loans to help with down payments. The loan usually is not due and payable for 30 years unless a program participant sells or transfers the home, stops living there or defaults on the principal mortgage loan. To qualify, a household must earn 80 percent of the median

income or less. For a four-person household, the income limit is \$58,500. Participants in the program must purchase homes in unincorporated areas of Placer County. To be considered a first-time buyer, a participant generally cannot have owned or had an interest in real estate for the preceding three years.

Housing Rehabilitation Program

The County's Redevelopment Agency received \$195,000 in HOME funds for its Housing Rehabilitation Program that provides low-interest loans to low-income households who need to fix up their homes. The Redevelopment Agency's primary emphasis is on rehabilitation work that corrects health and safety issues. In late 2010, the County received \$280,000 in CDBG funds earmarked for housing rehabilitation in the town of Sheridan.

First-Time Homebuyer Assistance

The county was awarded \$585,000 in federal HOME block grant moneys for the First-Time Homebuyer Assistance Program. It provides deferred second-mortgage loans to help with down payments. The loan usually is not due and payable for 30 years unless a program participant sells or transfers the home, stops living there or defaults on the principal mortgage loan. To qualify, a household must earn 80 percent of the median income or less. For a four-person household, the is \$58,500. Participants in the program must purchase homes in unincorporated areas of Placer County. To be considered a first-time buyer, a participant generally cannot have owned or had an interest in real estate for the preceding three years.

Tahoe Second Units

The County is working with the Tahoe Regional Planning Agency (TRPA) to certify Placer County's local government housing program. Certification is required prior to entering into a Memorandum of Understanding (MOU) between TRPA and the County to allow secondary units on parcels less than one acre in size. The second units must be deed restricted as affordable. TRPA is currently reviewing a draft MOU and implementation plan. This program is expected to be considered in late-2012.



DOMUS affordable housing project in Kings Beach.

Employee and Workforce Housing

The table below summarizes employee housing projects that the County has required in the Sierra Nevada and Lake Tahoe areas.

EMPLOYEE HOUSING PROJECTS				
Sierra Nevada And Lake Tahoe Areas, Placer County				
Project Name	Status	Description of Employee Housing Requirement		
Sawmill Heights	Completed	96 employee rental units (or 240 dormitory beds with a capacity for up to 400) for Northstar resort.		
Hopkins Village	Underway	50 affordable ownership units; ten units complete.		
Squaw Creek Resort	Approved	9 employee units for Phase II. Housing Mitigation Plan required.		
Northstar	Approved	174 additional employee units to serve through Phase 6. Housing Mitigation Plan required.		
Timilick	Approved	8 moderate income units and 48 affordable/employee housing units.		
Homewood	Approved	13 workforce housing units for 26 employees. Workforce housing plan required.		
Tahoe Timeshare	Entitlements	3 workforce housing units.		
Squaw Valley Plan	Entitlements	unknown		

One project, the 96-unit Sawmill Heights employee housing project at Northstar Village was completed under this policy in 2006. One other project, Hopkins Village, has been approved and has completed its first phase (ten units). Four of the units have sold for \$119,000 each. Due to the depressed housing market, finding buyers for the remaining six units has been difficult.

Two additional projects are in the entitlement phase including the Squaw Valley specific plan which is expected to require a significant number of workforce housing units as it builds out.



Hopkins Village in Martis Valley.