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 2008

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 2008 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, 2008 reporting period, building permits were issued for 15 affordable housing units.

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, 2008 reporting period, Placer County issued building permits for 330 single-family units, 2 multi-family (2-4 units), 28 secondary dwellings and 27 mobile homes. No permits were issued for multi-family (5+ units) structures.

Under the Housing Element requirements, the County needed to identify sufficient sites for, and encourage the production of 8,641 housing units by 2007.

Regional Housing Needs Allocation Progress (Table B)

Since January 1, 2000, 3,766 units have been built or approved in the unincorporated areas of Placer County. Of that number, the majority 3,410 (approximately 90 percent) are single-family detached homes. These numbers highlight the fact that single-family homes still dominate housing construction in the County.

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

Housing Starts and Approved Projects Since 2000 by Income Category

	Very Low	Low	Moderate	Above Moderate	Total
State Housing Allocation	2,264	1,801	1,797	2,779	8,641
Housing Starts/ Approved Projects	163 ¹	426 ²	648 ³	5,761 ⁴	6,998
Additional Units Needed	2,101	1,375		,	,

Notes:

¹ Figure based on two subsidized housing developments.

Approved Affordable Housing Projects in 2008 by Income Category

Project	Very- Low	Low	Moderate	Total
Glenbrook Mobile Home Park Exp.		23		23
Cal-Neva Resort (workforce housing)		13		13
Tahoe Vista Apartments		6		6
Regional University Specific Plan	126	127	63	316
Total	126	169	63	358

² Figure based on two subsidized housing developments (44 units), 10% low-income inclusionary requirement for the Bickford Ranch development (180 units), and 75 secondary dwelling units approved by the County. Secondary dwelling units are considered affordable to low-income families based on the size limitations of secondary dwelling units (640 sq. ft. to 1200 sq. ft.), market rents, and the maximum affordable monthly rents.

³ Figure based on multi-family housing starts (214 units) and single-family housing starts (371 units). All multi-family housing starts were considered affordable to moderate-income families based on market-rate rents (see Figure 3-10). Twenty-eight percent of single-family housing starts were considered affordable to moderate-income families. The 28% was calculated based on the maximum affordable home price for a family of four and the Placer County Board of Realtors Home Sales Reports for 1990 and 2000.

⁴ Figure based on 72% of single-family housing starts (955 units) and the Bickford Ranch and Regional University projects. The 72% was calculated based on the affordable home price for an above-moderate income family of four and the Placer County Board of Realtors Home Sales Reports for 1990 and 2000.

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 2008 accomplishments are discussed below.

Reasonable Accommodation Ordinance

To bring the Placer County Code into compliance with State and Federal law, a new section, Requests for Reasonable Accommodation, has been added to the Zoning Ordinance. The Requests for Reasonable Accommodation Ordinance (Section 17.56.185) establishes a formal procedure for persons with disabilities seeking equal access to housing to request reasonable accommodation(s) in the application of the County's land use regulations and to establish relevant criteria to be used when considering such requests.

Policy H.2, Program 52 of the Housing Element called for the adoption of an ordinance to establish a process for making requests for reasonable accommodations to land use and zoning decisions and procedures regulating the siting, funding, development and use of housing for people with disabilities.

The Reasonable Accommodation Ordinance has eight sections that establish a formal procedure for persons with disabilities to make a request to the County for reasonable accommodations in the application of the County's land use regulations. The ordinance also provides relevant and reasonable criteria for the County to use when considering such requests.

Affordable Housing Stakeholders Group

Consistent with the direction provided by the Board of Supervisors, a stakeholder group has been working to reach a consensus on affordable housing issues and towards the development of an affordable housing program. As set forth by the Board, the stakeholders for this group include representatives from the Building Industry Association (BIA), local real estate interests and affordable housing advocacy groups. Based upon the initial work of this group, the Draft Housing Element, scheduled for adoption on May 12, 2009, incorporates several of the ideas the stakeholder group has suggested to help facilitate the development of affordable housing.

The stakeholder group's effort, to date, has focused on the development of a broad-based affordable housing program. The premise of the program is to spread the burden of responsibility for the production of affordable housing and to provide adequate flexibility in the permitting and development of affordable housing.

Children's Emergency Shelter

In late-March 2008, the County opened its new state-of-the-art Children's Emergency Shelter and Health Center in North Auburn. It replaces the County's existing Children's Receiving Home for children who have been abused or neglected. The new Children's Emergency Shelter on 3.6 acres includes an administration building, the residential and common living spaces of the shelter, an education building, and gymnasium, as well as outdoor recreation areas. Total project cost was \$11.5 million.

Regional University Specific Plan

Approved in December 2008, the Regional University Specific Plan includes 1,136 acres in the unincorporated portion of southwest Placer County. The site is located south of Pleasant Grove Creek between Brewer Road and the western boundary of the City of Roseville. A total of 3,232 dwelling units are planned with 316 units designated as affordable according to the ten percent affordability requirement.

Employee and Workforce Housing

The table below summarizes employee housing projects that the County has required in the Sierra Nevada and Lake Tahoe areas. One project, the 96-unit Sawmill Heights employee housing project at Northstar Village was completed under this policy in 2006. As of August 2008, one other project has been approved, three projects are currently in the approval process, and one project is being proposed.

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				
Hopkins Ranch	Underway	50 affordable ownership units				
Squaw Creek Resort	Required, not	9 employee units for Phase II. Housing Mitigation Plan				
	yet approved	required.				
Northstar	Required, not	174 additional employee units to serve through Phase 6.				
	yet approved	Housing Mitigation Plan required.				
Sena at Squaw	Proposed	30 affordable employee units to support a 240-unit				
Valley		condominium/timeshare proposal				

Housing Element Update

The 2006-2013 Draft Housing Element update was initiated in July 2007. In recognition of the different housing problems faced by Tahoe Basin area residents and residents of western Placer County, kick-off workshops were held in Kings Beach and Auburn in early November. Housing Element announcements and documents have been made available on the Placer County website.

County staff and consultants distributed announcements of the community/stakeholder workshops to a mailing list of various stakeholders including local residents, housing developers, social service providers, neighborhood associations, and the business community. Furthermore, the County publicized the workshops in local newspapers and on the County website.

The Housing Element Draft Background Report was released for public review and comment in March 2008. Follow-up workshops in Auburn and Tahoe were held in April. Issues raised at the workshops, each of which was attended by 20 to 35 members of the public and stakeholders, have been summarized in the Introduction section of the Draft Housing Element.

In May 2008, the Program and Policy Document public review draft was released. Public workshops were held June 5 and 10, 2008 to receive public input and to foster a discussion on the housing issues and policies on the County.

To date, staff has conducted eight meetings and workshops with stakeholders and has made presentations to the Weimar/Applegate/Colfax and Rural Lincoln Municipal Advisory Councils. A significant amount of public comment has been provided at the various meetings that have been held, and many of these comments have been included and addressed in the Draft Housing Element.

Following public hearings before the Planning Commission and Board of Supervisors, the County submitted the original 2006-2013 Draft Housing Element in August 2008 to HCD for review. HCD completed their initial 60-day review on October 10, 2008 and responded with a formal comment letter describing the revisions needed to comply with State housing element law. The County submitted a written response to HCD's comments on December 22, 2008. Adoption of the Housing Element update is scheduled for May 12, 2009.