

of the local seasonal workforce, employee/workforce housing is categorized as low-income in the inventory of projects. Other assumptions in the table regarding the number and type of required affordable units for approved projects are based on County policy and requirements imposed on existing projects.

Market rate attached housing (including apartments, duplexes, half-plexes, townhomes, and condos) outside of the Tahoe Basin are assumed to be moderate-income based on the rental/sales prices of existing units of this type. This assumption applies to the Premier Granite Bay subdivision, Pardee Court subdivision, Orchard at Penryn subdivision, and Morgan Place subdivision projects.

As shown in the table, there are a total of 654 planned and approved affordable units: 40 very low-income, 320 low-income, and 294 moderate-income units.

Inventory of Vacant Sites Available for Higher-Density Residential Development

In accordance with the requirements of Government Code Section 65583.2 described above, an assessment was conducted of the vacant land suitable for higher-density housing within unincorporated Placer County. The data was compiled by County staff and mapped using a Geographic Information System (GIS). Only vacant land allowing for higher-density residential development was included in the inventory. A complete inventory of all vacant residential land within unincorporated Placer County was not conducted. The inventory includes some vacant sites that were in the discussion or pre-application stages in the Placer County development project approval process as of the effective date of the inventory (January 1, 2013), but were not included in the inventory of built and planned projects.

The following criteria were used to map vacant residential sites allowing for higher-density residential development:

- Location: all parcels within unincorporated Placer County, but excluding Specific Plan areas and the Tahoe Basin. The inventory also does not include projects within the unincorporated Spheres of Influence (SOIs) of cities which have been given jurisdiction for the purposes of the RHNA/Housing Element. Specific Plan areas within County jurisdiction are accounted for as planned projects in Table A-1 (in Appendix A) and vacant sites in the Tahoe Basin are accounted for In Table A-3.
- Vacancy: vacant parcels were initially selected based on the County Assessor's use codes in the parcel database. Vacancy status was verified through aerial photographs and/or field observation. Since the Assessor's use codes are not completely accurate for all parcels, the vacant parcel list was supplemented with additional entries from County staff. The effective date of the vacancy status for each site is September 1, 2012. The sites inventory contains a few parcels that have existing uses which would require some demolition. The Hallmark Gardens parcels listed in Table A-2 (APNs 054-143-001, -005, -009, -015; and 054-171-008) are commercially-zoned (Highway Service) properties. The property owner did have a project in the pre-development stage but later withdrew the



application. The two-phased project proposed a three-story, 182 unit senior independent living center along with a 100 unit hotel/conference center. Though a new project has not been proposed for the site, it is assumed that the owner is open to redeveloping the property to a higher density use with a residential component. There are no significant barriers to such redevelopment.

- General Plan land use designations: only parcels with the following land use designations that allow for multi-family development were retained in the inventory (see also Table 55 (Land Use Designations Permitting Residential Use)):
 - Medium Density Residential (MDR)
 - High Density Residential (HDR)
 - General Commercial (GC)
 - Tourist/Resort Commercial (TC)
 - Mixed Use (MU) (Auburn/Bowman Community Plan only)
 - Commercial (Auburn/Bowman Community Plan only)
 - Penryn Parkway (PP) (Horseshoe Bar/Penryn Community Plan only)
- **Zoning districts:** only parcels that have the land use designations listed above along with the following zoning districts that allow for multi-family development were retained in the inventory (see also Table 56 (Housing Types Permitted by Zone)):
 - Multi-Family Residential (RM)
 - Neighborhood Commercial (C1)
 - General Commercial (C2)
 - Commercial Planned Development (CPD)
 - Highway Services (HS)
 - Motel District (MT)
 - Resort (RES)
 - High Density Residential (HDR) (Squaw Valley Community Plan only)



Size: all parcels less than one acre in size were excluded from the inventory under the assumption that is would not be economically feasible to develop such parcels for higher-density affordable housing. In addition, since some parcels had an appropriate land use designation or zoning that only covered a portion of the parcel, only the portions of parcels allowing for multi-family residential development larger than one acre were included in the inventory. While this one-acre minimum excludes some parcels that could potentially be developed for multi-family uses, it enabled the inventory to focus on larger parcels.

All parcels (or portions of parcels) that met the criteria above were reviewed by County staff to confirm vacancy status, ownership, adequacy of public utilities and services, possible environmental constraints such as flood zones and steep slopes, and other possible constraints to development feasibility. The site inventory accounts for all known environmental constraints on the sites. Any environmental constraints for particular sites are noted and accounted for in the inventory tables. For example the following are some of the identified environmental constraints in Table A-2: "unlikely to be developed at high density: steep slope," and "because of steep slope: assume development at 50% of max. capacity."

The following assumptions were made in the inventory:

- **Type of sites.** The table shows two types of sites that are classified by State law (Government Code Section 65583.2(a)) as "land suitable for residential development": 1) vacant sites zoned for residential use and 2) vacant sites zoned for nonresidential use that allows residential development.
- Relation of density to income categories. The following assumptions were used to determine the inventoried income categories according to the maximum allowed density for each site:
 - Sites with a land use designation/zoning district combination with a maximum allowable density of at least 20 units per acre were inventoried as available for very low- and low-income residential development based on the analysis in the Density and Affordability section on page 78.
 - Sites with a land use designation/zoning district combination that allow multifamily housing with a maximum allowable density less than 19 units per acre are inventoried as available for moderate-income residential development. Based on existing developments in Placer County, these densities are adequate to provide for the provision of moderate-income housing.
- Inventoried affordable units by category. While the maximum allowed residential density was used to determine the income categories of the inventoried sites, the inventory uses the following assumptions about realistic unit buildout capacity for the sites.
 - 85 percent of maximum buildout capacity for parcels with residential land use designation and zoning. For example, a vacant site that allows a 20 unit per acre



maximum density without a density bonus is inventoried with a development capacity of 17 units per acre (85 percent of 20 units per acre). [Note: since the site could be developed at up to 27 units per acre with a 35 percent density bonus, the inventoried density of 17 units per acre is only 63 percent of the maximum allowed density for affordable units].

- 75 percent of maximum buildout capacity for parcels with a non-residential land use designation and zoning. For example, a vacant site that allows a 20 unit per acre maximum density without a density bonus is inventoried with a development capacity of 15 units per acre (75 percent of 20 units per acre). [Note: since the site could be developed at up to 27 units per acre with a density bonus, the inventoried density of 15 units per acre is only 56 percent of the maximum allowed density for affordable units].
- For certain sites, based on specifically identified constraints, the inventoried percent of maximum buildout capacity has been reduced beyond the default assumption described above. The buildout assumption is stated in the notes for each site.
- A number of the vacant sites in the table are inventoried as having no development potential for lower-income higher-density housing (they still might have some residential development potential). The reasons for each site are provided in the "notes" column and range from infrastructure limitations in a certain locations to other constraints such as steep slopes.

The County evaluated the implementation of its current multi-family development standards and on-site improvement requirements and determined that the imposition of the setback requirements, building height requirements, parking requirements, and open space requirements listed in Section III.A (Potential Governmental Constraints) allow maximum densities to be achieved. This is further demonstrated by projects that have been approved and constructed at densities at or above the 85 percent level. For example the following are recent projects that have been approved or built at densities close to the existing maximum densities for higher-density land use designations:

- Quartz Ridge Apartments, a 64-units affordable housing project by USA Properties, is approved on a 6.5-acre site at 100 percent maximum density.
- The Orchard at Penryn project is currently under construction. It consists of 150 condominium units on a 15.1-acre site with RM-DL10 PD=10 zoning. The density of 9.93 units per acre is close to the maximum allowed 10 units per acre
- The Colonial Village project was built as a 56-unit apartment complex on a 5.93-acre site with RM- DL10 zoning. The density of 9.4 units per acre is 94 percent of the maximum allowed 10 units per acre.



- The Pardee Court Subdivision project was approved for 35 for-sale townhomes on a 3.57-acre site with CPD-Dc 10 zoning. The density of 9.8 units per acre is close to the maximum allowed 10 units per acre.
- Auburn Court was built as a 60-unit apartment complex on a 3.7-acre site with RM-DL15-DC zoning. The density of 16.2 units per acre is over the maximum allowed 15 units per acre.
- Terracina Oaks was built as a 56-unit apartment complex on a 3.1-acre site with RM-DL15-DC zoning. The density of 18 units per acre is over the maximum allowed 15 units per acre.

Much of the County's vacant, commercially-zoned land available for residential development (see Table A-2) is in the Auburn area. A Fiscal Impact Analysis for the Auburn/Bowman Community Plan by Hausrath Economics Group in 1999, found an over-supply of non-residential land in the Community Plan area. Hausrath found that the Plan area is "generally well supplied with land designated for commercial and industrial uses: a 72 year supply of retail land, a 27 year supply of office land..."

The residential sites inventory (see Table A-2) lists several commercial sites throughout the county. While residential uses are allowed on all of the commercially-designated sites listed in the inventory, the County recognizes that not all of the sites in the table are suitable for residential uses. These sites, while identified in the table, are not inventoried as having capacity for high-density housing. The notes section identifies the reasons for the decision to not inventory the sites, such as "likely will be developed for commercial use—not inventoried as affordable residential." The sites that are counted as having capacity are those that are most suitable for residential development. The majority of these suitable sites are in the Auburn/Bowman Community Plan area, which, as previously stated, has an oversupply of commercially-designated land and therefore increased capacity for residential uses on commercial land. As described previously, an assumption of 75 percent of maximum buildout capacity has been made for these parcels unless noted otherwise in the table.

Table A-2 (in Appendix A) shows the inventory of vacant higher-density residential sites within the Placer County unincorporated area. The effective inventory date is January 1, 2013 and the status of the parcel as of that date is used for inventory purposes. For each site the table shows the Assessor's Parcel Number(s) (APN), Placer County General Plan land use designation, zoning district, maximum allowable density based on the land use designation and zoning, size, number of affordable units (by very low-, low-, and moderate-income categories) based on maximum density, number of affordable units inventoried (by category), and additional notes.

As shown in the table, Placer County has a total inventoried capacity of 5,053 affordable units (3,718 very low-, 286 low-, and 1,049 moderate-income) on vacant sites with residential land use designations and zoning allowing higher density housing; and 2,947 affordable units (2,947 very low-, 0 low-, and 0 moderate-income) on vacant sites with non-residential land use designations and zoning allowing higher density housing.



Inventory of Vacant Sites in the Tahoe Basin

The vacant residential land inventory discussed above did not include an analysis of sites located in the Tahoe Basin. Since development in the Tahoe Basin occurs under a different regulatory framework (for details see Section III(A)(13) (Impediments to Affordable Housing Production in the Tahoe Region) in this document), potential higher-density housing sites are analyzed separately.

Table A-3 (in Appendix A) shows the inventory of sites within the Tahoe Basin that met the following criteria as of January 1, 2013:

- Vacant parcels one acre or larger in size as delineated in TRPA's GIS parcel database and as verified by County staff through aerial photographs and/or field observation.
- In Plan Area Statements (PASs) that allow multi-family dwellings

For each site, the table shows the Assessor's Parcel Number(s) (APN), PAS, size, maximum allowable density, maximum number of affordable units, , number of inventoried affordable units inventoried (by very low-, low-, and moderate-income categories), TRPA incentives that apply to the site, and additional notes.

All of the sites except for one allow a maximum density of 15 units per acre. This is the maximum allowed under current TRPA regulations. These sites were inventoried as available for low-income residential development. The one site with a maximum allowed density of 8 units per acre was inventoried as available for moderate-income residential development.

The inventory uses the following an assumption of 85 percent of maximum buildout capacity for the inventoried unit buildout capacity for all the sites.

As shown in the table, there is a total inventoried capacity in the Tahoe Basin of 408 lower-income units (0 very low-, 393 low-, and 15 moderate-income) on vacant sites.

2. Total Residential Holding Capacity vs. Projected Needs by Housing Type and Income Group

Table 47 provides a summary of residential holding capacity in Placer County compared its share of the regional housing need for lower income households as assigned in the RHNA. The figures for built and planned projects with an affordability component are from Table A-1 (in Appendix A). The figures for residential holding capacity on vacant land with residential and non-residential designations are from Table A-2 (in Appendix A). The figures for residential holding capacity on vacant land in the Tahoe Basin are from Table A-3 (in Appendix A).

As shown in the table, Placer County has a total residential capacity (9,062) in excess of its RHNA for affordable units (3,258). Additionally, Placer County has sufficient capacity for above moderate-income (market rate) housing to meet its RHNA numbers. However, as described



previously, a complete inventory of all vacant residential land within unincorporated Placer County was not conducted.

Table 47
AFFORDABLE RESIDENTIAL HOLDING CAPACITY COMPARED TO RHNA BY INCOME
Unincorporated Placer County
January 1, 2013 to October 31, 2021

	Very Low	Low	Moderate	TOTAL AFFORDABLE
RHNA	1,365	957	936	3,258
Affordable Residential Holding Capacity	6,705	999	1,358	9,062
Approved and Planned Projects with an Affordability Component (see Table A-1)	40	320	294	654
Residential Holding Capacity on Vacant Land w/ Residential Designations (see Table A-2)	3,718	286	1,049	5,053
Residential Holding Capacity on Vacant Land w/ Non-Residential Designations (see Table A-2)	2,947	0	0	2,947
Residential Holding Capacity on Vacant Land in Tahoe Basin (see Table A-3)	0	393	15	408

Source: Placer County, TRPA. Mintier Harnish

3. Land Available for a Variety of Housing Types

State Housing Element Law (Government Code Section 65583(c)(1) and 65583.2(c)) requires that local governments analyze the availability of sites that will "facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobile homes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing."

This section discusses the availability of sites and relevant regulations that govern the development of the types of housing listed above and also discusses sites suitable for redevelopment for residential use (as required by Government Code Section 65583(a)(3)) and second units.

Multi-Family Rental Housing

Placer County's High Density Residential (HDR) land use designation and the compatible Multi-Family Residential (RM) zoning district allow multi-family housing up to 21 units/acre in density (more with density bonuses). Placer County regulations make no distinction between rental and ownership housing.

It is County policy that high-density residential projects should be located only in areas where the infrastructure can support this type of use and such that an array of services and employment opportunities are within close proximity. Allowable maximum density varies amongst the County's 17 community plans to maintain the scale and general character of the specific geographic areas within the unincorporated county.



Manufactured Housing

Manufactured housing can serve as an alternative form of affordable housing in low-density areas where the development of higher density multi-family residential units is not allowed. Placer County's Zoning Ordinance states that mobile homes are allowed, with zoning clearance, in all zones that allow single-family dwellings, and the same permitting process for single family homes applies to mobile homes. In addition, the Zoning Ordinance allows mobile home parks in multi-family residential, neighborhood commercial, and general commercial zones. Placer County meets all State requirements for allowing the development of manufactured units.

Manufactured Homes on Lots

Sections 65852.3 and 65852.4 of the California Government Code specify that a jurisdiction shall allow the installation of manufactured homes on a foundation on all "lots zoned for conventional single-family residential dwellings." Except for architectural requirements, the jurisdiction is only allowed to "subject the manufactured home and the lot on which it is placed to the same development standards to which a conventional single-family residential dwelling on the same lot would be subject." The architectural requirements are limited to roof overhang, roofing material, and siding material.

The only two exceptions that local jurisdiction are allowed to make to the manufactured home siting provisions are if: 1) there is more than 10 years difference between the date of manufacture of the manufactured home and the date of the application for the issuance of an installation permit; or 2) if the site is listed on the National Register of Historic Places and regulated by a legislative body pursuant to Government Code Section 37361.

Section 17.56.150 of the Placer County Zoning Ordinance states that mobile homes are considered "manufactured homes" and can be placed in all zones allowing single-family residential units when they meet the following criteria:

- Be certified under the National Manufacturing Housing Construction and Safety Standards Act of 1974;
- Be placed on a permanent foundation system;
- Have siding materials, roofing materials, and roof overhangs which are consistent with similarly constructed homes in the vicinity when located in Single-family Residential (RS), Multi-family Residential (RM), Resort (RES), and Motel (MT) districts.

Mobile homes that do not meet these criteria can only be placed in Agricultural Exclusive (AE), Farm (F), Agricultural Residential (RA), and Forest Residential (RF) districts on lots that are 10 acres or larger. Mobile homes are permitted with Zoning Clearance (C) in all residential districts, the Motel (MT) district, the Resort (RES) district, the Agricultural Exclusive (AE) district, and the Farm (F) district. The number of mobile homes that may be placed on a single parcel is the same as the number of single-family units allowed.



Mobile Home Parks

Section 69852.7 of the California Government Code specifies that mobile home parks shall be a permitted use on "all land planned and zoned for residential land use." However, local jurisdictions are allowed to require use permits for mobile home parks.

The Placer County Zoning Ordinance allows mobile home parks in multi-family residential, neighborhood commercial, and general commercial zones, with a Conditional Use Permit (CUP). The Zoning Ordinance allows a maximum of eight spaces per acre.

Housing for Employees

Caretaker and employee housing (excluding farmworker housing) is permanent or temporary housing that is secondary or accessory to the primary use of the property. Such dwellings are used for housing a caretaker employed on the site of a nonresidential use where a caretaker is needed for security purposes, or to provide twenty-four hour care or monitoring, or where work is located at remote locations.

Caretaker and employee housing is allowed in Placer County with either a Zoning Clearance (C) or Minor Use Permit (MUP) in all zoning districts, except the residential districts (RS, RM, RA, and RF), Open Space (O), and Water Influence (W) zones. No more than one caretaker or employee housing unit is allowed for any principle use, except in the case of temporary employee housing or if authorized by the Planning Commission based on specific findings that support the necessity for the number of units approved.

Housing for Agricultural Employees (Permanent and Seasonal)

The provisions of Section 17020 (*et seq.*) of the California Health and Safety Code relating to employee housing and labor camps supersede any ordinance or regulations enacted by local governments. Such housing is allowed in all jurisdictions in California pursuant to the regulations set forth in Section 17020. Section 17021.5(b) states, for example:

"Any employee housing providing accommodations for six or fewer employees shall be deemed a single-family structure with a residential land use designation for the purposes of this section. For the purpose of all local ordinances, employee housing shall not be included within the definition of a boarding house, rooming house, hotel, dormitory, or other similar term that implies that the employee housing is a business run for profit or differs in any other way from a family dwelling. No conditional use permit, zoning variance, or other zoning clearance shall be required of employee housing that serves six or fewer employees that is not required of a family dwelling of the same type in the same zone."

Section 17021.6, concerning farmworker housing, states that:

"no conditional use permit, zoning variance; or other zoning clearance shall be required of employee housing that serves 12 or fewer employees and is not required of any other agricultural activity in the same zone."



Program F-4committed the County to amending its Zoning Ordinance to ensure that permit processing procedures for farmworker housing do not conflict with Health and Safety Code Section 17021.6. The Placer County Board of Supervisors amended the Zoning Ordinance on November 6, 2012 to define Agricultural (Farm) Employees, Farmworker Dwelling Units, and Farmworker Housing Complexes and to permit them in six zone districts that allow farm uses.

Farmworker labor housing is an allowed use in the Agricultural Exclusive (AE), Farm (F), Residential Farm (RF), Forestry (FOR), Timberland Protection Zone (TPZ), and Residential Agricultural (RA) zoning districts.

Emergency Shelters, Transitional Housing, Supportive Housing, and Other Group Living

SB 2, passed in 2007 and in effect as of January 1, 2008, amended State Housing Element Law (California Government Code Sections 65582, 65583, and 65589.5) regarding shelter for homeless persons. This legislation requires local jurisdictions to strengthen provisions for addressing the housing needs of homeless persons, including the identification of a zone or zones where emergency shelters are allowed as a permitted use without a conditional use permit.

While SB2 added specific new requirements for local governments to meet in terms of planning for emergency shelter facilities, Government Code Section 65583(a)(5) also states that "transitional housing and supportive housing shall be considered a residential use of property, and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone."

©Emergency Shelters

California Health and Safety Code Section 50801(e) defines "emergency shelters" as:

"housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay."

The new legislation added provisions to State Housing Element Law (Section 65583(a)(4)(A)) that require local governments to identify:

"a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit. The identified zone or zones shall include sufficient capacity to accommodate the need for emergency shelter identified in paragraph (7), except that each local government shall identify a zone or zones that can accommodate at least one year-round emergency shelter. If the local government cannot identify a zone or zones with sufficient capacity, the local government shall include a program to amend its zoning ordinance to meet the requirements of this paragraph within one year of the adoption of the housing element. The local government may identify additional zones where emergency shelters are permitted with a conditional use permit.



The local government shall also demonstrate that existing or proposed permit processing, development, and management standards are objective and encourage and facilitate the development of, or conversion to, emergency shelters."

The provisions go on to discuss that emergency shelters "may only be subject to those development and management standards that apply to residential or commercial development within the same zone" along with a list of exceptions that may be made.

The Placer County Board of Supervisors amended the Zoning Ordinance on June 21, 2011 to define Emergency Shelters and designate the zone districts in which they are allowed. Emergency Shelters with 60 or fewer beds are allowed with a Zoning Clearance (C) in the Residential Multi-Family (RM) district. A Minor Use Permit (MUP) is required for shelters with 61 or more beds in the RM district. The vacant sites inventory identifies approximately 148 acres of vacant RM-zoned land. Most RM-zoned land is located near services, such as transit.

Shelters of any size within the Neighborhood Commercial (C1), Highway Service (HS) and Resort (RES) districts require a MUP. In the General Commercial (C2) and Commercial Planned Development (CPD) districts, all shelters require a Conditional Use Permit (CUP). Development standards have been established that do not constrain the development of Emergency Shelters.



There is also an existing emergency shelter programs that operates seasonally and rotates among multiple facilities. The County partners with the Gathering Inn, a non-profit, faith-based ministry providing physical, mental and spiritual restoration for homeless men, women and children in Placer County, thereby helping them to overcome the problems contributing to their homelessness. The center provides case management services allowing the guests to overcome the issues that caused their homelessness. The Gathering Inn serves up to 50 people each night from November 15th through March 13th. The site of the hosting church changes from one night to the next.

Transitional Housing

Transitional housing is designed to assist homeless individuals and families in moving beyond emergency shelter to permanent housing. California Health and Safety Code Section 50675.2(h) defines "transitional housing" and "transitional housing development" as:

"buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months."

In Placer County regulations, for transitional housing facilities that do not involve group living, location of the facilities is subject to the same land use regulations as other housing developments of similar type, size, and density.



The Placer County Board of Supervisors amended the Zoning Ordinance on June 21, 2011 to define group living Transitional Housing and designate the zone districts in which they are allowed. Transitional Housing with 60 or fewer beds are allowed with a Zoning Clearance (C) in the Residential Multi-Family (RM) district. A Minor Use Permit (MUP) is required for Transitional Housing facilities with 61 or more beds in the RM district. The vacant sites inventory identifies approximately 148 acres of vacant RM-zoned land. Most RM-zoned land is located near services, such as transit.

Transitional Housing facilities of any size within the Neighborhood Commercial (C1), Highway Service (HS) and Resort (RES) districts require a MUP. In the General Commercial (C2) and Commercial Planned Development (CPD) districts, all facilities require a Conditional Use Permit (CUP).

The County has made transitional housing a priority and has been actively pursuing the provision of such housing opportunities in conjunction with non-profit agencies. Placer County's Ten-Year Plan to End Homelessness exceeds the federal challenge to end chronic homelessness by encompassing families, youth, and others who may be transitional or chronically homeless. The Plan recognizes the need to eliminate homelessness rather than just managing it. A focus has been placed on preventing homelessness through a variety of means including the provision of affordable housing and appropriate services. Transitional housing programs that provide temporary housing for homeless persons up to two years with intensive support services will be maintained and expanded.

Supportive Housing

California Health and Safety Code Section 53260© defines "supportive housing" as:

"housing with no limit on length of stay, that is occupied by the target population, and that is linked to onsite or offsite services that assist the tenant to retain the housing, improve his or her health status, maximize their ability to live and, when possible, to work in the community. This housing may include apartments, single-room occupancy residences, or single-family homes."

Section 53260(d) defines the "target population" for transitional housing as:

"adults with low incomes having one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health conditions, or individuals eligible for services provided under the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may, among other populations, include families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, or homeless people."

Section 5116 ("Zoning Preemption") of the California Welfare and Institutions Code (Zoning of Homes or Facilities for Mentally Disordered, Handicapped Persons, or Dependent and Neglected Children) states:



"Pursuant to the policy stated in Section 5115, a state-authorized, certified, or licensed family care home, foster home, or group home serving six or fewer mentally disordered or otherwise handicapped persons or dependent and neglected children, shall be considered a residential use of property for the purposes of zoning if such homes provide care on a 24-hour-a-day basis. Such homes shall be a permitted use in all residential zones, including, but not limited to, residential zones for single-family dwelling."

Based on this State zoning preemption, supportive housing facilities that involve group living are a permitted use in all residential zones.

The Placer County Board of Supervisors amended the Zoning Ordinance on June 21, 2011 to define group living Supportive Housing and designate the zone districts that they are allowed. Supporting Housing with 60 or fewer beds are allowed with a Zoning Clearance (C) in the Residential Multi-Family (RM) district. A Minor Use Permit (MUP) is required for Supportive Housing facilities with 61 or more beds in the RM district. The vacant sites inventory identifies approximately 148 acres of vacant RM-zoned land. Most RM-zoned land is located near services, such as transit.

Supportive Housing facilities of any size within the Neighborhood Commercial (C1), Highway Service (HS) and Resort (RES) districts require a MUP. In the General Commercial (C2) and Commercial Planned Development (CPD) districts, all facilities require a Conditional Use Permit (CUP).

Placer County continues to provide technical assistance to individuals and organizations on housing development, rehabilitation and accessibility of all housing types, including enriched affordable housing, permanent supportive housing, and other housing types for special needs populations.

Second Units

A second dwelling unit is an additional self-contained living unit, either attached to, or detached from, the primary residential unit on a single lot. It has cooking, eating, sleeping, and full sanitation facilities. Second dwelling units can be an important source of affordable housing since they can be constructed relatively cheaply and have no associated land costs. Second dwelling units can also provide supplemental income to the homeowner, allowing the elderly to remain in their homes or moderate-income families to afford houses.

To encourage establishment of second dwelling units on existing developed lots, State law requires cities and counties to either adopt an ordinance based on standards set out in the law authorizing creation of second dwelling units in residentially-zoned areas, or where no ordinance has been adopted, to allow second dwelling units on lots zoned for single family or multi-family use that contain an existing single family unit subject to ministerial approval ("by right") if they meet standards set out by law. Local governments are precluded from totally prohibiting second dwelling units in residentially-zoned areas unless they make specific findings (Government Code, Section 65852.2).



The Placer County Zoning Ordinance establishes standards for secondary dwelling units that comply with State law. Secondary dwelling units are permitted with an Administrative Review Permit (ARP) in all residential districts, the Resort (RES) district, the Agricultural Exclusive (AE) district, and the Farm (F) district subject to the following standards:

- The lot contains an existing single-family dwelling;
- If construction of a secondary unit is proposed on a vacant lot, elevations and floor plans for both the main unit and the secondary unit must be submitted for approval, along with a representative photograph of the main unit;
- In zoning districts where the minimum lot area is 10,000 square feet or less, the minimum lot area for the lot containing the secondary unit shall be 150 percent the minimum lot area for that specific zoning district;
- Secondary dwellings on parcels smaller than one acre in size shall either be attached to the primary unit or integrated with a detached accessory building (such as a garage);
- The maximum floor area allowed for a secondary dwelling shall be based on the area of the lot as shown in Table 48 below.
- The secondary dwelling shall be architecturally compatible with the primary residence. For attached units, the appearance of the building shall remain that of a single-family residence; and
- A secondary dwelling of 640 square feet or less shall be provided one off-street parking space; a larger secondary dwelling shall be provided two spaces.

Table 48 Maximum Floor Area Allowed for Second Units		
P	lacer County 2007	
Lot Area of Site	Maximum Floor Area (sq. ft.)	
Less than 1 acre	640	
1 acre to 2.29 acres	840	
2.3 to 4.59 acres	1,000	
4.6 acres or more	1,200	

Source: Placer County Zoning Ordinance, Section 17.56.200

In the Tahoe Basin, the Placer County Zoning Ordinance applies the same standards to the construction of secondary units with the following distinctions (Zoning Ordinance Section 17.56.202):

• The minimum lot area required to allow a secondary dwelling under this section is ten thousand (10,000) square feet.



- The maximum floor area allowed for a secondary dwelling shall be based on the area of the lot as shown in Table 49 below.
- A second unit of 840 square feet or less shall be provided one off-street parking space; a larger second unit shall be provided two spaces.

TABLE 49 MAXIMUM FLOOR AREA ALLOWED FOR SECOND UNITS Tahoe Basin Portion of Placer County 2007			
Lot Area of Site	Maximum Floor Area (sq. ft.)		
10,000 sq. ft. to 2.29 acres	840		
2.3 to 4.99 acres	1,000		
5 acres or more	1,200		

Source: Placer County Zoning Ordinance, Section 17.56.202

While the County's Zoning Ordinance establishes standards for second units in the Tahoe Basin, TRPA's regulations regarding second units supersede the County's regulations. TRPA limits the construction of second units to lots larger than one acre. Further, a second unit is considered a residential unit, and is therefore subject to the same residential allocation limitations and transfer provisions. Prior to construction of a second unit, the developer must obtain a building allocation from TRPA, unless the second unit is deed-restricted affordable housing. In many cases, the TRPA Code restricts second units to a greater extent than what State law allows. This poses an "actual constraint" for Placer County in its ability to meet the requirements of State law since TRPA regulations that further the realization of the TRPA Regional Plan can preempt State law.

Placer County has a strong interest in permitting secondary units on parcels less than one acre in size within the Tahoe Basin. The Placer County Board of Supervisors has found that establishment and operation of secondary dwellings in the Basin are necessary in order to implement Section 65852.2 of the California Government Code that will increase the availability of affordable housing in Placer County.

In early 2012, documentation was submitted to the Tahoe Regional Planning Agency to certify Placer County's local government housing program. Complying with TRPA Code Section 18.2.B(2) 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. As required by TRPA, each secondary dwelling unit on parcels less than one acre in size would be restricted to affordable housing. The maximum floor areas for the second units on parcels less than one acre in size would be 840 sq.ft. TRPA is currently reviewing the draft MOU and zoning text changes necessary to allow the secondary dwelling units on the smaller parcels.

In 2010, 20 building permits were issued for the development of second units in Placer County. In 2011, 24 permits for second units were issued.



Sites Suitable for Redevelopment for Residential Use

An Affordable Housing Development Incentive Study (2007) by PMC for the former Placer County Redevelopment Agency focused on identifying potential incentives and locations for the development of affordable housing on infill sites throughout the County's unincorporated areas. The study, funded by a Community Development Block Grant (CDBG) technical assistance grant to guide infill implementation strategies, identified four ideal sites for the implementation of an infill affordable housing incentives ordinance. Using criteria of: site size; proximity to transit, services, and schools; and current zoning that allows residential uses by right or with a minor or conditional use permit; the study identified the following sites (not a comprehensive list of appropriate infill sites):

- North Auburn, 2.61 acre site near Virginian Apartments and Gateway Court (Virginian Condo project has been approved for this site- 32 units);
- North Auburn, 1.86 acre site at the corner of Gateway Court and Plaza Way;
- North Auburn, 1.86 acre site located at 11815 Edgewood Road; and,
- Granite Bay, 3.7 acre site located on Douglas, east of Auburn-Folsom Road (Premier Granite Bay subdivision project proposed for this site- 52 halfplex units).

In addition, it recommended four sites that are not suitable for an infill ordinance, but may still be appropriate for affordable housing development and use of the density bonus program:

- Penryn, 9.9 acre site located on Taylor Road southwest of Penryn Road (Orchard at Penryn planned for this site- 150 attached units);
- Granite Bay, 18.1 acre site located at the corner of Auburn-Folsom and Fuller Road;
- Dry Creek, 4.1 acre site at the corner of PFE Road and Watt Avenue (included in the Riolo Vineyards Specific Plan); and,
- North Auburn, 3.3 acre site off Highway 49 south of Ivy Lane.

In 2002, the County received a CDBG Planning and Technical Assistance grant and conducted the Affordable Housing Site Analysis Study. This study developed a database of 37 potential affordable housing sites in the North Auburn, Granite Bay, Penryn, Dry Creek and Newcastle areas. It also developed a system to identify such sites utilizing the County's Geographic Information System (GIS). This study was completed in 2004.

In 2003, another CDBG Planning and Technical Assistance grant was received to produce the Affordable Housing Site Concept Feasibility Study. This study selected two of the sites identified in the 2004 report and paid to have Stantec Engineering Consultants to perform a site analysis and preliminary affordable housing site plans. The selected sites were a mixed-use commercial and residential site in Granite Bay and the second, an affordable single-family housing site in North Auburn.



Stantec also developed a methodology for analyzing sites to maximize affordability and environmental compatibility. A map showing opportunities and constraints was produced. These studies were completed in 2005.

Single-Room Occupancy Units

While State Housing Element law requires an analysis of the availability of sites for single-room occupancy units, State law does not define single-room occupancy (SRO) housing. California Health and Safety Code Section 50519(a)(1) defines a "residential hotel" as:

"any building containing six or more guestrooms or efficiency units, as defined by Section 17958.1, intended or designed to be used, or which are used, rented, or hired out, to be occupied, or which are occupied, for sleeping purposes by guests, which is also the primary residence of those guests, but does not mean any building containing six or more guestrooms or efficiency units, as defined by Section 17958.1, which is primarily used by transient guests who do not occupy that building as their primary residence."

However, this definition includes include all types of hotels or motels that are primarily used for permanent housing and covers more types of units than single room occupancy hotels.

Health and Safety Code Section 37912(k) states:

"A dwelling unit shall be deemed to be used on a nontransient basis for such purpose if the term of the tenancy is one month or longer or if the tenant has resided in the unit for more than 30 days. In a residential hotel, individual dwelling units shall lack either cooking facilities or individual sanitary facilities, or both. However, for purposes of this subdivision, a residential hotel does not include dormitories, fraternity and sorority houses, hospitals, sanitariums, rest homes, or trailer parks and courts."

The 2009 Housing Element Program G-4 called for the County to amend the Zoning Code to define Single Room Occupancy (SRO) units and explicitly allow SROs as a residential use in certain zones. These zones could include the Multi-Family Residential (RM), Highway Service (HS), and Resort (RES) zoning districts.

In Fall 2012 the Placer County Board of Supervisors expects to amend the Zoning Ordinance to define Single Room Occupancy Residential Hotels and to complexes with 30 or fewer units with an Administrative Review Permit (ARP) in the Residential Multi-Family (RM) district. A Minor Use Permit (MUP) is required for complexes with 31 or more units in the RM district and for complexes of any size in the Highway Service (HS) and Resort (RES) districts.

4. Adequacy of Public Facilities, Services, and Infrastructure

This section addresses the adequacy of public facilities, services, and infrastructure to accommodate planned residential growth through the end of the Housing Element planning period (October 31, 2021). County facilities, services, and infrastructure are generally adequate to



accommodate development of vacant residential sites to meet the identified housing need of 5,031 units.

Water

The Placer County Water Agency (PCWA) is the largest supplier of potable and raw water in Placer County. The PCWA provides water for residential and agricultural use to over 220,000 customers throughout the cities and unincorporated communities of western Placer County, with the exception of parts of the cities of Roseville and Lincoln, which are served by municipal water agencies. About 20 percent of the water supplied by PCWA is treated drinking water, and the remaining 80 percent of water is used for irrigation. PCWA operates eight individual treated water systems: Alta, Applegate, Bianchi, Auburn/Bowman, Colfax, Foothill-Sunset, Lahontan, and Monte Vista. Six of the water systems are supplied through water treatment plants that treat surface water supplied via the PCWA canal system. The Bianchi system serves surface water purchased from the City of Roseville, and the Lahontan system is supplied by wells.

Other smaller water suppliers also serve the county. The San Juan Water District (SJWD) serves customers in the Granite Bay area of southwestern Placer County with surface water from Folsom Lake treated at its own water treatment plant. The Nevada Irrigation District (NID) serves approximately 2,457 connections and an estimated population of 5,700 in the north Auburn area. Placer County does provide potable water to the town of Sheridan from public water wells.

According to supply-demand analyses for future water use in Placer County contained in the PCWA 2006 Integrated Water Resources Plan, there is adequate water supply from groundwater, reclaimed water and surface water to meet projected demand for a future population of approximately 622,000 people. Based on DOF and SACOG population projections, the County's population will reach roughly half this size during the Housing Element planning period. PCWA's analyses were based on land use information from general plans and community plans, proposed development projects including Placer Vineyards and Bickford Ranch, as well as SACOG projections of future population and employment growth. PCWA has the capacity to supply surface water to all of the currently planned Specific Plans in unincorporated Placer. Some areas on well water have issues finding adequate water, particularly in the foothills.

Sewer

The Placer County Facility Services Department oversees three sewer maintenance districts: Sewer Maintenance District 1 (SMD 1), located to the north of the City of Auburn near Applegate; Sewer Maintenance District 2 (SMD 2), east of Roseville and Rocklin, bordering the southern boundary of the county; and Sewer Maintenance District 3 (SMD 3), adjacent to SMD 2. The Facility Services Department also operates and maintains five County Service Area zones: Livoti Sanitary Sewer (CSA 28, Zone 55), Blue Canyon Sanitary Sewer (CSA 28, Zone 23), Dry Creek Sanitary Sewer (CSA 28, Zone 173), , Sheridan Sanitary Sewer (CSA 28, Zone 6), and Sunset-Whitney Sanitary Sewer (CSA 28, Zone 2A3)

Wastewater Treatment Plant (WWTP) 1 in Auburn treats wastewater from SMD 1, and WWTP 3 in Loomis serves SMD 3. Two treatment plants in Roseville treat the wastewater from SMD 2



and the five County Service Areas. The community of Sheridan has its own wastewater treatment ponds which have recently been upgraded. Placer County is pursuing a regional sewer project with the City of Lincoln to treat SMD 1 wastewater at the City of Lincoln WWTP. SMD 1 would then be decommissioned. In addition, a project is moving forward to convey the SMD 3 wastewater to the City of Roseville's regional WWTP. The SMD 3 WWTP would then be taken offline. The South Placer Municipal Utility District serves part of the unincorporated areas of the county, as well as the City of Roseville.

The North Tahoe Public Utilities District and the Tahoe City Public Utility District collect and transport wastewater in the Tahoe area. The wastewater is directed outside the Basin to the Truckee Tahoe Sanitation Agency treatment plant.

According to sources at the Placer County Facility Services Department, current (2012) sewer capacity is inadequate in Sewer Maintenance District 1, but Districts 2 and 3 have adequate capacity. In Sheridan, the county historically discharged treated wastewater into Yankee Slough during heavy rains; however, the permit expired necessitating construction of another pond to accommodate the runoff. A building moratorium in Sheridan was in place through 2011 when upgrades to the treatment plan were completed.

Infrastructure Financing

Section 4 of the Placer County General Plan articulates the principle of ensuring the timely development of public facilities and the maintenance of specified service levels for these facilities:

"Where new development requires the construction of new public facilities, the new development shall fund its fair share of the construction. The County shall require dedication of land within newly developing areas for public facilities, where necessary."

Through the development review process, the County also ensures that adequate public facilities and services are available to serve new development. Therefore, new development must contribute its fair share toward the provision of water, wastewater, electric, parks and recreation, police and fire services, as well as school funding.

Summary

As growth occurs, the capacity of the applicable WWTP and conveyance system are analyzed to verify if there is existing capacity available or if improvements are necessary to serve the growth. Placer County generally has adequate public facilities, services, and infrastructure to accommodate planned residential growth during the timeframe of this Housing Element (to October 31, 2021). These facilities are adequate to meet population growth associated with the development of Placer County's share of the regional housing sites identified in this Housing Element.



The County's Public Facility and Services section of the General Plan will not affect the County's ability to accommodate its share of the Regional Housing Needs Allocation.

B. Inventory of Local, State, and Federal Housing and Financing Programs

Placer County has access to a variety of resources available for affordable housing activities. This includes programs from local, State, Federal, and private sources. Due to the high cost of housing project development and the competition for funding sources, it is generally necessary to leverage several funding sources to construct an affordable housing project. The following section describes the most significant housing resources in Placer County.

1. Local Agencies and Programs

Placer County Housing Successor Entity replaced the former Placer County Redevelopment Agency

The Placer County Redevelopment Agency was created in 1996 and eliminated on February 1, 2012. Placer County elected to retain the housing assets, functions, and powers previously performed by the redevelopment agency, excluding amounts on deposit in the Low and Moderate Income Housing Fund. As the housing successor entity the County continues to operate its first time homebuyer, owner occupied rehabilitation programs as well as completing the multi-family housing development in Kings Beach and the proposed multi-family housing development in North Auburn.

In 2007, the Redevelopment Agency signed an agreement with Domus Development for \$1,136,500 to assist with redevelopment of up to eight scattered residential sites in Kings Beach for approximately 100 affordable housing units. In February 2008, the Redevelopment Agency Board approved the use of \$3.9 million for the purchase of three parcels in the Domus proposal, and approved an option agreement with Domus for development of the three parcels.

This project was also submitted and subsequently accepted, as one of the five Community Enhancement Program (CEP) Proposals for the Tahoe Regional Planning Agency's (TRPA) Pathway 2007 Plan. Through the CEP, TRPA invited developers to submit proposals for innovative, infill development projects that focused on the revitalization of downtown areas and were oriented around different modes of transit. The focus of the CEP is to encourage revitalization projects in downtown and recreation areas that demonstrate substantial environmental, as well as social and economic benefits. Developers whose projects are selected for the program receive incentives including Commercial Floor Area (CFA), Tourist Accommodation Bonus Units (TABU), and Multi-residential Bonus Units (MRBU). Incentives may also involve easing density limitations and building heights.

Domus Development formed the Kings Beach Housing Associates, LLC, and began construction of 77 multi-family new construction units on five sites in Kings Beach. In 2011, 14 units were completed, with the remaining units completed in 2012.



It is expected that these projects, in turn, will be catalysts for revitalization of Basin community centers, transit nodes and neighborhood centers. Since Community Enhancement Projects are intended to provide clear public benefit, many of the projects are proposing to provide affordable housing units.

Community Development Block Grant (CDBG) Funds

The purpose of the CDBG Program is to provide adequate housing, a suitable living environment, and expanded economic opportunities, particularly for persons of low and moderate-income. CDBG funds may be used for a wide range of community development activities serving low-income households, including acquisition/rehabilitation, homebuyer assistance, community facilities, infrastructure in support of new affordable housing, economic development, and neighborhood revitalization. The Placer County unincorporated area, because it is under 120,000 in population, does not qualify as an entitlement jurisdiction to receive CDBG funding directly from HUD; consequently, the County applies for State-administered CDBG program funds, on a competitive basis. At least 70 percent of the State's CDBG grant funds must be used for activities benefitting low- and moderate-income persons over a one-, two-, or three-year time period selected by the State.

Between 1998 and February 2012, the County received approximately \$5.8 million in CDBG funds for housing rehabilitation, public works, economic development, and planning and technical assistance projects.

Placer County applies CDBG funds to preserve the existing stock of affordable housing through the County Housing Rehabilitation Program. This program provides housing rehabilitation and weatherization loans (to a maximum of \$125,000 and services to low-income households throughout the county.

\$42,000 from the 2002 CDBG grant was used to rehabilitate Sierra House, a Lazarus-owned transitional living facility for previously homeless men in unincorporated Roseville. Program income was used to fund a \$100,000 loan for Roseville Home Start, a transitional living facility for homeless individuals in 2005. The National Alliance for the Mentally Ill received a \$94,600 Program Income Loan in 2006 to renovate their facility.

The County also uses CDBG funding for public works projects aimed at low-income households, such as conversions from septic systems to sewers and extensions of public water services.

The Handy Person Program, run by Senior First (a local non-profit corporation specializing in services for seniors in Placer County), provides county funding for home repairs up to \$1,300 for low- and moderate-income seniors who are 65 years or older or individuals with disabilities of any age, living in the unincorporated areas of the county. An average 175 home repairs per year have been assisted through this program since 2003.



Home Investment Partnership Act (HOME Program)

The HOME Program is a Federal housing program enacted pursuant to Title 11 of the National Affordable Housing Act (1990). The purposes of the HOME Program are to: 1) expand the supply of decent, affordable housing for low and very low-income families, with emphasis on rental housing; 2) increase State and local capacity to carry out affordable housing programs; and 3) provide for coordinated assistance to participants in the development of affordable low-income housing. Although Placer County is not eligible to receive HOME funds directly from HUD, the County can apply to the State for specific HOME program funds. Community Housing Development Organizations (CHODOs) can also apply for HOME funds from the State.

First-Time Homebuyer Program

The County established a First-Time Homebuyer Program using a \$500,000 HOME grant received in fiscal year 2000, and \$120,000 of Redevelopment set-aside funds. The program assists low- and moderate-income first-time homebuyers in Placer County by offering deferred shared-net appreciation loans for the down payment and/or eligible closing costs and fees. Eleven homebuyers were assisted. \$400,000 was dedicated to the program in fiscal year 2003/2004 which funded six loans.

For the 2005/2006 fiscal year, the County received a HOME grant of \$800,000 to make loans of up to \$150,000 to qualified first-time home buyers. Three first-time homebuyer loans were funded with the balance used for housing rehabilitation.

For the 2008/2009 fiscal year, the County received a HOME grant of \$800,000 and funded eight first-time homebuyer loans.

For the 2010/2011 fiscal year, the County received a HOME grant of \$800,000. Due to the reduction in the median sales price of homes in the county, the maximum loan amount has been reduced to \$125,000. The County funded four first-time homebuyer loans and funds remain to assist additional homebuyers or for owner occupied-rehabilitation assistance.

For the 2012/2013 fiscal year, the County will be applying for \$700,000 of HOME funds. The maximum application amount has been reduced from \$800,000 to \$700,000.

Generally with the loan assistance, low-income families can afford homes under \$325,000. The maximum purchase price for a home allowed in the program is \$362,790. The median purchase price for the county unincorporated areas in 2012 is \$275,000.

The County also received \$600,000 from CalHome, Proposition 1C funding for First-Time Homebuyers in 2007. The maximum funding per home in this program is \$36,650, seven loans were made with these funds.

For fiscal year 2012/2013, a new award of \$300,000 of CalHome funds has been received and the county anticipates assisting up to six first time homebuyers.



Employee Housing Policy

The Placer County General Plan requires new commercial development in the Sierra Nevada and Lake Tahoe areas to provide for affordable employee housing. For example, resorts must provide for employee housing equal to 50 percent of the increased housing demand generated by the project through one of the following methods: construction of employee housing onsite, construction of employee housing offsite, dedication of land, or payment of an in-lieu fee. The employee housing requirements are triggered when a new development is built or when an existing development is expanded. The employee housing policy is applied as a condition of a use permit, tentative map, or development agreement.

The Martis Valley Community Plan (MVCP) contains a similar employee housing policy for new development in Martis Valley, such as Northstar-at-Tahoe, Timilick, Siller Ranch, Hopkins Ranch, and Martis Ranch. Table 50 summarizes employee housing projects that the County has required in the Sierra Nevada and Lake Tahoe Areas through this program. One project, the 96-unit Sawmill Heights employee housing project at Northstar Village and 10 townhouse units at Hopkins Ranch were completed under this policy. As of August 2012, one employee housing unit is under construction at Sugar Bowl. Four other projects have been approved and two projects are being proposed.

TABLE 50 EMPLOYEE HOUSING PROJECTS				
Sie	erra Nevada Ar	nd Lake Tahoe Areas, Placer County January 1, 2013		
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	Approved/UC	50 affordable ownership units for Siller Ranch 10– units have been completed.		
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.		
Sugar Bowl	Under Construction	Provide affordable employee housing in each phase of expansion to house 50 percent of the employees generated by 62 condominiums and 1,900 square feet of retail development; One, 3BR unit 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 Specific Plan	Entitlements	unknown		

Source: Placer County Planning Department, August 2012.



Housing Trust Fund

A Housing Trust Fund has been established to increase and improve the supply of affordable housing. The funding sources for the Fund include in-lieu fees and employee housing needs fees. The Housing Trust Fund has approximately \$900,000 as of June 2012

Placer County Department of Health and Human Services (HHS)

The Department of Health and Human Services functions as the Housing Authority Agent for the Board of Supervisors. HHS administers the following housing-related programs:

Housing Choice Voucher Program

The Housing Choice Voucher (HCV) Program (formerly Section 8 Rental Assistance) is a Federal program that provides rental assistance to low- and very low-income persons in the form of tenant-based vouchers. The Health and Human Services Department administers the Section 8 HCV Program for the Placer County Housing Authority. Section 8 vouchers cover the difference between the fair market rent payment standards established by HUD and what a tenant can afford to pay (generally between 30 and 40 percent of their income for rent and utilities). Many of those receiving Section 8 vouchers are elderly or disabled households.

As of July 2012, Placer County has 311 vouchers available and currently 286 are utilized. Placer County has received 35 vouchers from HUD for the HUD/VASH (Veterans Affairs Supportive Housing) which is included in the total number of allocated vouchers. Eligible voucher holders have had difficulty locating properties to rent due to the lack of landlord participation and the "gap" between the payment standard set by HUD and the cost of market rate rental housing in Placer County. Often, housing eligible within the HUD payment standards is among the subsidized rental stock in Placer County, a market that is very limited and often has long wait lists. Currently, the most availability is in subsidized complexes in Lincoln. The Section 8 Program also requires voucher holders to secure a lease on an apartment within 60 days (and Placer County occasionally has to extend the search period to 120 days), which can be difficult due to the shortage of properties to which tenants can apply their vouchers. As a result, allocated vouchers may be underutilized.

The waiting list for HCV vouchers reopened for two weeks in October 2007, during which time the Housing Authority received 1,500 applications. Previously, the waiting list for Section 8 vouchers was opened for two weeks in February 2001; during this period, the Housing Authority received nearly 900 applications.

Placer County HHS-ASOC-Housing Programs

Adult System of Care (ASOC) has programs that provide rental assistance and supportive services to qualified individuals. The basic requirement is that individuals be homeless, Placer County resident and have a documented disabling condition.



Other Local Organizations

Placer Independent Resource Services (PIRS)

This service is for referrals and advocacy, personal attendant registry and minor home modifications for accessibility. Internet use to look for housing is available.

2. State and Federal Funding Programs

In addition to the funding programs available through the County Department of Health and Human Services, and other local organizations, there are a number of State and Federal funding programs available that assist first-time homebuyers, build affordable housing, and help special needs groups, such as seniors and large households.

For many programs entities other than the County, including for-profit and non-profit developers, apply for funds or other program benefits. For example, developers apply directly to USDA for Section 515 loans or to HUD for Section 202 and Section 811 loans or to the California Tax Credit Allocation Committee (TCAC) for low-income tax credits.

County financial support of private sector applications for funding to outside agencies is very important. Funding provided by the County can be used as matching funds required by some programs. Local funding is also used for leverage. County support of private sector applications enhances the competitive advantage of each application for funds.

Table 51 summarizes several of the State and Federal funding programs that are available to fund affordable housing opportunities.

	Table 51 Financial Resources for Housing
	2012
Program Name	Program Description
	Federal Programs
Community Development Block Grant (CDBG)	Provides grants for acquisition, rehabilitation, home buyer assistance, economic development, homeless assistance, and public services
HOME	Provides grants to jurisdictions on a competitive basis for acquisition, rehabilitation, home buyer assistance, and rental assistance
Home Ownership for People Everywhere (HOPE)	HOPE program provides grants to low income people to achieve homeownership. The three programs are: HOPE I—Public Housing Homeownership Program HOPE II—Homeownership of Multifamily Units Program HOPE III—Homeownership for Single-family Homes
Housing Opportunities for Persons with AIDS (HOPWA)	Funds are made available countywide for supportive social services, affordable housing development, and rental assistance to persons with HIV'AIDS.
Low Income Housing Tax Credits (LIHTC)	Provides Federal and state income tax credits to persons and corporations that invest in low-income rental housing projects.
Mortgage Credit Certificate (MCC) Program	Provides income tax credits to first-time homebuyers to buy new or existing homes.



Program Name Provides grants to jurisdictions to implement a broad range of activities that serve the homeless. Eligible activities include shelter construction, shelter operation, social services, and homeless prevention. Section 8 Rental Voucher Program Provides financial assistance to public housing authorities to fund rental assistance payments to owners of private market-rate units on behalf of very low-income tenants. Program Provides loan guarantees to CDBG entitlement jurisdictions for capital improvement projects that benefit low- and moderate-income persons, or aid in the prevention of slums. Maximum loan amount can be up to five times the jurisdiction's recent annual allocation. Maximum loan amount can be up to five times the jurisdiction's recent annual allocation. Maximum loan amount can be up to five times the jurisdiction's recent annual allocation. Maximum loan amount can be up to five times the jurisdiction's recent annual allocation. Maximum loan amount can be up to five times the jurisdiction's recent annual allocation. Maximum loan amount can be up to five times the jurisdiction's recent annual allocation. Maximum loan amount can be up to five times the jurisdiction's recent annual allocation. Maximum loan amount can be up to five times the jurisdiction's recent annual allocation. Maximum loan amount can be up to five times the jurisdiction's recent annual allocation. Maximum loan amount can be up to five times the jurisdiction's recent annual allocation. Maximum loan amount can be up to five times the jurisdiction of recent annual allocation. Maximum loan amount can be up to five times the jurisdiction's recent annual allocation. Maximum loan amount can be up to five times the jurisdiction's recent annual allocation. Maximum loan term is 20 years. Belial saviation of very low-income senior housing. The sponsor does not have to repay the capital advance as long as the project serves the target population of have to repay the capital advance to cover the costs of construction, reha	Table 51				
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Provides financial assistance to public housing authorities to fund rental assistance payments to owners of private market-rate units on behalf of very low-income tenants. Section 108 Loan Guarantee Program	Grant Program (FESG)	homeless. Eligible activities include shelter construction, shelter operation, social			
Program		services, and homeless prevention.			
Provides loan guarantees to CDBG entitlement jurisdictions for capital improvement projects that benefit low- and moderate-income persons, or aid in the prevention of slums. Maximum loan amount can be up to five times the jurisdiction's recent annual allocation. Maximum loan amount can be up to five times the jurisdiction's recent annual allocation. Maximum loan anterm is 20 years. Eligible activities include acquisition, rehabilitation, home buyer assistance, economic development, homeless assistance, and public services. Provides an interest-free capital advance to cover the costs of construction, rehabilitation, or acquisition of very low-income senior housing. The sponsor does not have to repay the capital advance as long as the project serves the target population for 40 years. Rental assistance funds are provided for three years, and are renewable based on the availability of funds. The program is available to private, non-profit sponsors. Public sponsors are not eligible for the program. Provides an interest-free capital advance to cover the costs of construction, rehabilitation, or acquisition of housing for persons with disabilities. The sponsor does not have to repay the capital advance as long as the project serves the target population for 40 years. Rental assistance funds are provided for three years, and are renewable based on the availability of funds. The program is available to private, non-profit sponsors. Public sponsors are not eligible for the program. Provides funding for transitional housing and supportive services for homeless persons.					
Program projects that benefit low- and moderate-income persons, or aid in the prevention of slums. Maximum loan amount can be up to five times the jurisdiction's recent annual allocation. Maximum loan amount can be up to five times the jurisdiction's recent annual allocation. Maximum loan term is 20 years. Eligible activities include acquisition, rehabilitation, home buyer assistance, economic development, homeless assistance, and public services. Section 202 Provides an interest-free capital advance to cover the costs of construction, rehabilitation, or acquisition of very low-income senior housing. The sponsor does not have to repay the capital advance as long as the project serves the target population for 40 years. Rental assistance funds are provided for three years, and are renewable based on the availability of funds. The program is available to private, non-profit sponsors. Public sponsors are not eligible for the program. Provides an interest-free capital advance to cover the costs of construction, rehabilitation, or acquisition of housing for persons with disabilities. The sponsor does not have to repay the capital advance as long as the project serves the target population for 40 years. Rental assistance funds are provided for three years, and are renewable based on the availability of funds. The program is available to private, non-profit sponsors. Public sponsors are not eligible for the program. Schelter Plus Care Program (S+C) Supportive Housing Provides rental assistance funds are provided for three years, and are renewable based on the availability of funds. The program is available to private, non-profit sponsors. Public sponsors are not eligible for the program. Provides funding for transitional housing and supportive services for homeless persons. U.S. Department of Agriculture (USDA) Housing Programs (Section 514/516) Provides funding for transitional housing and supportive services for homeless persons. Provides grants for construction, rehabilitation, or acquisition of capita					
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Innovation ringrain indusing. Loans with terms up to 5 years are provided to nousing sponsors and	_				
Golden State Acquisition developers through a nonprofit fund manager.					
Level					
Affordable Housing Provides matching grants (dollar-for-dollar) to local housing trust funds that are funded		Provides matching grants (dollar-for-dollar) to local housing trust funds that are funded			
Innovation Program – Local on an ongoing basis from private contributions or public sources (that are not					
Housing Trust Fund otherwise restricted). The grants may be used to provide loans for construction of	Housing Trust Fund				
rental housing that is deed-restricted for at least 55 years to very low-income					
Building Equity and Growth A homeownership program that provides grants to local governments that reduce	Building Equity and Growth				
in Neighborhoods (BEGIN) regulatory constraints to housing. The grants are used for down-payment assistance, in					
the form of a low-interest loan, to low- and moderate-income first-time homebuyers.					



	Table 51
	FINANCIAL RESOURCES FOR HOUSING
	2012
Program Name	Program Description
CalHOME	Provides grants to local governments and non-profit agencies for local home buyer
	assistance and owner-occupied rehabilitation programs and new development projects.
	Funds can be used to finance the acquisition, rehabilitation, and replacement of
	manufactured homes.
California Self-Help	Provides grants for sponsor organizations that provide technical assistance for low- and
Housing Program (CSHHP)	moderate-income families to build their homes with their own labor.
Disaster Recovery Initiative	Provides grants for the construction, acquisition, rehabilitation, and preservation of
(DRI) / Disaster Recovery	affordable rental and ownership housing, homeless shelters and transitional housing;
Enhancement Fund (DREF)	public services; public facilities and infrastructure projects for the primary benefit of
	low- and moderate-income persons; where applicable, the development or retention of
	jobs for lower income workers; and forward thinking hazard mitigation planning
	activities.
Emergency Housing and	Provides grants and loans to support emergency housing. Two types of assistance are
Assistance Program Capital	available: 1) deferred payment loans for capital development activities; and 2) grants
Development (EHAPCD)	for facility operating costs.
Emergency Solutions Grants	Provides grants to fund projects that serve homeless individuals and families with
Program	supportive services, emergency shelter, and transitional housing; assist persons at risk of becoming homeless with homelessness prevention assistance; and provide
	permanent housing to the homeless.
Enterprise Zone Program	Provides State income tax-based credits to support the establishment, expansion and
Enterprise Zone i rogram	retention of businesses within designated zones.
Governor's Homeless	Provides deferred payment permanent loans through HCD's Multifamily Housing
Initiative (GHI)	Program (MHP-SH); construction, bridge and permanent loans from the California
	Housing Finance Agency (CalHFA); and grants for rental assistance from the
	Department of Mental Health (DMH) to fund new construction, rehabilitation,
	acquisition, and rehabilitation of permanent rental housing, and conversion of
	nonresidential structures to rental housing.
HOME Investment	Provides grants to municipalities that do not receive HOME funds from HUD for the
Partnerships Program	rehabilitation, new construction, and acquisition and rehabilitation of single-family and
(HOME)	multifamily housing projects; first-time homebuyer mortgage assistance; owner-
	occupied rehabilitation; and tenant-based rental assistance programs.
Housing-Related Parks	Provides grants for the creation of new parks or the rehabilitation and improvement of
Program	existing parks and recreational facilities.
Infill Infrastructure Grant	Provides grants to assist in the new construction and rehabilitation of infrastructure that
Program (IIG)	supports higher-density affordable and mixed-income housing in locations designated
Las Cama La Famanandan	as infill.
Joe Serna, Jr. Farmworker	Provides matching grants and loans for the acquisition, development, and financing of
Housing Grant Program Mobilehome Park Resident	ownership and rental housing for farmworkers. Provides loans to mobile home park resident organizations, non-profit entities, and
Ownership Program	local public agencies to finance the preservation of affordable mobile home parks by
(MPROP)	conversion to ownership control.
Multi-family Housing	Deferred payment loans for the new construction, rehabilitation, and preservation of
Program (MHP)	rental housing, supportive housing, and housing for homeless youth.
Office of Migrant Services	Provides grants to local government agencies that contract with HCD to operate OMS
(OMS)	centers located throughout the state for the construction, rehabilitation, maintenance,
	and operation of seasonal rental housing for migrant farmworkers.
Predevelopment Loan	Provides short-term predevelopment loans to finance the start of low-income housing
Program (PDLP)	projects.



Table 51 Financial Resources for Housing		
	2012	
Program Name	Program Description	
State Community Development Block Grant Program (CDBG)	Provides grants to fund housing activities, public works, community facilities, public service projects, planning and evaluation studies, and economic assistance to local businesses and low-income microenterprise owners serving lower-income people in small, typically rural communities.	
TOD Housing Program	Provides grants and/or loans for the development and construction of mixed-use and rental housing development projects, homeownership mortgage assistance, and infrastructure necessary for the development of housing near transit stations. (Note: applies to specific transit stations in particular cities)	
Private Resources		
California Community Reinvestment Corporation (CCRC)	Non-profit mortgage banking consortium that provides long-term debt financing for multi-family affordable rental housing. CCRC specializes in programs for families, seniors, citizens with special needs, and mixed-use developments. Both non-profit and for-profit developers are eligible.	
Federal Home Loan Bank Affordable Housing Program	Provides direct subsidies to non-profit and for-profit developers, and public agencies for the construction of affordable low-income ownership and rental projects.	
Federal National Mortgage Association (Fannie Mae)	A shareholder-owned company with a Federal charter that operates in the secondary mortgage market. Fannie Mae provides a variety of mortgages for single- and multifamily housing, and has programs specifically designed for affordable housing.	
Freddie Mac Home Works	A government-sponsored enterprise that provides first and second mortgages.	
Savings Association Mortgage Company (SAMCO)	Statewide loan pool that provides thirty-year permanent loans for the construction and redevelopment of affordable housing projects, serving persons earning up to 120% of the median income.	

Source: Compiled by Mintier Harnish, September 2012

3. Assisted Housing Projects in Placer County

There are numerous assisted housing projects in Placer County, including four projects in the unincorporated area of North Auburn: Snow Cap View Apartments, Auburn Court Apartments, Colonial Village, and Terracina Oaks. Snow Cap View Apartments is an 80-unit apartment complex serving low-, median-, and moderate-income tenants in North Auburn. In 2002, the Placer County Redevelopment Agency provided funds to extend the affordability for residents. Auburn Courts, a 60-unit apartment complex in North Auburn, also received funds from the Redevelopment Agency in 2001 to provide affordable housing to very low and low-income households. The Placer County Redevelopment Agency provided funds along with California Federal Tax Credits, HOME New Construction, and Infill Infrastructure Funds for 77 units of restricted affordable housing in the North Tahoe Basin in Kings Beach. The units were completed in 2011 and 2012 on five sites. Table 52 lists all assisted housing projects in unincorporated Placer County. The developer of Terracina Oaks has asked the County to support an application for tax exempt bond financing for rehabilitation of the property. The affordability restrictions will be extended for an additional 55 years with a new expiration date of 2067. The County's loan for Sawmill Heights was forgiven in exchange for an extension of the affordability restrictions. Sawmill Heights affordability would have expired in 2026, the affordability has been extended until 2061.



TABLE 52 ASSISTED RENTAL HOUSING PROJECTS Placer County 2012

			Target		
Property	Units	Bedrooms	Population	Subsidy	Expiration
Snowcap View Apartments	80	1, 2, and 3	Low-, median-,	Section 515	4/12/2022
3540 Snowcap View Circle			and moderate-		
(N. Auburn)			income		
Auburn Court Apartments	60	2, 3, and 4	Very low- and	Tax credits	2/14/2056
12199 Gateway Court			low-income		
(N. Auburn)					
Sawmill Heights	12	Studio, 2, and	Low	Housing Trust	6/2061
Northstar Village		4		Fund (HTF)	
Terracina Oaks	56	2 and 3	Very low and	Tax credits,	2067
12200 Gateway Court			low	Tax-Exempt	
(N. Auburn)				Bond	
0.1 . 117771		2 12	*** 1 1	Financing	2015
Colonial Village	56	2 and 3	Very low and	Tax credits	2045
2205 Colonial Village (N. Auburn)			low		
Foresthill Apartments	34 (29	1, 2, and 3	Family	Section 515	11/20/2016
5771 Gold Street	affordable	1, 2, and 3	1 annry	Section 313	11/20/2010
3771 Gotta Street	units)				
Kings Beach Housing	77	1, 2, and 3	Very low and	Tax credits	2067
			low		

Source: "Multifamily Affordable Housing in Placer County, 2012", and "Housing in Placer County," ASOC Housing Team, 2012

4. Preserving At-Risk Units

State law requires that housing elements include an inventory of all publicly assisted multi-family rental housing projects within the local jurisdiction that are at risk of conversion to uses other than low-income residential ten years from the start of the current planning period (January 1, 2013through January 1, 2023)

California Government Code Section 65863.10 requires that owners of federally-assisted properties must provide notice of intent to convert their properties to market rate twelve months and six months prior to the expiration of their contract, opt-outs, or prepayment. Owners must provide notices of intent to public agencies, including HCD, the local redevelopment agency, and the local public housing authority, and to all impacted tenant households. The six-month notice must include specific information on the owner's plans, timetables, and reasons for termination. Under Government Code Section 65863.11, owners of federally-assisted projects must provide a Notice of Opportunity to Submit an Offer to Purchase to Qualified Entities, non-profit or for-profit organizations that agree to preserve the long-term affordability if they should acquire at-



risk projects, at least one year before the sale or expiration of use restrictions. Qualified Entities have first right of refusal for acquiring at-risk units.

According to County staff, preserving existing affordable housing costs roughly half the cost of creating new units and has therefore been a County priority. As of September 1, 2012 Placer County had not received any notices of intent to convert within the coming year. Snowcap View Apartments, a Section 515 property with 80 units in North Auburn, had provided HCD with notice of intent to convert in 2005. Through CDBG loans, the County Redevelopment Agency provided a rehabilitation loan to the owners to extend the covenant for 15 years. The affordability covenant on Foresthill Apartments—a Section 515 property with 34 units in the Foresthill community—is scheduled to expire in 2016, making it at risk of conversion to market rate during the Housing Element planning period.

Foresthill Apartments provides 34 units, 29 of which are affordable—residents pay 30 percent of adjusted income. The amount of the subsidy is based on debt servicing and operating cost for the project. If Foresthill Apartments is able to retain its rental subsidies through Rural Development, the estimated cost of continuing to subsidize the 29 assisted is \$165 per unit per month based on the difference between the 2012 HUD FMR rate of \$1,021 and the \$856 for a 2-bedroom unit that a very low-income household can afford to pay. Over a 30-year period, the estimated cost of subsidizing 29 units is \$1.72 million.

Table 53 shows the estimated costs of constructing new units to replace the 29 units at Foresthill Apartments if the at-risk project were to convert to market rate housing. Assuming that the 29 units were to be replaced, the total replacement cost would be approximately \$6.73 million (\$232,000 per unit). This estimate is based on the total development costs identified in this Housing Element Background Report (see Section B. Non-Governmental Constraints). It would require additional funding sources to replace these affordable units.

Table 53 ESTIMATED NEW CONSTRUCTION/REPLACEMENT COSTS OF FORESTHILL APARTMENTS				
Fee/Cost Type	Total Project Cost	Cost Per Unit		
Land Acquisition (NOTE: would need about 1.4 acres site (21 units/acre) at \$300,000/acre)	\$420,500	\$14,500		
Construction (\$200/sq. ft. x 800 sq. ft./unit x 29 units)	\$4,640,000	\$160,000		
Typical Residential Development Fees (See Table 60)	\$800,000	\$28,000		
Financing/Other Soft Costs	\$870,000	\$30,000		
Total Estimated Cost	\$6,730,000	\$232,000		

Source: Mintier Harnish



Table 54 shows the estimated costs of acquiring and rehabilitating an at-risk affordable housing project. It would require approximately \$145,000 per unit to acquire and rehabilitate the 29 affordable units at Foresthill Apartments. Rehabilitation would cost an estimated \$87,500 less per unit than replacement.

Table 54 ESTIMATED REHABILITATION COSTS OF FORESTHILL APARTMENTS				
Fee/Cost Type	Total Project Cost	Cost Per Unit		
Acquisition	\$3,500,000	\$120,000		
Rehabilitation	\$500,000	\$17,000		
Financing/Other Soft Costs	\$290,000	\$10,000		
Total Estimated Cost	\$4,290,000	\$145,000		

Source: Mintier Harnish

In 2003, the Placer County Redevelopment Agency contacted the property managers of Foresthill Apartments, who indicated that the owners were not interested in rehabilitation loans and would likely extend the affordability on their own. Through Programs E-1, E-2, and E-3, the County will monitor the status of this project and contact owners concerning their plans to continue in or opt out of the subsidy programs. If necessary, the County will identify potential buyers of the at-risk project, such as those listed as qualified entities. The County will also identify possible sources of County funding, including housing set-aside funds, to supplement primary state and federal sources.

There are a variety of Federal, State, and local programs available for the preservation of at-risk affordable units.

Federal Programs to Preserve At-Risk Units

For below-market properties, Section 8 preservation tools include the Mark-Up-to-Market program, which provides incentives for for-profit property owners to remain in the Section 8 program after their contracts expire. The Mark-Up-to-Market program allows non-profit owners to increase below-market rents to acquire new property or make capital repairs while preserving existing Section 8 units. For above-market properties, Mark-to-Market provides owners with debt restructuring in exchange for renewal of Section 8 contracts for 30 years.

For Section 236 properties, Interest Reduction Payment (IRP) Retention/ Decoupling enables properties to retain IRP subsidy when new or additional financing is secured.

Due to the termination of two major federal preservation programs (LIHPRHA and ELIHPA), and the limitations of existing federal tools such as Mark-to-Market, state and local actors must assume a greater role in preserving HUD-assisted properties.



Section 515 enables USDA to provide deeply subsidized loans directly to developers of rural rental housing. Loans have thirty year terms and are amortized over fifty years. The program gives first priority to individuals living in substandard housing.

Several resources are available for preservation of Section 515 resources. Non-profit organizations can acquire Section 515 properties and assume the current mortgage or receive a new mortgage to finance acquisition and rehabilitation of the structures. Section 538 Rental Housing Loan Guarantees are available for the Section 514 and 516 loans and grants are also available for purchase and rehabilitation of Section 515 properties that are occupied by farmworkers. Section 533 provides a Housing Preservation Grant Program, which funds rehabilitation, but not acquisition.

State Programs to Preserve At-Risk Units

At the state level, the California Housing Finance Agency offers low interest loans to preserve long-term affordability for multi-family rental properties through its Preservation Acquisition Finance Program.

The Division of Financial Assistance within Housing and Community Development offers the Preservation Interim Repositioning Program (PIRP) to provide short-term acquisition loans for assisted rental units at-risk of conversion to market rate. As of September 2007, HCD had committed all available funds and was not accepting new applications.

The Division of Financial Assistance also offers Multifamily Housing Program (MHP), which provides deferred payment loans for preservation of permanent and transitional rental housing, as well as new construction and rehabilitation.

The HOME Investment Partnerships Program provides grants to cities and counties and low-interest loans to state-certified community housing development organizations to create and preserve affordable housing for single- and multi-family projects benefitting lower-income renters or owners.

Local Programs to Preserve At-Risk Units

Placer County can apply for and receives HOME and CDBG funds that it can direct through grants and loans to extend affordability covenants on expiring properties.

Community Housing Development Organizations (CHDOs) can apply directly to the State for HOME funds for preservation. The only local group in this category is Mercy Housing, but it has not pursued HOME funds for preservation purposes. The only locally-based non-profit organization in the county involved in preservation is Project Go, which owns Colonial Village Apartments in North Auburn.

Qualified entities are non-profit or for-profit organizations with the legal and managerial capacity to acquire and manage at-risk properties that agree to maintain the long-term affordability of projects. The following is a list of Qualified Entities for Placer County:



- ACLC, Inc. (Stockton)
- Affordable Housing Foundation (San Francisco)
- Christian Church Homes of Northern California, Inc. (Oakland)
- Eskaton Properties, Inc. (Carmichael)
- Project Go, Inc. (Rocklin)
- Mercy Housing California
- St. Joseph Community Land Trust (South Lake Tahoe)

C. Energy Conservation Opportunities

State Housing Element Law requires an analysis of the opportunities for energy conservation in residential development. Energy efficiency has direct application to affordable housing because the more money spent on energy, the less 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 cost increases and must choose between basic needs such as shelter, food, and energy. In addition, energy price increases combined with rolling electricity blackouts over the past decade have led to a renewed interest in energy conservation. This section describes opportunities for conserving energy in existing homes as well as in new residential construction. It discusses the factors affecting energy use, conservation programs currently available in Placer County, and examples of effective programs used by other jurisdictions.

All new buildings in California must meet the standards contained in Title 24, Part 6, of the California Code of Regulations (Building Energy Efficiency Standards for Residential and Nonresidential Buildings). These regulations respond to California's energy crisis and need to reduce energy bills, increase energy delivery system reliability, and contribute to an improved economic condition for the state. They were established in 1978 and most recently updated in 2010 (effective date of January 1, 2011). Local governments through the building permit process enforce energy efficiency requirements. All new construction must comply with the standards in effect on the date a building permit application is made.

There is a new section within the California Building Code that now includes green building regulations. This is referred to as CALGreen. This is the nation's first mandatory state-wide green building code, intended to encourage more sustainable and environmentally friendly building practices, require low pollution emitting substances that can cause harm to the environment, conservation of our natural resources, and promote the use of energy efficient materials and equipment.

CALGreen Requirements for New Buildings:

- Reduce water consumption by 20 percent.
- Divert 50 percent of construction waste from landfills.



- Install low pollutant-emitting materials.
- Requires separate water meters for nonresidential buildings' indoor and outdoor water use.
- Requires moisture-sensing irrigation systems for larger landscape projects.
- Requires mandatory inspections of energy systems (e.g., heat furnace, air conditioner and mechanical equipment) for nonresidential buildings over 10,000 square feet to ensure that all are working at their maximum capacity and according to their design efficiencies.

Placer County fully enforces the provisions of Title 24 of the California Administrative Code. The code is a comprehensive and uniform regulatory code for all residential, commercial, hospital and school buildings. The standards found in Title 24 create energy savings of approximately 50 percent over residential construction practices used prior to the standards.

The primary energy conservation program for older homes in Placer County is the free weatherization program sponsored by Sierra Pacific Power, WP Natural Gas, and Project Go, Inc.—an independent, private non-profit organization that specializes in home repairs. The program provides a free weatherization service and energy-efficient home improvements to low-income and elderly people. Services include attic insulation, energy-efficient showerheads, faucet aerators, water heater blankets, door weather-stripping, caulking, and glass storm windows. Recipients of CalWORKS and State Disability Insurance are automatically eligible.

Placer County will also encourage participation in the California Multifamily New Homes (CMFNH) program, sponsored by PG&E. The program facilitates energy-efficient design and construction in multifamily housing through design assistance and cash incentives. CMFNH benefits include energy efficiency services for developers, architects, engineers, energy consultants, and property owners.

Placer County encourages energy efficiency in residential construction by emphasizing energy-efficient construction practices. The County provides an information sheet to builders that discusses the short and long-run costs and benefits of energy-efficient design and construction, and provides a list of the local dealers, contractors, and suppliers of conservation materials.

To encourage investments in energy efficiency, Placer County also sponsors the mPower Placer program for commercial and multi-family properties. The program, launched in 2010, provides special assessment financing for energy efficiency and renewable energy projects. Loans are repaid through property taxes.

mPOWER Placer provides financing to make water and energy efficiency improvements on non-residential buildings, as well as power generation improvements such as solar photovoltaic for commercial and multi-family property owners in Placer County. Other eligible projects include installation of energy-efficient lighting, energy monitoring systems, cool and green roofs, insulation, HVAC upgrades, and smart cooling systems.



When mPOWER was started, financing was available to both residential and commercial property owners. However, due to directives from the Federal Home Finance Agency (FHFA), the regulatory agency that oversees Fannie Mae and Freddie Mac, the single-family residential portion of the program has been suspended. Placer County is aggressively pursuing resolution to this action so that homeowners will have the same opportunities as commercial property owners.

Section III: Potential Housing Constraints

State housing law requires the County to review both governmental and non-governmental constraints to the maintenance and production of housing for all income levels. Since local governmental actions can restrict the development and increase the cost of housing, State law requires the Housing Element to "address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing" (Government Code Section 65583(c)(3)).

A. Potential Governmental Constraints

Local governments have little or no influence upon the national economy or the Federal monetary policies which influence it. Yet these two factors have some of the most significant impacts on the overall cost of housing. The local housing market, however, can be encouraged and assisted locally. Part of the housing element's purpose is to require local governments to evaluate their past performance in this regard. By reviewing local conditions and regulations that may impact the housing market, the local government can prepare for future growth through actions that protect the public's health and safety without unduly adding to the cost of housing production.

Placer County's primary policies and regulations that affect residential development and housing affordability include land use controls, development processing procedures and fees, impact fees, on- and off-site improvement requirements, and building and housing codes and enforcement. This section discusses these standards and assesses whether any serve as a constraint to affordable housing development. Because development in the Tahoe Basin falls under the jurisdiction of both Placer County and the Tahoe Regional Planning Agency (TRPA), the discussion of government constraints also reviews impediments to affordable housing production due to the regulatory framework of TRPA.

As part of the governmental constraints analysis, the Housing Element must also analyze potential and actual constraints upon the development, maintenance, and improvement of housing for persons with disabilities. Additional analysis of these constraints is included at the end of this section.

1. General Plan and Zoning

Land use controls guide local growth and development. The Placer County General Plan, community plans, and Zoning Ordinance establish the amount and distribution of land allocated for different uses, including housing. The following discussion focuses on their general intent and their impact on housing production.



General Plan Land Use Designations

Placer County's General Plan was adopted in 1994. The Land Use Element of the General Plan sets forth the County's policies for guiding local land use development. As summarized in Table 55 below, the Land Use Element establishes four residential land use designations and two commercial land use designations that permit residential uses.

Table 55 Land Use Designations Permitting Residential Use			
General Plan Designation	Placer Co Compatible Zoning Ordinance Classification	unty Residential Uses Allowed	Dwelling Units per Acre
RR-Rural Residential	RA (Residential-Agricultural) RF (Residential-Forest)	Detached single-family and secondary dwellings	1 unit/acre
LDR-Low Density residential	RA (Residential-Agricultural) RS (Residential Single-Family)	Detached single-family and secondary dwellings	1-5 units/acre
MDR-Medium Density Residential	RS (Residential Single-Family) RM (Residential Multifamily) -DL (Density Limitation Combining District)	Detached and attached single-family, secondary dwellings, and smaller- scale multi-family	5-10 units/acre
HDR-High Density Residential	RM (Residential Multifamily) -DL (Density Limitation Combining District)	Detached and attached single-family, secondary dwellings, and all types of multi-family	10-21 units/acre
GC-General Commercial	CPD (Commercial Planned Development) C1 (Neighborhood Commercial) C2 (General Commercial) HS (Highway Services)	Multi-family housing as the primary land use or as part of a mixed-use project allowed	0-21 units/acre
TC-Tourist/Resort Commercial	HS (Highway Services) MT (Motel District) RES (Resort)	Multi-family	11-21 units/acre

Source: Placer County General Plan

Other Local Plans

Placer County has adopted seventeen community plans, some of which include affordable housing policies intended to supplement those found in the General Plan and Housing Element. All of the policies related to housing production support the need for affordable housing and do not result in additional constraints to housing production beyond those associated with the General Plan.

Zoning Districts

The following discussion reviews the types and densities of housing permitted and relevant development standards in the Placer County Zoning Ordinance.



Residential Districts and Permitting

The Placer County Zoning Ordinance has four residential districts: Residential Single-Family (RS), Residential Multi-Family (RM), Residential-Agricultural (RA), and Residential-Forest (RF). There are also eight non-residential zoning districts that allow residential uses. Table 56 below shows minimum lot area and average residential density allowed in each zoning district that allows residential uses.

Table 56 Density Standards for Residences						
Placer County 2007						
Zoning District	Minimum Residential Lot Area	Maximum Residential Density (units/acre)				
Single-Family Residential (RS)	10,000 square feet	4				
		single-family: 7				
Multi-Family Residential (RM)	6,000 square feet	multi-family: 21				
Agricultural-Residential (RA)	40,000 square feet	1				
Forest-Residential (RF)	10 acres	0.1				
Neighborhood Commercial (C1)	6,000 square feet-corner lots 5,000 square feet-interior lots	Lake Tahoe area: 14 all other areas: 21				
General Commercial (C2)	6,000 square feet-corner lots 5,000 square feet-interior lots	21				
Commercial Planned Development (CPD)	not specified	21				
Highway Services (HS)	6,000 square feet	21				
Motel District (MT)	10,000 square feet	single-family: 4 multi-family: 15 single-family: 1				
Resort (RES)	40,000 square feet	multi-family: N/A				
Agricultural Exclusive (AE)	20 acres	0.05				
Farm (F)	200,000 square feet	0.2				

Source: Placer County Zoning Ordinance, 2012.

Table 57 summarizes the allowed residential uses and applicable permit requirements for the zoning districts. If the housing type is allowable in a zone, the use is subject to one of the following land use permit requirements:

Allowed Use (A). These uses are allowed without land use permit approval. No land use permit is required for "A" uses because they typically involve no or minimal construction activities, are accessory to some other land use that will be the primary use of a site, or are otherwise consistent with the purposes of the particular zone.



Zoning Clearance (C). Zoning clearance is a ministerial land use approval that involves Planning Department staff checking a proposed development to ensure that all applicable zoning requirements will be satisfied. If so, the permit is issued.

Administrative Review Permit (ARP). ARP approval is a discretionary action required for certain land uses that are generally consistent with the purposes of the zone, but could create minor problems for adjoining properties if they are not designed with sensitivity to surrounding land uses. The purpose of an ARP is to allow Planning Department staff and the Zoning Administrator to evaluate a proposed use to assess the potential for problems to occur, to work with the project applicant to resolve problems, or to disapprove the project if identified problems cannot be corrected.

Minor Use Permit (MUP). MUP approval is required for certain land uses that are generally consistent with the purposes of the zone, but could create problems for not only adjoining properties, but also the surrounding area if such uses are not designed to be compatible with existing uses. The purpose of a MUP is to allow Planning Department staff and the Zoning Administrator to evaluate a proposed use to determine if problems may occur, to provide the public an opportunity to review the proposed project and express their concerns in a public hearing, to work with the project applicant to resolve problems, or to disapprove the project if identified problems cannot be corrected.

Conditional Use Permit (CUP). CUP approval is required for certain land uses that may be appropriate in a zone, depending on the design of the project and site characteristics. Such a project can either raise major land use policy issues or could create serious problems for adjoining properties and the surrounding area if such uses are not appropriately located and designed. The purpose of a CUP is to allow Planning Department staff and the Placer County Planning Commission an opportunity to evaluate a proposed use to determine if problems may occur, to provide the public an opportunity to review the proposed project and express their concerns in a public hearing, to work with the project applicant to resolve problems, or to disapprove the project if identified problems cannot be corrected.



TABLE 57 HOUSING TYPES PERMITTED BY ZONE Placer County 2012

Housing Types Permitted	RS	RM	RA	RF	C1	C2	CPD	HS	RES	AE	F
Caretaker and employee housing	-	-	-	-	С	С	С	C	MUP	MUP	MUP
Emergency Shelter, 30 or less beds		C			MUP	CUP	CUP	MUP	MUP		
Emergency Shelter, 31 or more		MUP			MUP	CUP	CUP	MUP	MUP		
Farmworker Dwelling Unit			A	Α						A	A
Farmworker Housing Complex			A	Α						A	A
Home occupations	С	C	С	С	C	С	С	C	MUP	C	C
Mobile home parks	-	CUP	-	-	CUP	CUP	-	-	-	ı	-
Mobile homes	С	С	С	С	-	-	-	-	С	C	C
Multifamily dwellings, 20 or less units	-	C	-	-	MUP	CUP	CUP	MUP	MUP	-	-
Multifamily dwellings, 21 or more	-	MUP	-	-	MUP	CUP	CUP	MUP	MUP	-	-
Residential care homes, 6 or less beds	С	C	С	С	-	-	-	-	C	-	C
Residential care homes, 7 or more	-	MUP	MUP	-	-	-	-	-	-	-	MUP
Secondary dwellings	ARP	ARP	ARP	ARP	-	-	-	-	ARP	ARP	ARP
Senior housing developments	-	CUP	-	-	CUP	CUP	CUP	CUP	-	-	-
Single-family dwellings	С	C	С	С	-	-	-	-	C	C	C
SRO Housing Units, 30 or less units		C						MUP	MUP		
SRO Housing Units, 31 or more		MUP						MUP	MUP		
Supportive Housing, 30 or less beds		C			MUP	CUP	CUP	MUP	MUP		
Supportive Housing, 31 or more		MUP			MUP	CUP	CUP	MUP	MUP		
Transitional Housing, 30 or less beds		С			MUP	CUP	CUP	MUP	MUP		
Transitional Housing, 31 or more		MUP			MUP	CUP	CUP	MUP	MUP		

Source: Placer County Zoning Ordinance, 2012



The setback requirements for residential uses in residential and commercial zones, as specified in the Placer County Zoning Ordinance, are shown below in Table 58. The Zoning Ordinance states that residential dwellings proposed in any commercial zones shall provide side and rear setbacks as required in the Multi-Family Residential districts, except when the dwelling is located within a commercial building. The setbacks, maximum coverage, and height requirements are similar to other communities throughout the state and are not considered a constraint to the development of affordable housing.

Table 58 Setback. Lot Coverage, and Height Requirements in Residential Zones						
Placer County						
Zone Designation	Front Setback	Side Setback	Rear Setback	Maximum Coverage	Maximum Height	
Residential						
Single-Family		15 ft. total, 5 ft. min one story; 7 ½ ft. min	10ft. min-one story; 20 ft. min. two stories	40% maxone story; 35% max. two or		
Residential	20 ft.	two stories or more	or more	more stories	30 ft.	
Multi-Family	20.6	15 ft. total, 5 ft. min one story; 7 ½ ft. min	10ft. Min-one story; 20 ft. mintwo stories	40% maxone story; 35% max. two or	26.0	
Residential	20 ft.	two stories or more	or more	more stories	36 ft.	
Residential-Forest Residential-	50 ft.	30 ft.	30 ft.	10%	36 ft.	
Agricultural	50 ft.	30 ft.	30 ft.	35%	36 ft.	
Commercial ¹						
Neighborhood	10.0	15 ft. total, 5 ft. min one story; 7 ½ ft. min	10 ft. min-one story; 20 ft. mintwo stories	4007	20.0	
Commercial	10 ft.	two stories or more	or more 10 ft. min-one story; 20 ft.	40%	30 ft.	
Commercial	10 ft.	one story; 7 ½ ft. min two stories or more	mintwo stories or more	40%	50 ft.	
Commercial Planned		15 ft. total, 5 ft. min one story; 7 ½ ft. min	10 ft. min-one story; 20 ft. mintwo stories			
Development	n/a ²	two stories or more 15 ft. total, 5 ft. min one story; 7 ½ ft. min	or more 10 ft. min-one story; 20 ft. mintwo stories	50%	50 ft.	
Highway Services	25 ft.	two stories or more	or more	40%	35 ft.	

Source: Placer County Zoning Ordinance, 2012

¹The side and rear setbacks described in the table apply to stand-alone residential projects in commercial zones. A 5- foot side and rear setback applies to buildings in most commercial zones that contain a mix of residential and commercial uses. The exception is in the Highway Services district where a 10-foot rear setback is required.

²As required by CUP or MUP. The CPD setbacks are determined by the use permit except for senior housing projects, which are specified to have a front setback of 20' and the sides and rear are a 10' minimum.



Overlay and Combining Districts

The Zoning Ordinance includes combining districts, which are used in conjunction with the zone districts to address special needs or characteristics of specific areas. The following are combining zones which impact residential development in the county:

Density Limitation. Density Limitation (-DL) is a multi-faceted combining district that provides special minimum lot size and density standards for certain areas where residential development may occur and where sensitive site characteristics or other special circumstances exist. The DL combining district allows for increased flexibility on lots that may be difficult to develop and encourages infill development through reduced set back and lot size requirements. This district also allows greater maximum lot coverage than the base residential zone districts (RS and RM).

In the RS and RM zone districts, the front setback is 20 feet, the side setbacks are 15 feet total, a 5 feet minimum for one story and a 7.5 feet minimum for two stories, and the rear setback is 10 feet minimum for one story and twenty feet for two stories. The maximum site coverage is 40 percent for one story and 35 percent for two stories. In the combining DL district these standards are relaxed. The front setback is reduced to 12.5 feet, the side setback is 5 feet for one story and 7.5 for two stories or more, and the rear setback is ten feet. The maximum coverage is increased to 50 percent for one story and 40 percent for two stories.

The DL zone district helps implement the General Plan and is some cases higher densities may not be appropriate. In cases where higher densities are appropriate, the combing DL district allows for' greater lot coverage than the base residential zone and can permit up to 22 units per acre, which is the maximum permitted by the Zoning Ordinance.

Building Site. The Building Site (-B) combining district allows parcels in new subdivisions to differ in size from what the zoning ordinance would otherwise allow. The parcel size is based upon special characteristics of the site such as environmental characteristics and community character. The building site combining district allows lots as small as 3,000 square feet.

Design Review. The design review (-Dc, -Dh, -Ds) combining districts create regulations for protecting and enhancing the aesthetic value of lands or specific buildings. The three design review combing districts are "design scenic corridor" (-Dc), "design sierra" (-Ds), and "design historic" (-Dh).

Dc and Ds designations are applied to areas of special natural beauty and aesthetic interest that contribute to the county's tourism economy. The Dh designation establishes regulations for areas or buildings of historical or cultural significance in the county. These areas require special considerations to preserve existing residential structures as a community resource. Development restrictions are imposed in this overlay zone related to the demolition, removal, relocation, or alteration of any residential building, structure, or site in the Dh combining zone without a permit. Once a design review designation has been made by the zoning board, no new construction or changes to existing buildings can be made without gaining design review approval.



Planned Residential Development. The Zoning Ordinance implements the Planned Residential Development land use overlay through the Planned Residential Development (PD) combining zone. This designation allows flexibility of standards and density requirements, and encourages cluster development, mixed-use, apartments, and condominiums in areas specified in the County General Plan and other community plans. All PDs are to be consistent with the goals and policies set forth in the general plan and all community plans, and are to follow the design guidelines applicable to the specific PD area. The designation is a combined land use designation, and the population density and building intensity standards of the base designation apply. The allowable density in the PD zone is determined by multiplying the residential intensity allowed in the base designation by the net buildable area of the site.

2. Growth Management

Overview

Growth management is a tool that local governments use to prevent urban sprawl and preserve natural resources and agriculture. Growth management measures, such as urban limit lines (ULLs), can in some instances increase the cost of affordable housing by limiting the amount of land for new development. While Placer County does not have a ULL, it does have a policy in its 1994 General Plan that references growth management. Policy 1.M.1 in the Land Use Element states:

"The County shall concentrate most new growth within existing communities emphasizing infill development, intensified use of existing development, and expanded services, so individual communities become more complete, diverse, and balanced."

The General Plan also recognizes that as the county continues to grow, additional areas may be identified as being suitable for development at urban or suburban densities and intensities.

The County requires the preparation of individual General Plan Amendments and specific plans for new development areas to determine the most appropriate arrangement and mixture of land uses, circulation system layout, extent of infrastructure and public services, and institutional framework necessary to accommodate development. Where appropriate, annexation is considered first for proposed urban projects. The County supports logical, planned growth, contiguous to existing urban areas and in recent years approved four significant specific plans (Bickford Ranch, Riolo Vineyards, Regional University, and Placer Vineyards) and is currently processing the Squaw Valley Specific Plan.

3. Building Codes and Enforcement

Overview

Building codes and their enforcement influence the style, quality, size, and costs of residential development. Such codes can increase the cost of housing and impact the feasibility of rehabilitating older properties that must be upgraded to current code standards. In this manner, buildings codes and their enforcement act as a constraint on the supply of housing and its affordability.



On January 1, 2011, significant changes to California Building Codes (CBC) became effective. Changes include the adoption of the first in the nation set of mandatory state green building standards which are known as CALGreen and the addition of mandatory residential fire sprinklers in all new one and two family, town-home and manufactured housing construction. The CBC determines the minimum residential construction requirements throughout California.

Placer County has not made significant additions to the CBC for residential construction in the lower elevations of the County not subject to annual snowfall. Slight modifications, such as special roof design requirements to accommodate snow loads and avalanche protection standards, have been made for construction above a 5,000-foot elevation. These modifications limit the use of new manufactured housing on individual lots, which limits the affordable housing options on vacant lots in the Tahoe Basin portion of the county and in situations where a unit beyond rehabilitation needs replacement.

Beginning in 2008, new fire safety amendments in Chapter 7A of the California Building Code. Wildland-Urban Interface building standards became more stringent. The broad objective of the Wildland-Urban Interface Fire Area Building Standards is to establish minimum standards for materials and material assemblies and provide a reasonable level of exterior wildfire exposure protection for buildings in Wildland-Urban Interface Fire Areas. It requires the use of ignition resistant materials and design to resist the intrusion of flame or burning embers projected by a vegetation fire (wildfire exposure).

The County has also adopted the State's Uniform Housing Code and the Uniform Code for the Abatement of Dangerous Buildings. The Uniform Housing Code regulates the condition of habitable structures with regard to health and safety standards and provides for the conservation and rehabilitation of housing in accordance with the CBC. The Uniform Code for the Abatement of Dangerous Buildings covers the repair, vacation or demolition of dangerous buildings.

As with most jurisdictions, the County responds to code enforcement problems largely on a complaint basis. The usual process is to conduct a field investigation after a complaint has been submitted. If the complaint is found to be valid, the immediacy and severity of the problem is assessed. The County's philosophy is to effectively mitigate serious health or safety problems, while allowing the property owner a reasonable amount of time and flexibility to comply. The more pressing the problem, the more urgent the County action. The County usually achieves compliance with the Uniform Codes through a combination of letters, phone calls, and/or site visits. In cases where the problems are severe and appeals to voluntary solutions to them are unsuccessful, the County will take more aggressive action. In rare cases, the units may be declared hazards and posted as such and/or legal compliance' may be forced through action taken by the District Attorney or County Counsel's office.

Conclusions

The County's building codes are consistent with the codes used in other jurisdictions throughout California, and do not negatively impact the construction of affordable housing. The County attempts to find a balance between ensuring that housing is safe and avoiding the potential loss of affordable housing units through unnecessarily strict enforcement practices. Based on discussions



with the County, there is no indication that code enforcement practices have unduly penalized older dwellings or have inhibited rehabilitation.

4. Design Review

Overview

Design review requirements can sometimes increase the cost of housing, particularly those that require additional costly features be provided in a multi-family housing development. As discussed earlier in the element, the Zoning Ordinance allows establishment of design review combining zones in which all new construction or changes to existing lands or structures cannot occur without design review approval. Construction in specific areas of the county must adhere to design standards described in the Placer County Design Guidelines, Rural Design Guidelines, North Auburn Design Guidelines, and North Tahoe Design Guidelines.

The Placer County General Plan includes policies and programs to allow flexibility in the design review process in order to promote affordable housing projects. Program 2.13 states that the County will amend the Zoning Ordinance to allow:

"...increased flexibility in evaluating a project's architectural conformity to the Placer County Design Guidelines Manual. The design review should encourage simple projects which are attractive and generally consistent with County policy, but are constructed at a lesser cost than market-rate projects."

The Placer County Code, Zoning Ordinance, and Design Guidelines authorize the County to allow flexibility in applying design guidelines based on the merits of individual projects for issues such as buildings arrangements, setbacks, walls, off-street parking, and landscaping.

Conclusions

Design review is not a significant impediment to the development of affordable housing in Placer County. The County allows flexibility in the design guidelines for affordable housing projects.

5. Processing and Permit Procedures

Overview

Similar to other jurisdictions, the County has a number of procedures it requires developers to follow for processing development entitlements and building permits. Although the permit approval process must conform to the Permit Streamlining Act (Government Code Section 65920 (et seq.)), housing proposed in the County is subject to one or more of the following review processes: environmental review, zoning, subdivision review, specific plan development and review, use permit control, design review, and building permit approval.

The County employs a Zoning Administrator to serve as a hearing officer who is assigned the authority and original jurisdiction to investigate, consider, and approve or deny Administrative Review Permits, Minor Use Permits, and Variances. The usual turn-around for a Zoning Administrator decision is thirty to sixty days after the receipt of a complete application.



Residential development projects requiring environmental review and a discretionary planning approval (Conditional Use Permit) that are on flat ground with available sewer, water, and electricity would take an average six to eight months to process through the Placer County Planning Department; more complicated sites typically take more time. Longer processing times may result from site constraints (wetlands, vernal pools, steep slopes, paleontology or archaeology finds), inadequate application materials, and/or review and comment by numerous other agencies.

Placer County now requires pre-development meetings with applicants of larger projects prior to submission of formal applications to better define the information needed to review a project. Pre-development meetings have helped to shorten the review process and allows for better communication between applicants and County departments.

As required by the California Environmental Quality Act (CEQA), the County's permit processing procedures include an assessment of the potential environmental impacts of the proposed project. The environmental review process helps protect the public from significant environmental degradation and locating inappropriate developments sites. It also gives the public an opportunity to comment on project impacts. However, if a project requires an Environmental Impact Report (EIR), additional processing, cost, and time is required. EIRs may take nine months or longer to complete depending on its complexity. The Placer County Environmental Review Ordinance provides an exemption for residential construction totaling no more than four dwelling units and for no more than six dwelling units in urbanized areas. Projects consisting of seven or more units may not have an environmental exemption.

CEQA compliance is the first step in the review of a project, prior to scheduling any permit or application before a hearing body. If, after completing the Initial Study, County staff determine that the proposal will have no significant adverse impact upon the environment, the applicant will be notified that a Negative Declaration (or Mitigated Negative Declaration) will be prepared by the County. If staff determine that the project may have a significant impact, an EIR is required. An EIR is an in-depth analysis of the potentially significant environmental impacts of a project. Once it has been determined that the EIR is acceptable, the EIR is distributed for public review. After either the Negative Declaration or EIR has been completed, the applicant may file the tentative map or Subsequent Entitlement Application, and a public hearing will be set to consider the CEQA document and any other entitlements.

Residential project which are permitted as a "matter of right" and do not need discretionary approval include: single family residences, secondary dwellings, and multi-family project comprising 20 or less units within the Residential Multi-Family zone district. The processing time for these permits which are primarily tied to the Building Plan Check process typically ranges from four to six weeks.

Some projects require discretionary review (minor use permit or conditional use permit). As previously shown in Table 57, multi-family projects in the Residential multifamily (RM) zone district with more than 20 units, and all multi-family projects in the Neighborhood Commercial



(C1) district require a minor use permit which is reviewed by the Planning Department staff and Zoning Administrator and discussed at a public hearing.

Residential projects require a conditional use permit in the General Commercial (C2) district. The findings for conditional use permits that are used by the County for project approval include the following:

- 1. A comparison of the benefits or adverse impacts of the proposal versus traditional lotand-block development of the property, and a conclusion that the Planned Development proposal is or is not the superior method of development for the site in question.
- 2. A summary of the benefits or adverse impacts to the community as a result of density increases realized by the project by using this process, and a conclusion regarding the appropriateness of any increased density in the project based upon specific features of the Planned Development proposal.
- 3. The physical design of the proposal and the manner in which the design does or does not make adequate provision for public services, control over vehicular traffic and the amenities of light and air and recreation and visual enjoyment.
- 4. The site for the proposed development is physically suitable for the type and proposed density of development.
- 5. The proposed use is consistent with the character of the immediate neighborhood and will not be contrary to its orderly development.

The County expedites permit processing for development projects containing a low-income residential component through its Permit-Streamlining Program, and prioritizes low-income and senior housing projects in the development review process.

Conclusions

Processing and permit procedures do not constitute a development constraint in Placer County. The County's Permit-Streamlining Program places priority on affordable and senior housing projects, expediting the process.

The Policy Document contains a program to address multi-family development in C1 and C2 zone districts (Program B-11: Multi-Family Housing on Commercial Sites). Amendments such as those outlined in Program B-11 would allow multi-family residential housing with 20 or fewer units per acre "by right" in C1 and C2 zones, while higher densities in the same zones will be considered with a Minor or Conditional Use Permit. The County anticipates first addressing this issue as part of a larger General Plan Update before adopting any changes to the Zoning Ordinance.



TABLE 59 **TIMELINE FOR PERMIT PROCEDURES Placer County** 2012 **Type of Approval or Permit Typical Processing Time Approval Body** Annexation** 1 year Board of Supervisors **EIR** 1-2 years Planning Commission Zoning Admin/ Mitigated or Negative Declaration 3 to 6 months **Planning Commission** General Plan Amendment 6 months to 2 years Board of Supervisors Planned Development **Planning Commission** 6 months to 1 year Design/Site Review Site Plan & Design Review* 1 to 3 months Committee Included with Entitlement Varies **Density Bonus** Processing; not a stand-alone process Specific Plan** 2 to 3 years Board of Supervisors Planning Commission Subdivision Map 6 months to 2 years Conditional (Major) Use Permit 6 months to 1 year Planning Commission Zoning Admin* or Minor Use Permit 30 to 90 days **Planning Commission** Zoning Admin/Planning Variance 30 to 60 days Commission Rezone**

Source: Placer County Planning Department, 2012.

1 to 2 years

TABLE 60 TYPICAL PROCESSING PROCEDURES BY PROJECT TYPE **Placer County** 2012 Single Family **Single Family Unit** Subdivision** Multifamily** Unit (Master Plan) Building Site Plan and Design Permit/Plan **Building Permit** Tentative Map Review Check Initial Study/Mitigated or Negative Categorical Exemption Declaration Initial Study/Mitigated or Final Map Negative Declaration Development Agreement Development Agreement (optional) (optional) Est Total 4 to 6 weeks 2 to 4 weeks 6 months to 2 years 6 months to 1 year **Processing Time**

Source: Placer County Planning Department, 2012.

Board of Supervisors

^{*} When exempt from CEQA; otherwise approval body is Planning Commission

^{**} Upon recommendation from the Planning Commission



6. Development Fees and Exactions

Overview

The County collects fees to help cover the costs of permit processing, environmental review, building inspections, and capital improvements. Fees collected by the County in the review and development process do not exceed the County's costs for providing these services. Fees charged for building permits are based on the construction values prescribed by the Uniform Building Code. The County collects capital improvement fees (impact fees) in accordance with California Government Code Sections 66000-66025 for the provision of services such as water, sewers, and storm drains. These fees are generally assessed based on the number of units in a residential development. When raising fees, the County complies with applicable provisions of the government code. Table 61 shows the major application-related fees according to the 2012 fee schedule for Placer County.



	Table 61				
Major Fees Associated with New Housing Development					
Placer County					
July 2012					
Type of Fee	Amount				
	Planning Review				
Plan Check	Total Valuation x .0035				
Building Permit	Total Valuation x .007				
Inspection Fees (plumbing, elec., mech.)	Total Valuation x .001 for each				
Conditional Use Permit	o Type A: \$3,997 minimum fee/deposit plus staff costs				
M. II D	O T A 02 000				
Minor Use Permit	• Type A: \$2,988				
	• Type B: \$2,028				
Tautatian Man	o Type C: \$1,991 (four lots or less): \$1,361/lot				
Tentative Map	(five lots or more): \$1,377 minimum fee/deposit plus staff				
	costs +\$110/lot				
Major Subdivision (50+ units)	Staff cost of project review				
Design Review	Type A: \$3,982 minimum fee/deposit plus staff costs				
Design Review	Type B: \$3,982 minimum fee/deposit plus staff costs Type B: \$3,982 minimum fee/deposit plus staff costs				
	Type C: \$1,879				
	o Type D: \$742				
	Single-Family Dwelling: \$225				
Anne	xation/Policy Changes				
Variance	\$1,361				
Minor Boundary Line Adjustment	\$871 per adjustment				
Voluntary Merger	\$128				
Minor Land Division	\$1,361per resulting lot				
General Plan Amendment	\$3,576 min. fee/deposit plus staff costs				
Rezoning/Zoning Text Amendment	\$3,047 minimum fee/deposit plus staff costs				
	Other				
Appeals to Staff and Planning Commission	\$529				
Deve	elopment Impact Fees				
Fire Development Fees	Fees dependent upon location - set by local fire protection				
	agencies in unincorporated Placer County				
Sewer	 Single family dwelling hook-up fee: \$8,179 				
	o Annexation Fee: \$1,500-6,344/acre				
	o Single-family dwelling average user fee 15 = \$82 per month				
Traffic Mitigation Fees	(See Table 61)				
Park Fee	o Single-family dwelling: \$4,105				
	o Multi-family/Second Dwelling/Mobile Home: \$2,990				
	Senior Dwelling: \$2,710				
Samuel Places County Eco Schodule Lib 2012	Subdivision: \$655 per lot				

Source: Placer County Fee Schedule, July 2012

¹⁵ Average fee based on service fees effective 11/10/11 for three sewer districts in the county.

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The County waives 50 percent of the development fees (over which it has direct control) for residential projects that contain 10 percent of units affordable at the very low-income level, or 20 percent of units affordable at the low-income level. Service and mitigation fees, such as water, sewer, and school impacts, will be considered for waivers if an alternative source of funding is identified to pay these fees. However, service and mitigation fees, also known as capital improvement fees, are the largest component of residential development fees.

Residential development in the Tahoe Basin portion of the county is subject to additional TRPA fees. TRPA's filing fee schedule categorizes residential projects into two groups: single-family and multi-family new construction. Table 62 shows the base fees for the two groups of residential developments.

Table 62 TRPA Base Fees for New Residential Construction					
Tahoe Basin Effective June 8, 2009					
Residential Use Category	Base Fee				
Single-family Dwelling, Summer	\$1 per sq. ft. of floor area				
Home, Secondary Residence, one	\$5,000 cap.				
Mobile Home Dwelling, and one	\$500 min.				
Employee Housing unit					
Multiple Family Dwelling, Multiple	\$2,200 + \$40/unit				
Person Dwelling, Nursing and	(extra unit cost does not apply to				
Personal Care, Residential-care, more	affordable housing)				
than one Employee Housing unit, more	\$5,000 cap.				
than one Mobile Home Dwelling					

Source: Tahoe Regional Planning Agency Application Filing Fee Schedule, Effective June 8, 2009

Depending on the required level of review (i.e., staff, hearing officer, or governing board review) and the location of the project, the total fee may be greater than the base fee. The majority of projects are reviewed at the staff level. The TRPA Hearings Officer or Governing Board generally only review residential projects identified as a "Special Use" in the applicable Plan Area Statement. Fees for revisions to the original plan are also determined by applying a multiplier to the original project fee. Table 63 summarizes TRPA's fee multipliers.



TABLE 63 TRPA FEE MULTIPLIERS					
Tahoe Basin Effective June 8, 2009					
Level of Review	Multipliers				
Staff Level Review	1.00				
Hearing Officer Review	1.40				
Governing Board Review	1.80				
Plan Revisions					
Minor—A non-substantive change to a permitted project. A project that will not cause changes to any TRPA permit conditions, does not require new field review by TRPA staff, does not require a public hearing, and does not involve any modifications to building size, shape, land coverage, location, or scenic rating score.	0.40				
Major— A substantial change that does not significantly exceed the original scope of the project. Revisions that significantly exceed the original scope of a project, or which require a public hearing, shall be treated as new or modified projects, as the case may be.	0.70				
Special Planning Area					
For projects located in an adopted community plan area, or subject to an adopted redevelopment, specific, or master plan.	1.25				

Source: Tahoe Regional Planning Agency Application Filing Fee Schedule, Effective June 8, 2009

Projects are subject to other TRPA filing fees such as the \$88 I.T. surcharge applied to each application for maintenance of the TRPA database, and the \$400 Shoreland scenic review fee applied to projects located in the Shoreland area of Lake Tahoe. Table 64 lists these and other fees charged by TRPA in the land development process.

TABLE 64 OTHER TRPA FEES	
Tahoe Basin Effective June 8, 2009	
Category	Fee
Shoreland Scenic Review Fee—For new construction projects,	\$400 min. fee,
and additions and other construction modifications to existing	deposit account
structures located in the "shoreland" area of Lake Tahoe.	
Information Technology (I.T.) Surcharge—applied to all	\$88
applications	
Bonus Unit Allocation Transfer	\$530
Land Coverage Transfer	\$530
Lot Line Adjustment	\$960 (2 lots) +
	\$100 per add. lot

Source: Tahoe Regional Planning Agency Application Filing Fee Schedule, June 2009

In addition to the project application fees, mitigation fees are required by TRPA for all projects in the Lake Tahoe Basin. No exemptions for affordable housing are provided. These fees are the same for single-family or multiple family housing:

- Water quality mitigation fee: \$1.86 per square foot of land coverage;
- Off-site land coverage mitigation fee: \$8.50 to \$25 per square foot of coverage depending on watershed;