

Placer County Housing Element Update 2013-2021

Community/Stakeholder Workshop
October 25, 2012

Agenda



- Introductions
- Presentation
 - Housing Element Overview
 - Regional Housing Needs Allocation (RHNA)
 - Key Facts/Findings
 - Policies and Programs
- Questions, Answers, Discussion

Housing Element Requirements

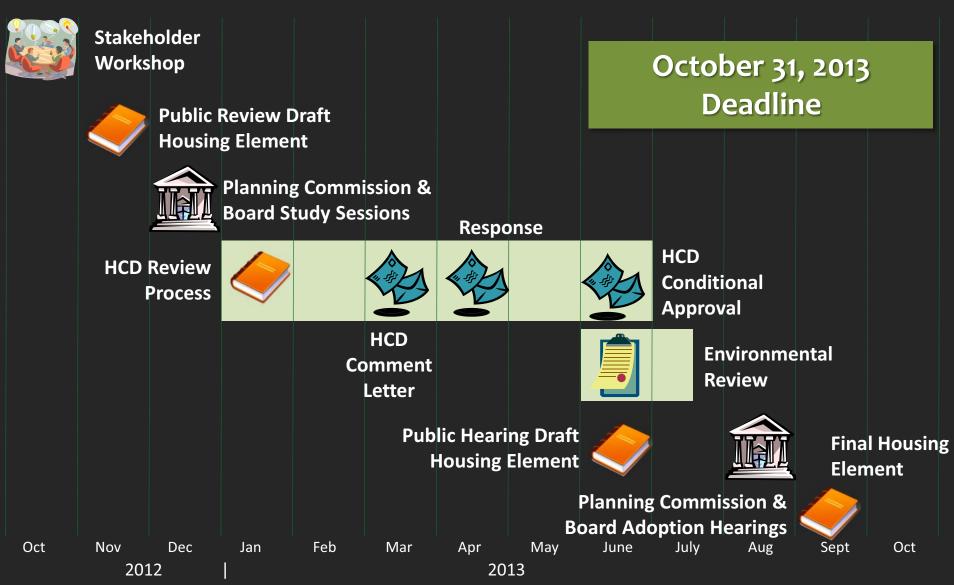


- One of the seven mandated elements of the general plan
- 8-year timeframe, set by State law
- Review by California Department of Housing and Community Development (HCD) for compliance with State law



Process and Schedule





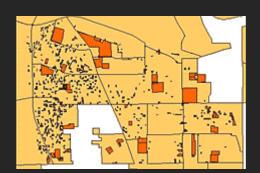
Housing Element Contents



Background Report

- Housing Needs Assessment
 - Existing Needs
 - Special Housing Needs
 - Projected Needs
- Sites Inventory and Analysis
- Analysis of Constraints on Housing
 - Governmental
 - Non-Governmental
- Evaluation of Existing Policies/Programs



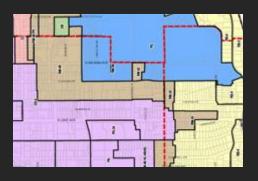


Housing Element Contents



Policy Document

- Goals, Policies, Programs, & Quantified Objectives
 - Adequate sites
 - Assist in development of affordable housing
 - Remove governmental constraints
 - Preserve existing affordable housing
 - Promote equal housing opportunities









Regional Housing Needs Allocation



California

(Housing and Community Development)

SACOG

Sacramento Area Council of Governments

2013 -2021 RHNA = 104,970 units

El Dorado County 5,136 Placer County 21,625 Sacramento County 58,386 Sutter County 3,463

Yolo County 11,129 Yuba County 5,231

Unincorp.
County
5,031

Auburn 308 Colfax 51 Lincoln 3,790

Loomis 154 Rocklin 3,813

Roseville 8,478

Regional Housing Needs Allocation



RHNA for Unincorporated Placer County

RHNA 2013-2021	Very Low	Low	Moderate	Above Moderate	TOTAL
Tahoe Basin	90	63	61	114	328
Remaining					
Unincorporated County	1,275	894	875	1,659	4,703
Total	1,365	957	936	1,773	5,031

Housing Types and Affordability

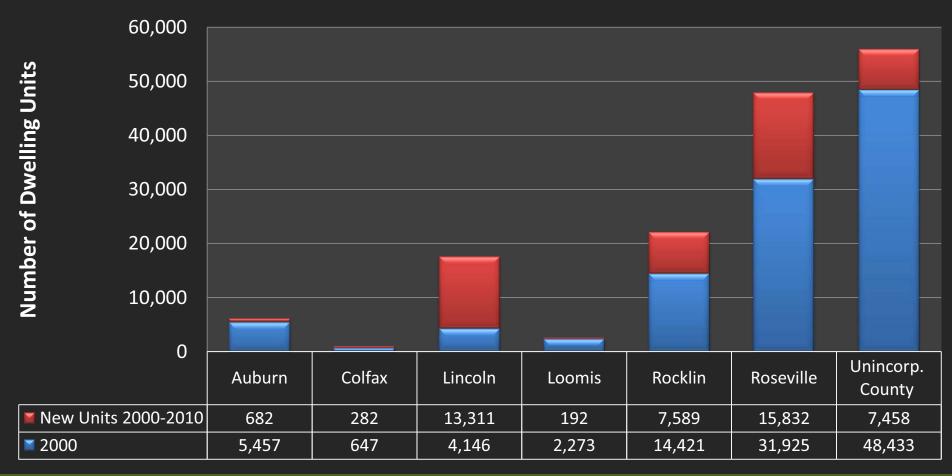


Housing Element basic assumption: **Density = Affordability**





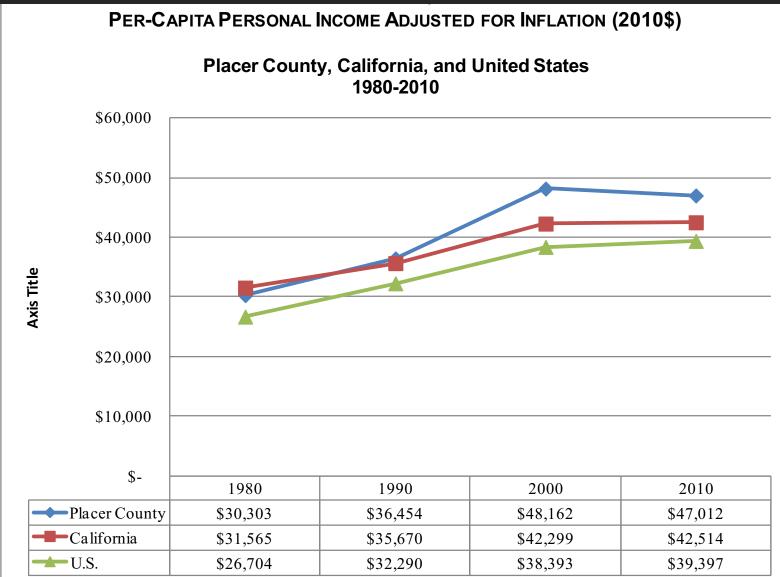
Housing Unit Growth Placer County Jurisdictions 2000-2010













Ability to Pay for Housing (2012)

- Extremely Low Income Household (30% of Median Income): \$20,600
 - Monthly Rent = \$515
 - Max. Purchase Price = \$84,523
- Very Low Income Household (50% of Median Income): \$34,250
 - Monthly Rent = \$856
 - Max. Purchase Price = \$140,529
- Low Income Household (80% of Median Income): \$54,850
 - Monthly Rent = \$1,371
 - Max. Purchase Price = \$225,051
- Moderate Income Household (120% of Median Income): \$82,200
 - Monthly Rent = \$2,055
 - Max. Purchase Price = \$337,269

^{*}Assumes a 3-person household and 2-bedroom house

Successful Policies and Programs



- Affordable housing requirement for specific plan projects
 - At least 10% of all new housing is affordable
- Workforce housing obligation in Tahoe region
 - 50% of the full-time equivalent employees (FTEE) generated by the development
- Emergency shelters and transitional housing
 - Updated Zoning Ordinance to allow emergency shelters in various zones
- (Former) Redevelopment set-aside funds
 - four projects funded

Ongoing Efforts



- First Time Homebuyer Down Payment Assistance Program
 - 57 low-income homeowners served since 2000
- Applying for State and Federal funds (e.g., CDBG, HOME, Infill Infrastructure Grant)
 - \$500,000 in CDBG funds for housing rehabilitation loans in Kings Beach and \$289,000 for housing rehabilitation loans in Sheridan
 - \$585,000 HOME for the First-Time Homebuyer Down Payment Assistance Program and \$195,000 for Owner-Occupied Housing Rehabilitation Program
- Updating the Tahoe Community Plan

Questions, Answers, Discussion

Discussion Topics



- What are the issues you would like to see addressed in the Housing Element Update?
- What are the barriers to affordable housing in Placer County?
- What can be done to address the issues and barriers?