



Moderate-income units. Sixty-three moderate affordable units are required and may be provided as affordable for-sale units within Parcels 5, 18 and 24, but may be transferred. Prior to the approval of each final residential lot subdivision map within these parcels, the parties shall enter into an Affordable Purchase or Rental Housing agreement for the residential units affordable to low-income households. Affordable units are deed restricted for a period of 30 years.

Placer Vineyards Specific Plan

The Placer County Board of Supervisors approved the 14,132 unit Placer Vineyards Specific Plan on July 16, 2007. The specific plan provided a mechanism to ensure that the entire 5,230 acre plan area will be comprehensively planned. In October 2012, the Placer Vineyards Property Owners Group submitted an application to amend the Specific Plan to adopt a “Blueprint” Land Use Plan of 21,631 residential units. However, this inventory is based on the approved plan, not the revised plan. If the revised plan is approved prior to adoption of the Housing Element, the inventory will be revised to reflect any changes to the plan.

The approved plan included 205 acres of High Density Residential (HDR) land (7-21 units/acre) and 50.5 acres of Commercial Mixed Use (CMU) land (14-22 units/acre). Based on HCD’s “default density standard” the sites designated as HDR have a realistic capacity for 2,881 very low-income residential units. The CMU sites have a realistic capacity for 636 very low-income units (see Table A-2).

The plan calls for Placer Vineyards “to invest and construct a Core Backbone Infrastructure in one phase and initial public service facilities that will allow all the major project developments in the Plan Area to proceed in a logical fashion.” Core Backbone Infrastructure includes initial roadway improvements to the following roads: Base Line Road, Watt Avenue, West Dyer Lane, 16th Street, and 18th Street. The initial water, wastewater, and dry utilities infrastructure will support development along these initial roadway improvements.

The realistic capacity for higher-density sites is based on the assumption that all of the higher-density and mixed-use sites within the Placer Vineyards Specific Plan are located along the Core Backbone of roadways, will be some of the first areas to have access to infrastructure, and could therefore be developed within the time frame of the Housing Element. Figure 8 shows the land use summary of the Regional University Specific Plan. As shown in the figure, the majority of HDR and CMU designated sites (except sites 1 and 2) are located along Base Line Road, Watt Avenue, West Dyer Lane, and 16th Street.

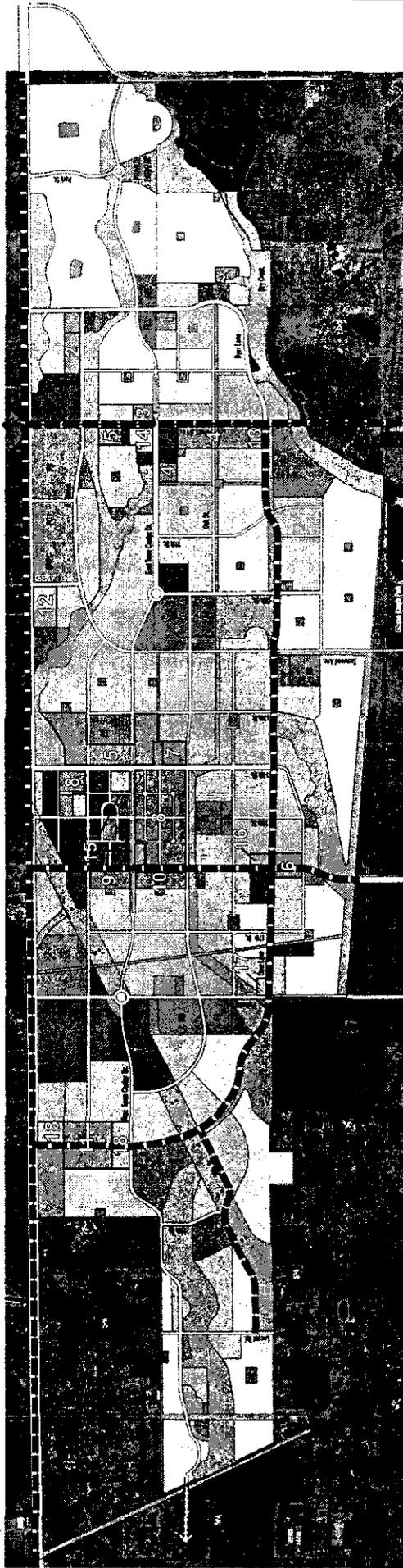
The development agreement requires at least the following affordable units within the Placer Vineyards Specific Plan: 549 very low-income, 549 low-income, and 274 moderate-income. The revised plan would require 849 very low-income units, 849 low income units, and 424 moderate income units.



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BIOTECHNOLOGY PLANNING AREA

CHART CREEK COMMUNITY PLAN



- COMMERCIAL MIXED USE
- COMMERCIAL
- POWER CENTER
- BUSINESS PARK
- OFFICE

- SPECIAL PLANNING AREA
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL

- ELEMENTARY SCHOOL
- MIDDLE SCHOOL
- HIGH SCHOOL

- PUBLIC/QUASI-PUBLIC USES
- RELIGIOUS FACILITY
- FIRE
- GOVERNMENT
- LIBRARY
- POLICE
- CORPORATE YARD
- SUBSTATION
- TRANSIT
- CENETARY

- OPEN SPACE
- PARK
- RECREATION CENTER
- BRT LINE
- Main Arterial
- High-Density Site #

Source: PlacerVineyards Specific Plan, July 2007

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The Development Agreement states that the “affordable units shall be developed generally concurrently and in proportion with development of the market rate units within the balance of the Property.” The agreement requires the developer to complete the design and obtain all required approvals for the development of the affordable units prior to the issuance of the first building permit after building permits for 50 percent of the total number of single family residential units approved for the project have been issued. The developer must complete construction of the affordable units prior to the issuance of the first building permit after building permits for 75 percent of the total number of single family residential units approved for the project have been issued. Units may be either purchase or rental affordable units or a mixture of both and may be located anywhere on the property and must be maintained as affordable units for a period of 30 years.

Riolo Vineyards Specific Plan

The Placer County Board of Supervisors approved the Riolo Vineyards Specific Plan on May 12, 2009. The plan includes 3.2 acres of High Density Residential (HDR) land (10-23 units/acre) and 36.3 acres of Medium Density Residential (MDR) land (5-10 units/acre). Based on HCD’s “default density standard” the sites designated as HDR have a realistic capacity for 60 very low-income residential units. The MDR sites have a realistic capacity for 277 moderate-income units (see Table A-2).

The realistic capacity assumption is based on the location of the HDR- and MDR-designated sites. The 3.2-acre HDR site is located at the corners of two major roads: Watt Avenue and PFE Road. The 36.3 acres of MDR-designated sites is located along PFE Road to the east of the HDR site (see Figure 10).

The higher-density sites have less capacity for affordable units than are required in the affordable housing agreements for the specific plan. The following are the affordable units required by the development agreement: 37 very low-income, 37 low-income, and 19 moderate-income, and a total of 93 units as the Specific Plan builds out. The following is a description of the requirements for each level of affordable units in the Specific Plan:

The developer is required to provide 10 percent of the total residential units within its property as affordable housing (2% moderate, 4% low, 4% very-low income). A Specific Plan designation of High Density Residential (HD) will be applied to APN 23-200-056, a parcel located in the southwest corner of the Specific Plan area that will be available for and utilized to provide for development of affordable housing.

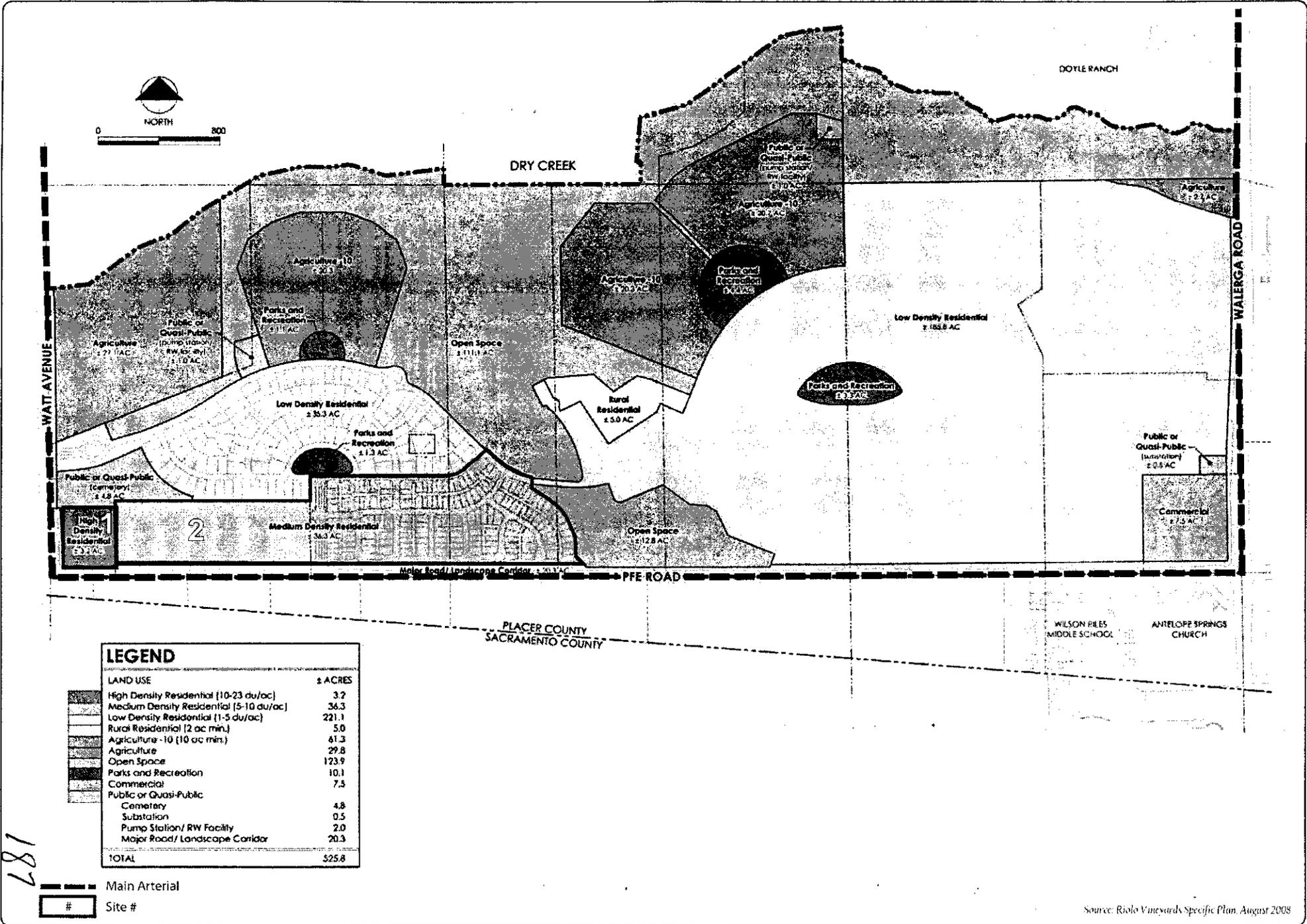
The developer is required to use its best efforts to construct or cause to be constructed, prior to the issuance of the 400th building permit on the property, a minimum of 54 affordable housing units on the HD parcel by working with a developer which specializes in the development of affordable housing projects.

The developer is required to record a deed restriction on the HD parcel prior to the issuance of the approval for recordation of the first final small lot map within the Property. The deed restriction shall limit the use of the HD parcel to the provision of affordable housing only. A per-unit

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building permit fee, initially equal to \$1,800 per residential unit, will be paid upon issuance of each building permit for residential units within the property.



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Source: Riolo Vineyards Specific Plan, August 2008

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Inventory of Built and Planned Projects with an Affordable Housing Component

Since the Housing Element planning period runs from January 1, 2013, to October 31, 2021, the County's Regional Housing Needs Allocation (RHNA) can be reduced by the number of new units built or approved since January 1, 2013.

County staff compiled an inventory of all residential projects with an affordable and/or multi-family housing component that have been constructed, are under construction, or are planned within the current Housing Element planning period as follows (residential projects without an affordable housing component are not shown in the inventory):

- Units built since the start of the current Housing Element planning period (January 1, 2013);
- Units currently (as of January 1, 2013) under construction; or
- Units currently (as of January 1, 2013) "planned" (whether approved or in the planning process) and scheduled to be built by the end of the current Housing Element planning period (October 31, 2021)

Table A-1 (in Appendix A) shows the inventory of built and planned projects by location within the Placer County unincorporated area. The effective inventory date is January 1, 2013, and the project status as of that date is used for inventory purposes. For each project the table shows the Assessor's Parcel Number(s) (APN), Placer County General Plan land use designation, zoning district, size, number of units, number of affordable units (by very low-, low-, and moderate-income categories), description of affordable units, project status, and additional notes. The following assumptions were used to determine income categories of units:

- Actual affordable categories when known;
- Default assumption of low-income units when not specified/not yet known;
- Employee/workforce housing as low-income;
- Mobile homes as low-income; and
- Market-rate multi-family units without income restrictions as moderate-income.

For many of the approved/proposed projects, there is no information available regarding pricing and/or affordability restrictions. Oftentimes the details on the affordable or workforce housing obligations for projects are negotiated after project approval. The County has made several assumptions for these projects to determine projected affordability levels. In 2003 Bay Area Economics completed a survey of seasonal workers in the nearby Town of Truckee. According to the survey, resort workers earned an average weekly wage of \$306 in 2003, which is equal to \$385 in 2012 when adjusted for inflation. These wages would qualify the average resort worker as extremely low- to very low-income. Based on the findings in this survey and other knowledge



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

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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 it 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 multi-family 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.

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- 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

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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.

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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-4 committed 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:

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“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 Placer 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.

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- 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.

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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 Rocklin and Town of Loomis. Wastewater from this area is treated by 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.

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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 Sierra Nevada And 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.

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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.

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**TABLE 51
FINANCIAL RESOURCES FOR HOUSING
2012**

Program Name	Program Description
Federal Emergency Shelter Grant Program (FESG)	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.
Section 108 Loan Guarantee 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 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.
Section 811	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.
Shelter Plus Care Program (S+C)	Provides rental assistance for hard-to-serve homeless persons with disabilities in connection with supportive services funded from sources outside the program.
Supportive Housing Program	Provides funding for transitional housing and supportive services for homeless persons.
U.S. Department of Agriculture (USDA) Housing Programs (Section 514/516)	Provides below market-rate loans and grants for new construction or rehabilitation of farmworker rental housing.
State Programs	
Affordable Housing Innovation Program--Catalyst Community Grant Program	Provides grants for construction, rehabilitation, or acquisition of capital assets in designated Catalyst Communities.
Affordable Housing Innovation Program--Golden State Acquisition Level	Provides quick acquisition financing for the development or preservation of affordable housing. Loans with terms up to 5 years are provided to housing sponsors and developers through a nonprofit fund manager.
Affordable Housing Innovation Program -- Local Housing Trust Fund	Provides matching grants (dollar-for-dollar) to local housing trust funds that are funded on an ongoing basis from private contributions or public sources (that are not otherwise restricted). The grants may be used to provide loans for construction of rental housing that is deed-restricted for at least 55 years to very low-income households, and for down-payment assistance to qualified first-time homebuyers.
Building Equity and Growth in Neighborhoods (BEGIN)	A homeownership program that provides grants to local governments that reduce 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 Housing Program (CSHHP)	Provides grants for sponsor organizations that provide technical assistance for low- and moderate-income families to build their homes with their own labor.
Disaster Recovery Initiative (DRI) / Disaster Recovery Enhancement Fund (DREF)	Provides grants for the construction, acquisition, rehabilitation, and preservation of affordable rental and ownership housing, homeless shelters and transitional housing; 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 Assistance Program Capital Development (EHAPCD)	Provides grants and loans to support emergency housing. Two types of assistance are available: 1) deferred payment loans for capital development activities; and 2) grants for facility operating costs.
Emergency Solutions Grants Program	Provides grants to fund projects that serve homeless individuals and families with 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 retention of businesses within designated zones.
Governor's Homeless Initiative (GHI)	Provides deferred payment permanent loans through HCD's Multifamily Housing 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 Partnerships Program (HOME)	Provides grants to municipalities that do not receive HOME funds from HUD for the rehabilitation, new construction, and acquisition and rehabilitation of single-family and multifamily housing projects; first-time homebuyer mortgage assistance; owner-occupied rehabilitation; and tenant-based rental assistance programs.
Housing-Related Parks Program	Provides grants for the creation of new parks or the rehabilitation and improvement of existing parks and recreational facilities.
Infill Infrastructure Grant Program (IIG)	Provides grants to assist in the new construction and rehabilitation of infrastructure that supports higher-density affordable and mixed-income housing in locations designated as infill.
Joe Serna, Jr. Farmworker Housing Grant Program	Provides matching grants and loans for the acquisition, development, and financing of ownership and rental housing for farmworkers.
Mobilehome Park Resident Ownership Program (MPROP)	Provides loans to mobile home park resident organizations, non-profit entities, and local public agencies to finance the preservation of affordable mobile home parks by conversion to ownership control.
Multi-family Housing Program (MHP)	Deferred payment loans for the new construction, rehabilitation, and preservation of rental housing, supportive housing, and housing for homeless youth.
Office of Migrant Services (OMS)	Provides grants to local government agencies that contract with HCD to operate OMS centers located throughout the state for the construction, rehabilitation, maintenance, and operation of seasonal rental housing for migrant farmworkers.
Predevelopment Loan Program (PDLP)	Provides short-term predevelopment loans to finance the start of low-income housing 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 multi-family 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**

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

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, 2013 through 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

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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.

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.

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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:

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- 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 Placer County			
General Plan Designation	Compatible Zoning Ordinance Classification	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) MF (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
Multi-Family Residential (RM)	6,000 square feet	single-family: 7
		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	Lake Tahoe area: 14 all other areas: 21
	5,000 square feet-interior lots	
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
Resort (RES)	40,000 square feet	single-family: 1
		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	-	-	-	-	C	C	C	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	A						A	A
Farmworker Housing Complex			A	A						A	A
Home occupations	C	C	C	C	C	C	C	C	MUP	C	C
Mobile home parks	-	CUP	-	-	CUP	CUP	-	-	-	-	-
Mobile homes	C	C	C	C	-	-	-	-	C	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	C	C	C	C	-	-	-	-	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	C	C	C	C	-	-	-	-	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		C			MUP	CUP	CUP	MUP	MUP		
Transitional Housing, 31 or more		MUP			MUP	CUP	CUP	MUP	MUP		

Source: Placer County Zoning Ordinance, 2012

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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 Residential	20 ft.	15 ft. total, 5 ft. min.-one story; 7 ½ ft. min.-two stories or more	10ft. min-one story; 20 ft. min.-two stories or more	40% max.-one story; 35% max. two or more stories	30 ft.
Multi-Family Residential	20 ft.	15 ft. total, 5 ft. min.-one story; 7 ½ ft. min.-two stories or more	10ft. Min-one story; 20 ft. min.-two stories or more	40% max.-one story; 35% max. two or more stories	36 ft.
Residential-Forest	50 ft.	30 ft.	30 ft.	10%	36 ft.
Residential-Agricultural	50 ft.	30 ft.	30 ft.	35%	36 ft.
Commercial¹					
Neighborhood Commercial	10 ft.	15 ft. total, 5 ft. min.-one story; 7 ½ ft. min.-two stories or more	10 ft. min-one story; 20 ft. min.-two stories or more	40%	30 ft.
General Commercial	10 ft.	15 ft. total, 5 ft. min.-one story; 7 ½ ft. min.-two stories or more	10 ft. min-one story; 20 ft. min.-two stories or more	40%	50 ft.
Commercial Planned Development	n/a ²	15 ft. total, 5 ft. min.-one story; 7 ½ ft. min.-two stories or more	10 ft. min-one story; 20 ft. min.-two stories or more	50%	50 ft.
Highway Services	25 ft.	15 ft. total, 5 ft. min.-one story; 7 ½ ft. min.-two stories or more	10 ft. min-one story; 20 ft. min.-two stories 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.

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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 in some cases higher densities may not be appropriate. In cases where higher densities are appropriate, the combining 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 combining 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 lot-and-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
Mitigated or Negative Declaration	3 to 6 months	Zoning Admin/ Planning Commission
General Plan Amendment	6 months to 2 years	Board of Supervisors
Planned Development	6 months to 1 year	Planning Commission
Site Plan & Design Review*	1 to 3 months	Design/Site Review Committee
Density Bonus	Included with Entitlement Processing; not a stand-alone process	Varies
Specific Plan**	2 to 3 years	Board of Supervisors
Subdivision Map	6 months to 2 years	Planning Commission
Conditional (Major) Use Permit	6 months to 1 year	Planning Commission
Minor Use Permit	30 to 90 days	Zoning Admin* or Planning Commission
Variance	30 to 60 days	Zoning Admin/Planning Commission
Rezone**	1 to 2 years	Board of Supervisors

Source: Placer County Planning Department, 2012.

Notes:

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

** Upon recommendation from the Planning Commission

**TABLE 60
TYPICAL PROCESSING PROCEDURES BY PROJECT TYPE
Placer County
2012**

	Single Family Unit	Single Family Unit (Master Plan)	Subdivision**	Multifamily**
	Building Permit/Plan Check	Building Permit	Tentative Map	Site Plan and Design Review
			Initial Study/Mitigated or Negative Declaration	Categorical Exemption
			Final Map	Initial Study/Mitigated or Negative Declaration
			Development Agreement (optional)	Development Agreement (optional)
Est. Total Processing Time	4 to 6 weeks	2 to 4 weeks	6 months to 2 years	6 months to 1 year

Source: Placer County Planning Department, 2012.



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	<ul style="list-style-type: none"> o Type A: \$3,997 minimum fee/deposit plus staff costs o
Minor Use Permit	<ul style="list-style-type: none"> o Type A: \$2,988 o Type B: \$2,028 o Type C: \$1,991
Tentative Map	(four lots or less): \$1,361/lot (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	<ul style="list-style-type: none"> o Type A: \$3,982 minimum fee/deposit plus staff costs o Type B: \$3,982 minimum fee/deposit plus staff costs o Type C: \$1,879 o Type D: \$742 o Single-Family Dwelling: \$225
Annexation/Policy Changes	
Variance	\$1,361
Minor Boundary Line Adjustment	\$871 per adjustment
Voluntary Merger	\$128
Minor Land Division	\$1,361 per 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
Development Impact Fees	
Fire Development Fees	Fees dependent upon location - set by local fire protection agencies in unincorporated Placer County
Sewer	<ul style="list-style-type: none"> o Single family dwelling hook-up fee: \$8,179 o Annexation Fee: \$1,500-6,344/acre o Single-family dwelling average user fee¹⁵ = \$82 per month
Traffic Mitigation Fees	(See Table 61)
Park Fee	<ul style="list-style-type: none"> o Single-family dwelling: \$4,105 o Multi-family/Second Dwelling/Mobile Home: \$2,990 o Senior Dwelling: \$2,710 o 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.



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 Home, Secondary Residence, one Mobile Home Dwelling, and one Employee Housing unit	\$1 per sq. ft. of floor area \$5,000 cap. \$500 min.
Multiple Family Dwelling, Multiple Person Dwelling, Nursing and Personal Care, Residential-care, more than one Employee Housing unit, more than one Mobile Home Dwelling	\$2,200 + \$40/unit (extra unit cost does not apply to affordable housing) \$5,000 cap.

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.

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**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, and additions and other construction modifications to existing structures located in the “shoreland” area of Lake Tahoe.	\$400 min. fee, deposit account
Information Technology (I.T.) Surcharge—applied to all applications	\$88
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;

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- **Air Quality mitigation fee:** \$325.84 per daily vehicle trip end (DVTE) for single-family dwellings only; and
- **Construction inspection fee:** approximately \$1,500.

Together, TRPA mitigation fees for a 2,000 square foot single-family home would cost an estimated \$7,500.

Traffic Mitigation Fees

In 1996, Placer County adopted the Countywide Traffic Impact Fee Program, which requires new development within the unincorporated areas of the county to mitigate impacts to the roadway system by paying impact fees. The fees collected through this program are used to construct the roads and other transportation improvements that are needed to accommodate new development. The program divides the county into eleven benefit districts, and the fees collected within each district are applied only to roadway improvements within the particular benefit district (see Table 65).

**TABLE 65
TRAFFIC MITIGATION FEES BY BENEFIT DISTRICT
Placer County
2012**

Benefit District	County Fee per DUE ¹	Highway 65 Fee per DUE	SPRTA Regional Fee per DUE	PC/CR Fee Per DUE	Total Fee per DUE
Auburn	\$4,705	-	-	-	\$4,705
Dry Creek	\$3,362	-	\$667	\$861	\$4,890
Foresthill	\$4,425	-	-	-	\$4,425
Granite Bay	\$5,928	-	\$848	\$57	\$6,833
Meadow Vista	\$4,863	-	-	-	\$4,863
Newcastle/Horseshoe Bar/Penryn	\$4,634	-	\$1,398	\$37	\$6,069
Placer Central	\$1,995	-	\$1,834	\$43	\$3,872
Placer East	\$3,227	-	-	-	\$3,227
Placer West	\$2,471	-	\$1,864	\$91	\$4,426
Sunset	\$1,600 per 1000 sq.ft. of land use	\$2,091	\$1,429	\$233	varies
Tahoe	\$4,587	-	-	-	\$4,587

Notes: ¹ DUE = Dwelling Unit Equivalent. DUE is a term used to compare the vehicular traffic generated by different land uses to that of a single-family residential unit. The DUE factor for each land use category takes into account the number of trips made within the afternoon peak hour, the average length of each trip in miles, and the percentage of new trips resulting from that land use. The DUE for a single-family unit would be equal to one since it is the standard. Non-residential uses are typically expressed in terms of DUEs per 1,000 square feet. For example, a 2,000 square foot office building would have a DUE of about 7.9 times that of a single-family unit.

County fees effective 8/1/2009; SPRTA fees effective 10/1/2010; Hwy 65 JPA fees effective 7/5/2011

Source: Placer County Department of Public Works, 2012

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Typical Residential Development Fees

Table 66 summarizes the typical fees that would apply to a typical single-family residence and multi-family unit in Placer County. Together these development fees cost approximately \$41,788 for a typical, 1,500 square foot single-family home, and \$29,688 for an 800-square-foot multi-family unit.

TABLE 66 TYPICAL RESIDENTIAL DEVELOPMENT FEES Placer County 2012		
Type of Fee	Single-Family	Multi-Family
Sewer Hook-up Fee	\$8,179	\$5,839
School Fee	\$2-\$5/sq. ft. \$5,250 avg. based on 1500 sq. ft. residence	\$2-\$5/sq. ft. \$2,400 avg. based on 800 sq. ft. unit
Building Permit Fee	\$2,361 based on 1500 sq. ft. residence	\$1,461 based on 800 sq. ft. unit
County Traffic Fee	Low: \$3,227 High: \$6,833	Low: \$1,981, High: \$4,195
Fire Fee	\$.68/sq. ft. \$1,020 based on 1500 sq. ft. residence	\$.68/sq. ft. \$544 based on 800 sq. ft. unit
Facility Fee	\$33,683	\$2,684
Park Fee	\$4,105	\$2,990
Water (PCWA)- base connection	Low: \$9,927 High: \$14,414	Low: \$6,949 High: \$14,414
TOTAL AVERAGE COST	\$41,788	\$29,688

Source: Placer County Fee Schedule, Placer County Fire Districts, PCWA

7. On/Off-Site Improvement Requirements

Placer County requires the installation of certain on-site and off-site improvements to ensure the safety and livability of its residential neighborhoods. On-site improvements typically include street, curb, gutter, sidewalk, and utilities as well as amenities such as landscaping, fencing, streetlights, open space, and park facilities. Off-site improvements typically include the following:

- Road improvements, including construction of sections of roadway, medians, bridges, sidewalks, bicycle lanes, and lighting;
- Drainage improvements, including improvement to sections of channel, culverts, swales, and pond areas;
- Sewage collection and treatment;
- Water systems improvements, including lines, storage tanks, and treatment plants. Public facilities for fire, school, and recreation; and

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- Geological hazard repair and maintenance where appropriate.

Typically, on-site and off-site improvement costs associated with residential projects are passed on to the homebuyer as part of the final cost of the home.

Parking

Overview

Since off-street parking often requires large amounts of land, parking requirements are one of the development standards that can most negatively impact the development of affordable housing. Off-street parking requirements increase the cost of development, limiting the funds available for providing housing. Parking standards in most jurisdictions have been arbitrarily established and do not necessarily represent the needs of the people living in the developments. This is especially true for senior and affordable housing developments where occupants are less likely to require more than one parking space.

The cost of land associated with parking, in addition to the costs of construction, paving, and maintenance, drive up the overall cost of development, reducing funds available for the development of affordable housing.

Placer County's off street parking standards for residential uses as required by Zoning Ordinance Section 17.54.060 are as follows:

- Single family dwellings: two spaces per dwelling unit
- Two-family dwellings and townhouse units: two spaces per dwelling unit
- Multiple-family dwellings:
 - Studio and One-Bedroom: one space per dwelling unit plus one guest space for each 4 dwelling units
 - Two-Bedroom or larger: two spaces per dwelling unit plus one guest space for each 4 dwelling units
- Senior housing: One and a half spaces for each dwelling unit
- Second unit dwellings:
 - 640 sq. ft. or less—one space (Lake Tahoe Basin: 840 sq. ft. or less)
 - More than 640 square feet—two spaces

The Placer County Zoning Ordinance requires parking spaces to be a minimum of 9 feet in width and 20 feet in depth. Including access lanes and landscaping requirements, the average parking space in a large parking lot requires 300 to 350 square feet of land.

The County has produced a draft ordinance that would establish an in-lieu parking fee program for the North Tahoe Parking Districts. Developers proposing projects within the Parking Districts



could choose to pay a fee in place of providing off-street parking. As of January 1, 2007, the in-lieu of fee was \$16,350 per parking space.

In the Kings Beach, Tahoe Vista, Tahoe City and West Shore areas in the Tahoe Basin, shared parking is permitted. Shared parking facilities may be approved if two or more users/applicants execute and record reciprocal agreements for shared parking if and when the uses have different peak periods and parking demand will not overlap.

If requested by the applicant, Placer County grants parking reductions to affordable housing developers. The reductions are consistent with the Statewide Parking Standards for Affordable Housing (see Density Bonus), and can significantly reduce the costs associated with parking.

Placer County Zoning Code allows for administrative relief from the zoning code standards for infill and/or affordable housing projects. Up to a ten percent reduction in the parking standards is allowed provided that the required amount of parking is unreasonable given the type of development.

Conclusions

Placer County's parking standards are similar to those in other jurisdictions, and therefore do not represent a development constraint above-and-beyond that of other counties. Additionally, the County offers reduced parking standards as an incentive for affordable housing developers.

Streets

Overview

The County does not require street improvements for single-family dwellings, but does require street improvements for new development in the following zoned areas: R-2, R-3, C-1, C-2, C-1 and 2, C-3, C-4, M, M-P, S-C, APT and HS (these zones do not correspond to the zones listed in the zoning ordinance).

The standard required improvements for new developments and new phases of established developments are as follows:

- Road widening on the project's frontage to one-half the total amount indicated in the Land Use/Circulation Diagrams and Standards found in the General Plan;
- Construction of up to one lane of road widening plus shoulders or on-street parking, except where additional widening for tapers, driveways, transitions or turning lanes are associated with the project in which case such additional widening may also be required;
- Street lighting may be required in major commercial areas; and
- Concrete curb, gutter and sidewalk are required in urban areas and may be required for any development.

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Conclusions

Site improvements in the county consist of those typically associated with development for on-site improvements (fronting streets, curbs, gutters, sewer/water, and sidewalks), and off-site improvements (drainage, parks, traffic, schools, and sewer/water). Therefore, these are costs that will be added to the sale or rental price of housing. Because residential development cannot take place without the addition of adequate infrastructure, site improvement requirements are not a constraint to the development of housing within Placer County.

Other

Typical off-site improvements for both single family and multifamily developments might include: recreational trail facilities, traffic control needed to serve the development, street trees, and landscaping. Utilities may need to be upgraded or installed to serve the development, including water mains, sewer mains, storm water pollution prevention measures, and under grounding of electric utilities.

Summary Conclusion

The requirements for on- and off-site improvements are similar to those of many other communities across California, and as such do not represent an undue constraint on the development of affordable housing. Placer County does provide some flexibility in standards for affordable housing projects.

8. Open Space and Park Requirements

Overview

Open space and park requirements can decrease the affordability of housing by decreasing the amount of land available on a proposed site for constructing units. The Land Use Element requires that open space be included within certain new developments as identified in the General Plan. Policy 1.B.9 states that the County shall require all residential development to provide private or public open space.

The County requires new development to provide a minimum of 5 acres of improved parkland and 5 acres of passive recreation area or open space for every 1,000 new residents of the area covered by the development. Applicants may meet the requirement through the dedication of land and/or payment of fees, in accordance with State law (Quimby Act) to ensure funding for the acquisition and development of public recreation facilities.

To fund the acquisition and maintenance of County parks and open space, the County charges a park fee to all development projects. The park fee is currently (2012) \$4,105 per single-family dwelling; \$2,990 per multi-family dwelling, second unit dwelling, or mobile home; \$2,710 per senior dwelling; and \$650 per subdivided lot.

The fees are set and adjusted as necessary to provide for a level of funding that meets the actual cost to provide for all of the public parkland and park development needs generated by new development.

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Conclusions

The requirements for open space and park facilities are similar to those of many other communities across California, and as such do not represent an undue constraint on the development of affordable housing. Placer County does provide some flexibility in standards for affordable housing projects.

9. Inclusionary Housing

Overview

The only inclusionary requirements in the county apply to Specific Plan projects. There are no inclusionary requirements in the unincorporated county. The Placer County Planning Commission recently (2007) rejected a proposed countywide inclusionary zoning ordinance. The County is not likely to adopt such an ordinance within the next eight years. Roseville is the only city in the county with an inclusionary ordinance.

Conclusions

Placer County's inclusionary housing requirements within Specific Plan project areas do not represent an undue constraint on the development of affordable housing and are responsible for the provision of more affordable housing than would otherwise be built.

10. Density Bonus

Overview

A density bonus is the allocation of development rights that allows a parcel to accommodate additional square footage or additional residential units beyond the maximum for which the parcel is zoned. On January 1, 2005, SB 1818 (Chapter 928, Statutes of 2004) revised California's density bonus law (Government Code 65915) by reducing the number of affordable units that a developer must provide in order to receive a density bonus. The legislation also increased the maximum density bonus to 35 percent. The minimum affordability requirements are as follows:

- The project is eligible for a 20 percent density bonus if at least 5 percent of the units are affordable to very low-income households, or 10 percent of the units are affordable to low-income households; and
- The project is eligible to receive a 5 percent density bonus if 10 percent of for purchase units are affordable to moderate-income households.

The law also established a sliding scale, which determines the additional density that a project can receive. A developer can receive the maximum density bonus of 35 percent when the project provides either 11 percent very low-income units, 20 percent low-income units, or 40 percent moderate-income units. In 2005, SB 435 was passed. This legislation served to clarify California's density bonus law by explaining that a project can only receive one density bonus.

Prior to SB 1818 and SB 435, jurisdictions were required to grant one incentive, such as financial assistance or development standard reductions, to developers of affordable housing. The new



laws require that cities and counties grant more incentives depending on the percentage of affordable units developed. Incentives include reductions in zoning standards, reductions in development standards, reductions in design requirements, and other reductions in costs for developers. Projects that satisfy the minimum affordable criteria for a density bonus are entitled to one incentive from the local government. Depending on the amount of affordable housing provided, the number of incentives can increase to a maximum of three incentives from the local government. If a project provides affordable units but uses less than 50 percent of the permitted density bonus, the local government is required to provide an additional incentive.

Additionally, the new laws provide density bonuses to projects that donate land for residential use. The donated land must satisfy all of the following requirements:

- The land must have general plan and zoning designations which allow the construction of very low-income affordable units as a minimum of 10 percent of the units in the residential development;
- The land must be a minimum of 1 acre in size or large enough to allow development of at least 40 units; and
- The land must be served by public facilities and infrastructure.

SB 1818 also imposes statewide parking standards that a jurisdiction must grant upon request from a developer of an affordable housing project that qualifies for a density bonus. When local parking requirements are higher, the statewide parking standards supersede the local requirements. The developer may request these parking standards even if they do not request the density bonus. The new parking standards are summarized in Table 67 below. These numbers are the total number of parking spaces including guest parking and handicapped parking.

TABLE 67
STATEWIDE PARKING STANDARDS FOR
AFFORDABLE HOUSING
California
2007

Number of Bedrooms	Number of On-Site Parking Spaces
0 to 1 bedroom	1
2 to 3 bedrooms	2
4 or more bedrooms	2 ½

Source: Goldfarb & Lipman, LLC., SB 1818 Q & A

Placer County Code Section 17.54.120 is consistent with State law requirements related to density bonus. The County offers a 20 percent density bonus to developers that provide either: 1) at least 10 percent of units for low-income households; or 2) at least 5 percent of units for very low-income households. The County also offers a 5 percent density bonus to developers of a condominium project or planned unit development with at least 10 percent of units reserved as affordable to moderate-income households. The developer can decide to increase the percentage of affordable or senior units to receive a maximum 35 percent density bonus. Additionally, the

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County offers affordable housing developers up to three density bonus incentives as required by State law. The County also offers density bonuses to projects that donate land for affordable housing and offers parking ratio reductions consistent with the statewide parking standards shown in Table 56.

Placer County's Code Section 17.56.210 states that the County offers a 25 percent density bonus for housing projects that reserve at least 50 percent of residential units for senior households. A project is granted additional density bonuses based on certain criteria including, but not limited to, affordability of units, meals served, distance to shopping centers and distance to transportation services. A senior project can acquire a maximum 250 percent density bonus depending on the criteria that it meets.

Conclusions

Placer County's treatment of the density bonus provision does not represent a constraint on the production of affordable housing. The County's density bonus ordinance is consistent with State law and promotes affordable housing by offering an incentive to developers who produce units affordable to seniors, very low-, and low-income households.

11. State of California, Article 34

Overview

Article 34 of the State Constitution requires voter approval for specified "low rent" housing projects that involve certain types of public agency participation. Generally, a project is subject to Article 34 if more than 49 percent of its units will be rented to low-income persons. If a project is subject to Article 34, it will require an approval from the local electorate. This can constrain the production of affordable housing, since the process to seek ballot approval for affordable housing projects can be costly and time consuming, with no guarantee of success.

The provisions of Article 34 allow local jurisdictions to seek voter approval for "general authority" to develop low-income housing without identifying specific projects or sites. If the electorate approves general parameters for certain types of affordable housing development, the local jurisdiction will be able to move more quickly in response to housing opportunities that fall within those parameters.

Placer County has not built housing itself (it has only provided financial assistance to affordable housing projects), so it has not needed Article 34 authorization. Most affordable housing projects are built by private developers, who seek financial assistance from the State and Federal governments.

Conclusions

The lack of Article 34 authorization has not served as a constraint to the development of affordable housing.



12. Development, Maintenance, and Improvement of Housing for Persons with Disabilities

Overview

In accordance with SB 520 (Chapter 671, Statutes of 2001), the County has analyzed the potential and actual governmental constraints on the development of housing for persons with disabilities (see Responses to SB 520 Analysis Questions in Appendix A). On an ongoing basis, the County reviews its zoning laws, policies, and practices to ensure compliance with fair housing laws. Placer County has adopted the 2010 California Building Code, including Title 24 regulations of the code concerning accessibility for persons with disabilities. The County has not adopted any additional universal design elements in its building code beyond Title 24 requirements.

In 2008, Placer County adopted Section 17.56.185 into the Zoning Ordinance to establish a formal procedure for persons with disabilities, seeking equal access to housing, to request reasonable accommodation in the application of the County's land use regulations. Persons with disabilities can request reasonable accommodation by submitting an application, which is reviewed by the Planning Director. If the request is made in conjunction with another discretionary approval, such as a use permit, the request is submitted and reviewed concurrently with the application for the discretionary approval. There is no application fee associated with the request for reasonable accommodation.

Conclusions

The reasonable accommodation ordinance allows certain deviations from development standards to accommodate accessibility improvements in existing structures. The ordinance demonstrates the County's efforts to remove governmental constraints to meeting the need for housing for persons with disabilities.

13. Impediments to Affordable Housing Production in the Tahoe Region

Tahoe Regional Planning Agency (TRPA)

The Tahoe Regional Planning Agency (TRPA) was established in 1969 as a Bi-State Compact between California and Nevada and later approved by Congress to oversee development and protect the natural resources of the Tahoe Basin. TRPA's mission is to preserve, restore, and enhance the natural and human environment in the Lake Tahoe basin. The Agency's Regional Plan is the long-term plan for the development of the Lake Tahoe region. In some cases, regulations that further the realization of TRPA's Regional Plan can preempt California and Nevada state law.

TRPA's Code of Ordinances establishes specific regulations and thresholds for, among other things, land use, density, rate of growth, land coverage, excavation, and scenic impacts. These regulations are designed to bring the Tahoe regions into conformance with the threshold standards established for water quality, air quality, soil conservation, wildlife habitat, vegetation, noise, recreation, and scenic resources. However, while these regulations serve to protect and



enhance the Tahoe Basin, they create additional costs and requirements that can constrain development and housing production despite the great need for such housing. TRPA employs some measures to promote affordable housing in the Basin, many of the environmental regulations limit the feasibility of affordable housing projects for lower-income and moderate-income residents.

TRPA is currently (2012) working to update its Regional Plan which is expected to go before the TRPA Board for approval in December 2012. Providing a variety of housing choices around the basin has been identified as a top priority. The current TRPA regulations will be changing when the update is adopted and implemented. Given the need for regulatory consistency between the TRPA RPU and the County's Community Plan, staff has been providing regular feedback and proposing modifications to the Regional Plan Update to address areas of inconsistency related to land use/zoning district designations and development standards.

Placer County also has a strong interest in permitting secondary units on parcels less than one acre in size within the Tahoe Basin. The County is working with TRPA to certify its local government housing program before entering into a Memorandum of Understanding (MOU) between the County and TRPA to allow secondary units on parcels smaller than one acre. Those secondary dwelling units would be deed restricted units as is allowed in the city of South Lake Tahoe. Consideration of the County's request is expected after TRPA adopts its Regional Plan.

Zoning

Overview

Under the previous Regional Plan, Plan Area Statements and Community Plans are the equivalents of a general plan land use designations and zoning districts in TRPA regulations. Each parcel of land within the region was assigned to a Plan Area Statement (PAS) or Community Plan (CP) district. Each of these documents defined the "permissible uses" for the given area. The PAS used "flexible zoning" that often allows a variety of residential uses without requiring rezoning. There are currently 54 PAS and CP areas in the Tahoe Basin portion of Placer County (see Appendix B, Plan Area Statements and Permissible Residential Uses for Tahoe Basin Portion of Placer County).

Placer County is currently updating its Tahoe Basin Community Plans to be consistent with the upcoming Regional Plan. Community Plans replace the Plan Area Statements for the areas within the community plan boundaries, but are required to retain certain features of the plan area statements as set forth in the Regional Plan.

In Placer County, all PAS districts are being replaced with Transect Zone Districts. One of the goals of the Regional Plan Update is to create a more efficient planning system that integrated TRPA requirements into the plans and permits of other government agencies.

Staff has reviewed and considered the RPU policies as they relate to the County's land use planning policy efforts in the Basin. To further ensure consistency between the RPU and the Community Plan Update, staff will work to incorporate RPU policies into the development of the Community Plan policy document where necessary.



TRPAs draft policies create incentives for restoration of sensitive lands and increases the feasibility of “environmental redevelopment.” The RPU proposes to eliminate regulatory barriers to redevelopment of rundown buildings. Current protective policies on land coverage, height, density, combined with the cap of development rights make redevelopment projects infeasible. TRPA is proposing to allow Community Plans that demonstrate environmental improvement to increase building height and density.

Conclusions

TRPA’s current PAS system of land use designations and zoning does not serve as a constraint to affordable housing in the Tahoe Basin. The flexible zoning mechanism provides for a wide range of permissible uses.

TRPA’s RPU vision is for an improved planning and permitting system where all requirements are addressed in coordinated area plans.

Land Coverage Limitations

Overview

Paved areas like roads, parking lots and building (i.e., impervious surfaces) negatively impact water quality in Lake Tahoe. TRPA created rules for land coverage because of the link to the lake’s world-famous clarity.

There are two systems that regulate land coverage in the Lake Tahoe Basin. The Bailey Land Capability Classification System, in place since 1971, regulates land coverage for all uses except single-family housing development. Single-family housing falls under the Individual Parcel Evaluation System (IPES), which was adopted by TRPA under the 1987 Regional Plan.

The Bailey classification system uses a land development capability scoring system that ranges from 1 to 7. Low-capability scores (less suitable for development) range between 1 and 3, and high-capability scores (more suitable for development) range between 4 and 7. The IPES system, used only for vacant residential parcels, uses a land development capability scoring system that ranges between 0 and 1,200, with scores under 726 considered low-capability and above 726 considered high-capability. Landowners are permitted to cover between 1 percent and 30 percent of a parcel’s surface with “base coverage” (structures and parking), depending on the Bailey classification or IPES score.

In addition to the “base coverage”, owners can transfer additional units of land coverage up to a specific maximum based upon the parcel size. This transferred land coverage is purchased either privately or from a land bank in accordance with hydrologic transfer area restrictions. These rules enable coverage to be moved around within a sub watershed, but remain within the cap that was created to protect Lake Tahoe.

In a 1987 Settlement Agreement, TRPA agreed to lower the IPES line from 726 to 1 subject to a number of environmental “safeguards.” These safeguards include requirements to install a water quality monitoring program and retirement of environmentally-sensitive parcels. Currently (2008), every jurisdiction in the Tahoe Basin, with the exception of Placer County, has had its

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IPES line reduced to 1. The stagnation of the IPES line at 726 in Placer County limits the land available for residential development.

TRPA's current land coverage system has made redevelopment of many older properties cost prohibitive. The RPU is proposing an evolution of land coverage regulations to promote the redevelopment of older buildings and improvements to lake clarity. TRPA is proposing to encourage land coverage be relocated to town centers, where greater density, walkability and links to transit are planned. TRPA would also allow excess coverage to be removed and converted to development rights and also allow coverage to be regulated at a neighborhood scale, rather than parcel-by-parcel, if overall coverage and coverage on sensitive lands is reduced.

Conclusions

Land coverage limitations often pose a constraint to the achievement of maximum residential density for multi-family uses but proposed changes in the RPU will help facilitate higher-density development in the basin. The stagnation of the IPES line at 726 limits the land available for residential development and is a constraint on the production of housing in the Tahoe Basin portion of the county.

Density Limitations

Overview

The maximum permissible density for multi-family housing in the Tahoe Basin is currently 15 units per acre. Affordable housing is allowed a 25 percent density bonus (which would allow up to 18.75 units per acre) when the following two specific findings can be made: 1) the project, at the increased density, satisfies a demonstrated need for additional affordable housing; and 2) the additional density is consistent with the surrounding area. Maximum densities are generally not achievable due to other site constraints which limit land coverage availability but may be more achievable with proposed changes to the RPU. Placer County is expected to propose higher densities in its Community Plan Update though this would require an amendment to the RPU in order to be implemented.

Conclusions

Density limits can be a constraint to the production of affordable housing in the Tahoe Basin. Developers of affordable housing often require higher densities to make a project financially feasible. Although density bonuses are available to some affordable housing developments, maximum densities are often not achievable due to other site limitations such as land coverage limitations, height restrictions, and setbacks.

Affordable Housing Incentives

Overview

TRPA has various provisions to reduce the regulations for affordable housing projects. To encourage the development of moderate-income housing, TRPA has developed a Moderate-Income Housing Program, which local jurisdictions must develop in collaboration with TRPA.



In April 2004, the TRPA amended its Regional Plan in an effort to encourage the development of moderate-income housing units in the Tahoe Basin. The TRPA amendments stipulate that multi-residential bonus units be made available to moderate-income housing projects that are designed as transit oriented developments. Additionally, to qualify, local jurisdictions must deed restrict eligible moderate-income units in perpetuity.

On July 27, 2005 the TRPA Governing Board certified the Moderate Income Housing Program Plan submitted by the former Redevelopment Agency. The adopted plan allows the County to provide an incentive to developers to create moderate-income (80 percent of the county median income) and very low income (50 percent of the county median income) housing projects in the Tahoe Basin. This program qualifies moderate-income projects for “bonus units” which are equivalent to an allocation and which would otherwise need to be purchased on the market or transferred from another project. New, affordable low and very-low income housing units are exempt from development allocations.

Conclusions

While TRPA regulations create constraints on the production of housing, low-income housing projects have fewer, yet still significant, restrictions. Regulations on moderate-income housing are more restrictive. TRPA also has various provisions to promote the production of moderate-income housing units. Placer County does not have any authority to change the TRPA regulatory environment but can work with TRPA to implement changes to remove barriers to production of affordable housing in the basin.

14. Local Efforts to Remove Barriers

Placer County continues to work with TRPA to modify policies that are negatively impacting the creation of affordable housing such as restrictions on the construction of secondary dwelling units. County staff will also continue to be involved in the ongoing TRPA Regional Plan update. The Draft RPU, Policy HS-3.1 states:

TRPA shall regularly review its policies and regulations to remove identified barriers preventing the construction of necessary affordable housing in the region. TRPA staff will work with local jurisdictions to address issues including, but not limited to, workforce and moderate income housing, secondary residential units and long term residency is motel units in accordance with the timeline outlined in the Implementation Element.

The County will also continue to implement the employee housing requirements established on new commercial developments in the Tahoe region.

B. Potential Non-Governmental Constraints

The availability and cost of housing is strongly influenced by market forces over which local governments have little or no control. Nonetheless, State law requires that the Housing Element contain a general assessment of these constraints, which can serve as the basis for actions to offset their effects. The primary non-governmental constraints to the development of new housing



in Placer County can be broken into the following categories: availability of financing, development costs, and community sentiment.

1. Availability of Financing

For credit-worthy projects, residential construction loan rates are currently (2012) extremely low. However, since interest rates reflect deliberate monetary policy selected by the Federal Reserve Board, it is not possible to forecast what will happen to interest rates during the upcoming Housing Element planning period, but rates are not expected to drop from the historic lows of today (2012). If interest rates rise, not only will it make new construction more costly (since construction period loans are short term and bear a higher interest rate than amortized mortgages), but it will also lower the sales price that buyers can afford to pay.

Mortgage interest rates are also currently (2012) historically low. This makes it easier for households to finance house purchases. However, due to the recent collapse of the “sub-prime” mortgage market, loan qualification standards are considerably stricter and the availability of financing is considerably reduced. As a note, in the calculations for the ability to pay for housing examples shown earlier in this document, a seven-percent interest rate was used to accommodate a potential increase in interest rates in the future. Recent changes in the mortgage industry also require larger down-payments when purchasing a home.

2. Development Costs

Land Costs

Costs associated with the acquisition of land include both the market price of raw land and the cost of holding the property throughout the development process. Land acquisition costs can account for over half of the final sales price of new homes in very small developments and in areas where land is scarce.

Raw land costs vary substantially across the county based on a number of factors and due to the collapse of the housing market, prices are down considerably from the peak of the market several years ago. The main determinants of land value are location, proximity to public services, zoning, and parcel size. Land in a desirable area that is zoned for residential uses will likely be more valuable than a remote piece of land that is zoned for agricultural uses.

As properties begin to get closer to existing development with zoning regulations that allow for more dense development, the typical sale price per acre increases. Based on market data, pure agricultural values appear to be between \$6,000 and \$8,000 per acre. For buildable parcels, sale prices typically range from \$20,000 to \$30,000 per acre depending on property attributes and if utilities available.

Land within spheres of influence typically sells within the \$27,000 to \$40,000 per acre range. Recent land sales (2009-2012) put approved, but unimproved lots selling in the \$16,000 to \$20,000 range (down from \$50,000 at the height of the market in 2005-06). Ready-to-build lots in subdivisions have been selling for between \$60,000 and \$100,000 per lot (2012).



Based on a small sample of properties listed for sale in the Tahoe Basin, raw land was listed for around \$800,000 per acre, and some entitled lots were listed at nearly \$2 million dollars for a 5,000 square foot subdivided lot.

Construction Costs

Construction costs vary widely depending on the type, size, and amenities of the development. According to Placer County Supervising Building Inspector Ken Sibley, the average construction costs in Placer County in 2012 are approximately \$100 to \$135 per square foot.

In the Tahoe Basin portion of Placer County, construction costs are somewhat greater. A developer with experience building affordable housing in the Tahoe Basin estimated that construction costs are currently (2012) between \$125 and \$175 per square foot in the Tahoe Basin. This cost does not include land cost, fees, and entitlement costs—all of which cost significantly more in the Tahoe Basin than in other areas of the county.

The competition for labor and materials during the housing boom ending in 2005 caused an increase in labor and material costs; however, this competition has now diminished with the recent decline in the housing market, causing labor costs to drop and material prices to stabilize. While the economy is now beginning to recover from the recession, a study by McGraw-Hill Construction shows that 69 percent of architect, engineer, and contractor professionals expect workforce shortages in the next three years. The downturn in construction activity caused many workers to leave the profession and few of these workers are expected to return.

High construction costs coupled with high land costs make it difficult for private sector developers to provide housing for lower-income residents. Subsidies, incentives, and other types of financial assistance are available to private sector developers to bridge the gap between actual costs of development and the sale price of affordable housing.

Total Housing Development Costs

As shown in Table 68, the total of all housing development costs discussed above for a typical entry-level single-family home (1,500 square feet) in the unincorporated county is roughly \$258,000 including site improvements, construction costs, fees and permits, and land costs.

TABLE 68 ESTIMATED SINGLE-FAMILY HOUSING DEVELOPMENT COSTS Placer County 2012	
Type of Cost	Amount
Land Costs (one acre)	\$25,000
Site Improvement Costs	\$15,000
Total Construction Cost	\$176,250
Total Development Impact Fees	\$41,788
Total Housing Development Costs	\$258,038

Source: Placer County, 2012.

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**TABLE 69
ESTIMATED MULTIFAMILY HOUSING DEVELOPMENT COSTS
Placer County
2012**

Type of Cost	Amount
Land Costs	\$25,000
Site Improvement Costs	\$20,000
Total Construction Cost (1,000 ft. at 125/sf)	125,000
Total Development Impact Fees	\$29,688
Total Housing Development Costs	\$199,688

Source: Placer County, 2012.

3. Community Sentiment

Community attitude toward housing can play a crucial role in determining the type and cost of housing that will be built. While there is a general recognition of the need for more affordable housing in Placer County’s communities, during the Housing Element workshops, meetings, and hearings, some residents voiced a concern about the design incompatibility of many affordable housing projects. Some community members perceive the concentration of affordable, high-density housing as a potential for the development of slums. Applying local design guidelines and standards can help lessen the public’s negative perceptions of affordable housing.

Developers of potentially controversial housing complexes can deal with opposition by addressing legitimate community concerns regarding the type of housing, noise, traffic, and the impact that the proposed development will have on County services. A key to successfully obtaining development approvals is to obtain the support of local community groups and organizations. Involving the community in the early phases of the project is essential for creating the basis for cooperation and constructive participation in the planning process.

SECTION IV: EVALUATION

A. Housing Accomplishments

1. 2007 to 2012 Accomplishments

One important step that the County has undertaken to provide greater housing opportunities is the approval of the Placer Vineyards Specific Plan in July 2007. The Placer Vineyards Specific Plan will guide development of approximately 5,230 acres of land located in the southwest corner of Placer County approximately 15 miles north of the City of Sacramento. The project will include 14,132 dwelling units. An application was received in October 2012 to revise the Specific Plan to allow for 21,631 dwelling units.



Placer County has adopted the Sacramento Area Council of Government’s (SACOG) Affordable Housing Compact. The SACOG compact provides for voluntary production standards that the County applies to Specific Plan projects. At least 10 percent of all new housing construction should meet an affordability standard. The 10 percent goal is guided by the following rules:

- At least 4 percent of all new housing construction will be affordable to very low-income families.
- At least 4 percent of all new housing construction will be affordable to low-income families.
- Up to 2 percent of the 10 percent goal could be met by housing affordable to moderate-income families.

Placer Vineyards’ 1,372 affordable units (2,122 units if proposed Specific Plan amendment is approved) must be developed concurrent with market rate units or upon established triggers for construction as set forth in the development agreement.

There are two additional Specific Plans that have been approved since 2007. The 506-acre Riolo Vineyards Specific Plan proposal includes a maximum of 933 residential units consisting of low, medium, and high density development as well as rural and agricultural residences in the Dry Creek area of Western Placer County. This project has an affordable housing component of 93 units. The Specific Plan was approved by the County in 2009.

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

Workforce Housing

An employee housing ordinance was drafted in 2003 but has not been adopted. The County requires residential and commercial projects in the Tahoe-Sierra region to comply with the Housing Element Policy C-2. New projects in the Sierra Nevada and Lake Tahoe areas are required to mitigate potential impacts to employee housing by housing 50 percent of the full-time equivalent employees (FTEE) generated by the development.

Placer County has required resorts to provide or finance workforce housing since 1992. But the policy allows resorts to pay in-lieu fees that are insufficient to develop housing. The proposed ordinance would extend requirements to other types of development around Lake Tahoe and close the existing loopholes by indexing in-lieu fees to inflation. Commercial, industrial, recreational, resort, and office developments that generate fewer than five full-time equivalent employees are exempt, as are renovation projects where the building size, the number of dwelling units or the number of employees is not increased. An in-lieu fee and dedication of land are options available to certain project types.

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Several workforce housing projects have been approved in the Lake Tahoe region. Sawmill Heights, a 96-unit affordable housing development with 240 bedrooms was built at the Northstar development as part of the ski resort's expansion project. The County Housing Trust Fund loaned \$350,000 to Northstar Community Housing for deeper targeting to restrict 12 units to low-income affordability. The employee housing development which opened in late-2006 is located off of Highway 267 at Northstar Drive. The County recently forgave its loan to the project and the affordability restriction was extended for an additional 35 years until 2061.

Hopkins Ranch, currently under construction, will provide 50 affordable duplex-style units in Martis Valley. The units are being constructed to meet the affordable housing conditions associated with the Martis Camp housing and golf course development.

One project in the entitlement stage, the Squaw Valley Specific Plan, is expected to have a significant workforce housing requirement. The specific plan proposes a recreation-based, all-season resort community consisting of 1,335 residential and guest accommodation units and commercial space to be built in four phases over a 12 to 15 year period. The workforce housing obligation for the project has not been determined as of yet.

Children's Shelter

The County has shown continual dedication to meeting the needs of families. In late-March 2008, the County opened its new state-of-the-art Children's Emergency Shelter and Health Center in North Auburn. It replaced the county's existing Children's Receiving Home for children who have been abused or neglected. The new Children's Emergency Shelter on 3.6 acres includes an administration building, the residential and common living spaces of the shelter, an education building, and gymnasium, as well as outdoor recreation areas. Total project cost was \$11.5 million and included \$300,000 from the Housing Trust Fund.

Emergency Shelters/Transitional Housing

The County updated its Zoning Ordinance to bring the Code into compliance with State housing law for emergency shelters, transitional housing, single-room occupancy residential units, and supportive housing. The amendments established definitions for each, identified appropriate zoning districts where these uses are allowed, and development standards that apply to the units.

Farmworker Housing

The County amended the Zoning Ordinance to ensure that permit processing procedures for farmworker housing do not conflict with Health and Safety Code Section 17021.6. Agricultural farm employee housing is now an allowed use in the Residential-Agricultural (RA), Residential Forest (RF), Agricultural Exclusive (AE), Farm (F), Forestry (FOR), and Open Space (O) zone districts.

Community House of Kings Beach (Mental Health and Support Services)

The Placer County Board of Supervisors recently (October 2012) committed \$500,000 in State funding to support the Community House of Kings Beach, a proposed drop-in center for mental



health and support services. The funds will help finance the purchase and renovation of a former motel and residence at 265 Bear Street in Kings Beach by the Community House of Tahoe Truckee Community Foundation. The property will be turned into a community center that will house the project's three main partners: the Tahoe Safe Alliance, North Tahoe Family Resource Center, and Project MANA. The center also will provide desks for other service providers, four individual counseling rooms, a children's therapy area, and designated space for family team meetings.

The County Health and Human Services Department estimates the community center will serve about 3,000 people annually. The \$500,000 will come from funds Placer County receives from the State under the California Mental Health Services Act (MHSA). In a plan approved by the state in 2009, Placer County identified a community center committed to providing mental health and other services at North Lake Tahoe as a proposed use of MHSA funds earmarked for capital facility and technology projects.

2. On-Going Efforts

Several housing policies are already in effect in Placer County to create affordable housing, and others are being considered.

Interagency cooperation is an absolute imperative to increase the supply of affordable housing in the Tahoe basin. Placer County continues to collaborate with the Tahoe Regional Planning Agency to modify policies that are negatively impacting the creation of affordable housing in the Tahoe Basin. TRPA is currently (2012) working to update its Regional Plan which is expected to go before the TRPA Board for approval in December 2012. Providing a variety of housing choices around the basin has been identified as a top priority. Coordinating policy integration between TRPA's planning efforts and County plans will be ongoing.

Placer County has begun the process of updating its Tahoe Community/General Plans. The County's Update is being coordinated with the Tahoe Regional Planning Agency's Regional Plan Update. Land Use, Housing, Circulation, Conservation, Open Space, Noise, and Safety. Community Plans within the Tahoe Basin must be consistent with the TRPA Regional Plan.

Housing Preservation and Construction

Affordable housing developers (private for-profit and non-profit companies) can play a significant role in assisting the County to meet its affordable housing objectives. Prior to dissolution, the Redevelopment Agency currently had \$2 million of Housing Set-Aside funds available to loan to affordable housing developers in western Placer County. New construction, rehabilitation and/or acquisition projects were eligible. Four projects were funded using Set-Aside funding. USA Properties has been offered assistance to construct the Quartz Ridge project, a 64-unit affordable housing project on County-owned land in North Auburn. AMIH was given funds to rehabilitate a group home in the City of Rocklin. Habitat for Humanity also received funding to help construct two homes within the City of Rocklin.



Placer County supports homeownership through the First Time Homebuyer Down Payment Assistance Program. Since the program was adopted in 2000, the County has provided financial assistance to 57 low-income homeowners to purchase homes in the county. The County supports investment in the existing housing stock through the County's Housing Rehabilitation Program.

The former Redevelopment Agency provided financial assistance to DOMUS to construct 77 affordable housing units on five sites in Kings Beach. Funding included \$7,918,300 in redevelopment monies, \$2 million in HOME funds applied for by the County on behalf of the applicant, and a \$3,314,400 Infill Infrastructure Grant also applied for by the County. The majority of the remainder of funding necessary to construct the project was from Tax Credits.

The County continues to apply for Federal and State housing funds to continue its housing rehabilitation programs. The County received \$500,000 in CDBG funds to be used for housing rehab loans in Kings Beach and a \$289,000 grant for housing rehab loans in Sheridan.

Seniors First is a private, non-profit corporation that provides health and safety repair services to elderly/disabled households free of charge recently received \$45,000 in County funding. Services are provided to very low-, low-, and moderate-income seniors, and very low-, low-, and moderate-income disabled people who are owner-occupants of these residences in the unincorporated areas of Placer County. Services cannot exceed \$1,300.

B. Review of Existing (2008) Housing Element

The following section reviews and evaluates the County's progress in implementing the 2008 Housing Element. It reviews the results and effectiveness of policies, programs, and objectives for the previous Housing Element planning period. Table 70 and Table 71 provide an evaluation of the 2008 Placer County Housing Element's policies and implementation programs.



**TABLE 70
EVALUATION OF 2008 PLACER COUNTY HOUSING ELEMENT POLICIES**

Policies	Status	Evaluation	Recommendation
A-1	Ongoing	The County will analyze requiring minimum densities in areas designated for multi-family housing development.	Retain policy
A-2	Ongoing	Current County policy, but consistent review is necessary.	Retain policy
A-3	Ongoing	Specific Plans and other large projects are encouraged to provide a mix of housing types.	Retain policy
A-4	Ongoing	Strategic planning is needed to allow for mixed-use development in appropriate areas of the County. The County has proposed creation of a "mixed-use" zone district that would allow for higher density residential development.	Modify policy to focus on multi-family development. Combine with Policy A-7.
A-5	Incomplete	This program has not been accomplished.	Retain policy
A-6	Ongoing	This is and has consistently been County policy.	Retain policy
A-7	Ongoing	This is and has consistently been County policy.	Retain policy
A-8	Ongoing	This is and has consistently been County policy. The Landscape Design Guidelines are currently being updated.	Retain policy
B-1	Ongoing	The County gives priority to affordable housing projects for both planning and building permit	Retain policy

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**TABLE 70
EVALUATION OF 2008 PLACER COUNTY HOUSING ELEMENT POLICIES**

	Policies	Status	Evaluation	Recommendation
	component.		reviews.	
B-2	The County shall consider the appropriateness of County-owned surplus land for affordable housing. If found appropriate for housing, the County may lease, sell or grant such property to facilitate the construction of affordable housing.	Ongoing	County-owned surplus land, particularly at the DeWitt complex in North Auburn, may be suitable for affordable housing. A proposed master plan for the DeWitt complex is an opportunity to designate parcels for high-density affordable housing.	Retain policy
B-3	The County shall continue to apply for funds from the State and Federal government to construct and preserve affordable housing.	Ongoing	The County continues to pursue housing programs and funding which are available at the State and Federal levels.	Retain policy
B-4	The County shall require housing for low-income households that is to be constructed on-site in a new residential project to be dispersed throughout the project to the extent practical given the size of the project and other site constraints.	Ongoing	This is current County policy and has been implemented at several developments including the Lariat Ranch subdivision in North Auburn.	Retain policy
B-5	Affordable housing produced through government subsidies and/or through incentives or regulatory programs shall be distributed throughout the County and not concentrated in a particular area or community.	Ongoing	Affordable housing tends to be concentrated in North Auburn and Kings Beach primarily due to their former status as Redevelopment areas. Siting is limited due to infrastructure constraints. Affordable housing shall be integrated into Community Plans.	Retain policy, but modify to address infrastructure constraints.
B-6	The County shall require low-income-housing units in density bonus, or other projects that may be required to provide affordable housing, to be developed in a timely manner with the market-rate units in the project to avoid delaying the construction of the affordable units to the end of the project.	Ongoing	This is current County policy. For Specific Plan projects, the construction of affordable units is typically spelled out in Development Agreements and must be built as specified development milestones are reached.	Retain policy
B-7	The County shall facilitate expanded housing opportunities that are affordable to the workforce of Placer County.	Ongoing	The County has completed a draft employee housing ordinance that has not been adopted. In the meantime, the policy is being applied to residential and non-residential projects in the Tahoe area.	Retain policy

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**TABLE 70
EVALUATION OF 2008 PLACER COUNTY HOUSING ELEMENT POLICIES**

Policies	Status	Evaluation	Recommendation
B-8 The Redevelopment Agency shall utilize at least 20 percent of all tax increment proceeds for low-income housing, in accordance with State law. Furthermore, a portion of all units built in the redevelopment area shall be affordable to very low-, low- and moderate-income households, as required by State law.	Discontinued	The Redevelopment Agency was dissolved in February 2012.	Discontinue policy
B-9 For residential projects outside of a specific plan area where more than 10 percent of the units are affordable to very low-income households, or 20 percent are affordable to low-income households, or 30 percent are affordable to moderate-income households, 100 percent of the development-related fees over which the County has direct control shall be waived.	Ongoing	This fee reduction policy is utilized as opportunity arises.	Retain policy
B-10 On a case-by-case basis, when evaluating possible reductions in development standards to encourage affordable housing, the County shall also consider public health, safety, and other important standards such as adequate open space in developments.	Ongoing	This has consistently been County policy.	Retain policy
B-11 The County shall continue efforts to streamline and improve the development review process, and to eliminate any unnecessary delays in the processing of development applications.	Ongoing	The County consistently looks for ways to streamline the permitting and development review process. The County's permit tracking software has been extremely helpful in coordinating County approvals and will allow for future electronic filing of permits by the public.	Retain policy. Move to Section A.
B-12 The County shall continue to give highest priority in the development review process to senior housing, very low-, low-, and moderate-income housing projects.	Ongoing	The County gives priority to affordable housing projects for both planning and building permit reviews.	Remove, repeat of Policy B-1
B-13 The County shall continue to implement the following incentive programs for the construction of affordable housing: Allow second residential units with single-family residences; Allow mobile homes and manufactured housing in all residential zoning districts;	Ongoing	These policies have resulted in a number of affordable housing units and will be continued.	Retain policy

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**TABLE 70
EVALUATION OF 2008 PLACER COUNTY HOUSING ELEMENT POLICIES**

Policies	Status	Evaluation	Recommendation	
Allow "hardship mobile homes" as second residential units in residential and/or agricultural zones; and, Allow relief from parking standards and other specified development standards on developments for seniors and for low and very low-income residents.				
B-14	To preserve homeownership and promote neighborhood stability, the County shall attempt to alleviate individual and community issues associated with foreclosures.	Ongoing	This is handled through code enforcement.	Retain policy
B-15	The County shall require that any privately-initiated proposal to amend a General Plan or Community Plan land use designation of Agricultural/Timberland, Resort and Recreation, Open Space, General Commercial, Tourist/Resort Commercial, or Business Park/Industrial to a land use designation of Residential or Specific Plan shall include an affordable housing component subject to approval by County and/or comply with any adopted County affordable housing program.	Ongoing	An affordable housing program has not been adopted. Applicants are required to provide an affordable housing component with the noted land use designation changes.	Retain policy
B-16	The County currently requires 10 percent of residential units in specific plans be affordable (4 percent very-low, 4 percent low, 2 percent moderate). On a case-by-case basis, the County shall consider allowing developers that provide extremely low-income units to reduce the required percentage of other affordable units.	Ongoing	This policy has been in place but not yet utilized by any developers.	Retain policy
C-1	The County shall encourage the Tahoe Regional Planning Agency (TRPA) to: (a) strengthen the effectiveness of existing incentive programs for the production of affordable housing in the Lake Tahoe Region and (b) change its regulations to permit second residential units.	Ongoing	County staff is working with TRPA and other jurisdictions on an update to the Tahoe Basin Regional Plan. Additional measures to encourage affordable housing production are being considered. The County is also seeking to allow secondary units on parcels less than one-acre in size.	Retain policy
C-2	The County shall require new development in the Sierra Nevada	Ongoing	This is current County policy. An in-lieu fee has	Modify policy

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**TABLE 70
EVALUATION OF 2008 PLACER COUNTY HOUSING ELEMENT POLICIES**

Policies	Status	Evaluation	Recommendation	
<p>and Lake Tahoe areas to provide for employee housing equal to at least 50 percent of the housing demand generated by the project. If the project is an expansion of an existing use, the requirement shall only apply to that portion of the project that is expanded (e.g., the physical footprint of the project or an intensification of the use).</p> <p>Employee housing shall be provided for in one of the following ways:</p> <ul style="list-style-type: none"> • Construction of on-site employee housing; • Construction of off-site employee housing; • Dedication of land for needed units; and/or • Payment of an in-lieu fee. 		<p>not been determined. Therefore, applicants have been required to build the employee housing. An affordable housing 'bank' has been considered but not implemented.</p>		
C-3	<p>The County shall work with the Tahoe Regional Planning Agency (TRPA) to encourage the construction of larger units (i.e., three or more bedrooms) for families in the Kings Beach area.</p>	Ongoing	Incomplete.	Delete policy. No longer applicable since the Regional Plan Update is complete.
D-1	<p>The County shall continue to make rehabilitation loans to low-income households from its CDBG program revolving loan funds.</p>	Ongoing	This program is now being managed by the Planning Division.	Repetitive with Policy D-2
D-2	<p>The County shall continue to apply for CDBG, HOME, and other similar State and Federal funding for the purpose of rehabilitating low-cost, owner-occupied, and rental housing. Additionally, the County shall seek to obtain additional Section 8 Housing Choice Vouchers.</p>	Ongoing	The Planning Division will continue to apply for funding from State and Federal sources. The Housing Authority will seek to obtain additional Section 8 vouchers.	Modify policy to remove reference to Section 8, since this is covered in Policy D.7.
D-3	<p>The County shall discourage the conversion of mobile home parks to other types of housing and to other land uses except where the living conditions within such parks are such that an alternative land use will better serve the community and/or the residents of the mobile home park or the conversion results in</p>	Ongoing	This has consistently been County policy.	Retain policy

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**TABLE 70
EVALUATION OF 2008 PLACER COUNTY HOUSING ELEMENT POLICIES**

	Policies	Status	Evaluation	Recommendation
	the replacement of such affordable housing.			
D-4	The County shall require the abatement of unsafe housing conditions while giving property owners adequate time to correct deficiencies.	Ongoing	This is standard procedure for the Placer County Code Enforcement division.	Retain policy
D-5	The County shall allow the demolition of existing multi-family units only when a structure is found to be substandard and unsuitable for rehabilitation.	Ongoing	This has consistently been County policy.	Retain policy
D-6	The County shall support efforts to convert mobile home parks where residents lease their spaces to parks where residents own their spaces.	Ongoing	No opportunities have been realized to further this program.	Retain policy
D-7	The County shall continue to provide Section 8 Housing Choice Voucher assistance to eligible households and pursue funding for additional vouchers.	Ongoing	This program is managed by the Housing Authority.	Retain policy, but move to Section B.
D-8	The County shall allow dwellings to be rehabilitated that do not meet current lot size, setback, or other current zoning standards, so long as the non-conformity is not increased and there is no threat to public health and/or safety.	Ongoing	This has consistently been County policy.	Retain policy
D-9	The County shall adhere to State law requiring tenant notice and landlord relocation assistance in cases of demolition of multi-family housing.	Ongoing	The County continues to monitor multi-family residential demolitions to ensure compliance with State laws.	Retain policy
D-10	The County shall adhere to the requirements of State law regarding mobile home conversions.	Ongoing	The County continues to monitor conversions of mobile home parks to ensure compliance with State laws.	Retain policy
D-11	The County's Code Enforcement Officers shall continue to work with property owners to preserve the existing housing stock.	Ongoing	This is standard procedure for the Placer County Code Enforcement division.	Retain policy
E-1	The County shall strive to preserve all at-risk dwelling units in the unincorporated County.	Ongoing	The County continues to monitor at-risk dwelling units and seeks ways to provide for permanent affordability.	Retain policy
E-2	The County shall require at least two years notice prior to the	Ongoing	As the first agreement nears end in 2014, the	Retain policy

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TABLE 70
EVALUATION OF 2008 PLACER COUNTY HOUSING ELEMENT POLICIES

Policies	Status	Evaluation	Recommendation
conversion of any deed-restricted affordable units to market rate in any of the following circumstances: The units were constructed with the aid of government funding; The units were required by an affordable housing program; The project was granted a density bonus; and/or The project received other incentives. Such notice will be given, at a minimum, to the California Department of Housing and Community Development (HCD), the Placer County Housing Authority, the Placer County Redevelopment Agency, and the residents of at-risk units.		County needs to analyze the cost of keeping the units as affordable and take measures to ensure continued affordability.	
F-1 The County shall encourage the development of housing for seniors, including congregate care facilities.	Ongoing	A number of senior care facilities have been approved in recent years including the Timberline project in North Auburn consisting of nine two- and three-story independent living buildings, 72 villa duplexes, 68 detached villas, two independent living buildings, and four retirement "common buildings" that in total equal 780 living units.	Retain policy
F-2 County policies, programs and ordinances shall provide opportunities for persons with disabilities to reside in all neighborhoods.	Ongoing	A Reasonable Accommodation Ordinance was adopted in 2008.	Retain policy
F-3 The County shall reduce parking requirements for special needs housing if a proponent can demonstrate a reduced parking need.	Ongoing	This has consistently been County policy.	Retain policy
F-4 In accordance with the Reasonable Accommodation Ordinance, the County shall continue to streamline County procedures related to accessibility and adaptability of housing for persons with disabilities.	Ongoing	The County continues to implement the Reasonable Accommodation Ordinance. The requirement to notify nearby property owners of a RA request should be revisited for potential deletion.	Modify policy
F-5 The County shall continue to facilitate efforts of individuals, private organizations, and public agencies to provide safe and	Ongoing	A farmworker housing Zoning Text Amendment was approved in 2012.	Retain policy. Combine with Policy F-6.

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**TABLE 70
EVALUATION OF 2008 PLACER COUNTY HOUSING ELEMENT POLICIES**

Policies	Status	Evaluation	Recommendation
adequate housing for farmworkers.			
F-6 The County shall support appropriate amounts of farmworker and farm family housing in agriculturally-zoned areas where it promotes efficiency in the farming operation and has minimal impact on productive farmland.	Ongoing	A farmworker housing Zoning Text Amendment was approved in 2012.	Retain policy. Combine with Policy F-5.
F7 The County shall continue to implement the incentive programs for senior housing, including the density bonus ordinance and priority processing.	Ongoing	This is and has consistently been County policy.	Retain policy
G-1 The County shall continue to support emergency shelter programs, such as the Gathering Inn, that provide shelter in centralized locations, which are accessible to the majority of homeless persons in the County.	Ongoing	The County should consider additional ways to support the Gathering Inn or other shelter programs operating within Placer County.	Expand policy
G-2 The County shall continue to assist various non-profit organizations involved with emergency shelter(s) and other aids to homeless persons.	In Progress	The County and its partners' efforts are aimed at preventing homelessness through housing, services and support.	Follow Ten Year Homelessness Plan
G-3 The County shall assess the system-wide delivery of services and expenditures aimed at assisting those who are homeless to ensure that funding is appropriated judiciously and local efforts are not duplicated.	Ongoing	Delivery of services was examined while creating the Ten-Year Plan to End Homelessness in Placer County (2004).	Follow and Update the Ten Year Homelessness Plan
G-4 The County shall continue to work with local organizations at the community level through the Continuum of Care strategy to address homelessness and associated services issue, which may include a homeless crisis intake center to better assist those who wish to move from homelessness to self-sufficiency.	In Progress	Placer County participates in the Placer Consortium on Homelessness and Affordable Housing. A Ten-Year Plan to End Homelessness in Placer County was initiated in 2004.	Retain policy
H-1 The County shall require that all new dwelling units meet current State requirements for energy efficiency, and encourage developers to exceed Title 24 requirements. Retrofitting of existing units shall be encouraged.	Ongoing	This is and has consistently been County policy.	Retain policy
H-2 The County shall promote land use patterns that encourage energy efficiency, to the extent feasible.	Ongoing	Energy efficiency issues are addressed in Specific Plan, CEQA documents and during project review	Retain policy

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**TABLE 70
EVALUATION OF 2008 PLACER COUNTY HOUSING ELEMENT POLICIES**

Policies		Status	Evaluation	Recommendation
H-3	The County shall provide incentives, such as streamlined and expedited approval processes, for housing built using green building standards.	Incomplete	and permitting. This has not been completed. Green building elements have been incorporated into the new CA State Building Code.	Remove policy
H-4	The County shall continue to implement provisions of the Subdivision Map Act that require subdivisions to be oriented for solar access, to the extent practical.	Ongoing	The County reviews solar access issues during the project review and permitting process.	Retain policy
I-1	The County shall promote housing opportunities for all persons regardless of race, religion, color, ancestry, national origin, sex, disability, family status, income, sexual orientation, or other barriers that prevent choice in housing.	Ongoing	This is and has consistently been County policy.	Retain policy
I-2	The County shall promote the enforcement of the policies of the State Fair Employment and Housing Commission.	Ongoing	This is and has consistently been County policy.	Retain policy
J-1	The County shall continuously work to improve the day-to-day implementation of Housing Element programs.	Ongoing	This is and has consistently been County policy.	Retain policy

Source: Placer County, 2012.

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**TABLE 71
EVALUATION OF 2008 PLACER COUNTY HOUSING ELEMENT PROGRAMS**

Programs	Status	Evaluation	Recommendation
A-1	As part of a General Plan update or amendment, and as part of each community plan update, the County shall review land use patterns, existing densities, the location of job centers, and the availability of services to identify additional areas that may be suitable for higher density residential development to ensure that a sufficient supply of residentially-zoned land is available to achieve the County's housing objectives.	Ongoing	The County continues to evaluate land uses when updating Community Plans to ensure a sufficient supply of residentially-zoned land. The County expects to begin a comprehensive update to the General Plan in 2013. Two Community Plan updates are currently underway: Tahoe Basin and Sheridan. The Granite Bay Community Plan was adopted in February 2012 but did not change land use.
A-2	The County shall amend land use regulations and development standards (e.g., Department of Public Works and Fire Department regulations) where feasible to remove unnecessary impediments to and reduce the cost of the production of housing.	Incomplete	This program has not been accomplished.
A-3	The County shall periodically review and update, as necessary, the Public Facilities and Services Element of the General Plan, which is a strategy for extending services and facilities to areas that are designated for residential development but do not currently have access to public facilities.	Planned	Element to be updated during General Plan Update starting in 2013.
A-4	The County shall create a mixed-use zoning overlay district and prepare related design guidelines. The County shall also adopt incentives for residential development that is part of a mixed-use project, including but not limited to relaxed development standards, reduced parking requirements, and expedited development review procedures.	Planned	Not adopted. Anticipated to be part of General Plan Update.
A-5	The County shall create an infill development overlay district and prepare related guidelines that allow flexibility in lot sizes, building height, setbacks, site planning, parking requirements, and other development standards to encourage high-density and affordable housing in proximity to transit services.	Planned	Not adopted. Anticipated to be part of General Plan Update or a separate Zoning Text Amendment.

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**TABLE 70
EVALUATION OF 2008 PLACER COUNTY HOUSING ELEMENT POLICIES**

Policies	Status	Evaluation	Recommendation
<p>A-6 To facilitate development of infill projects, the County shall adopt an Infill Incentive Ordinance to assist developers in addressing barriers to infill development. Incentives could include, but are not limited to, modifications of development standards, such as reduced parking, increased building height, reduced street width, and relaxed setback requirements to accommodate smaller or odd-shaped parcels; waivers or deferrals of certain development fees, helping to decrease or defer the costs of development; or direct grants from the County.</p>	Planned	Not adopted. Anticipated to be part of General Plan Update.	Delete program. This would be accomplished through a new mixed-use zone (Program A-4).
<p>A-7 Due to the loss of multi-family sites to single-family construction, the County shall adopt a Zoning Ordinance amendment to set a minimum density standard for single-family homes in the Multi-Family Residential (RM) zoning district, and prohibit the development of single-family homes in the zoning district unless built to the new minimum density.</p>	Planned	Not implemented. Anticipated to be part of General Plan Update.	Retain program
<p>A-8 The County shall conduct a nexus study to analyze impact fees and planning-related fees associated with residential and non-residential development. The County shall determine whether or not the fees collected in the county are appropriate and fair. In conducting the study, the County shall compare Placer County's fee structure with fees collected in other nearby jurisdictions.</p>	Ongoing	The County periodically reviews fees to assure the fee schedule is in line with fees charged by nearby jurisdictions.	Retain program
<p>B-1 The County shall evaluate all County-owned surplus land to determine its suitability for workforce and affordable housing. This evaluation should include the identification of appropriate entities to hold or acquire such land. The County shall also identify a process for transferring the properties to these entities, including procedures for land exchanges if sites more suitable for affordable and workforce housing are to identified.</p>	Ongoing	County-owned sites have been included on the vacant land inventory.	Retain program

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**TABLE 70
EVALUATION OF 2008 PLACER COUNTY HOUSING ELEMENT POLICIES**

Policies	Status	Evaluation	Recommendation
Affordable housing developed under this program shall have 55-year affordability covenants for multi-family rental units and 45-year affordability covenants for ownership units.			
B-2 The County shall partner with existing non-profit and for-profit corporations that are interested and able to construct and manage workforce and affordable housing. The County may provide technical and/or financial assistance, such as, site identification, site acquisition, and identification of subsidy sources including HOME funds, CDBG monies, fee waivers, and permit processing.	Ongoing	Before its dissolution, the Redevelopment Agency selected USA Properties Fund to construct a 64-unit affordable housing project on County-owned land in North Auburn. The developer is seeking low income housing tax credits in order to build the project.	Retain program
B-3 The County shall amend engineering standards and the subdivision and zoning ordinances to allow flexibility in certain development standards as incentives for affordable housing developments. The County shall ensure that adjusting development standards for affordable housing does not result in lower quality housing or higher replacement or maintenance costs in the future. The County shall consider site and potential occupancy characteristics when amending development standards.	Ongoing	Anticipated to be part of General Plan Update.	Retain program
B-4 The County shall use the density bonus ordinance to encourage rental and for-sale housing. Developments with more than four units that provide at least 20 percent of the units as affordable to low-income households or 10 percent of the units as affordable to very low-income households may be eligible for a density bonus of 25 percent. As a condition of approval for the density bonus, the units must remain affordable for at least 30 years. The County shall promote the benefits of this program to the development community by posting information on their web page and creating a handout to be distributed with land development applications.	Ongoing	Several density bonus projects have been approved in recent years including Ridgeview Villas, Terracina Oaks, and Atwood Village.	Retain program

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Policies	Status	Evaluation	Recommendation
<p>B-5 The County shall adopt a resolution waiving 100 percent of the application processing fees for developments in which 10 percent of the units are affordable to very low-income households, 20 percent of the units are affordable to low-income households, or 30 percent of the units are affordable to moderate-income households. Additionally, the County shall evaluate waiving environmental review staff time charges for projects containing affordable housing units. To be eligible for fee waiver, the units shall be affordable by affordability covenant. The waiving or reduction of service mitigation fees may also be considered when an alternative funding source is identified to pay these fees.</p>	Incomplete	Resolution in draft form, not adopted.	Retain program
<p>B-6 Consistent with State law, twenty percent of the tax increment funds accruing to the Redevelopment Agency shall be directed to affordable housing.</p>	Discontinued	<p>Redevelopment was dissolved in February 2012. The County acquired a six-acre site in the former North Auburn Redevelopment Area and has selected USA Properties to construct a 64-unit affordable housing project on the property. The County through RDA also spent approx. \$5.5 million acquiring four properties for the DOMUS project in Kings Beach.</p>	Remove program
<p>B-7 The County shall continue to use the Housing Trust Fund to acquire building sites for affordable housing, to provide "gap" financing, to leverage funds for acquiring or constructing affordable housing, to continue to provide secured loans to affordable housing developers for up-front costs, or to subsidize the service and mitigation fee waivers for affordable housing developments.</p>	Discontinued	<p>Housing Trust Fund moneys were used to assist the DOMUS project in Kings Beach. The \$34 million project will construct 77 units on the five sites. Of those, 75 will be deed restricted for low-income residents who earn between 30 percent and 60 percent of the area median income. The remaining two units will be for on-site managers. The last phase of the project was recently completed. Redevelopment was dissolved in February 2012.</p>	Remove program

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Policies	Status	Evaluation	Recommendation
B-8 Placer County shall continue to identify financial institutions operating in the county that fall under the requirements of the Community Reinvestment Act and work with these institutions to provide financing for low- and moderate-income housing.	Ongoing	Financial institutions operating in the County that fall under the requirements of the Community Reinvestment Act have been identified.	Retain program
B-9 The County shall investigate and, where deemed eligible, apply for State and Federal monies for direct support of low-income housing construction and rehabilitation. The Redevelopment Agency and Health and Human Services shall continue to assess potential funding sources, such as, but not limited to, the Community Development Block Grant (CDBG), and HOME. The County shall promote the benefits of this program to the development community by posting information on its web page and creating a handout to be distributed with land development applications.	Ongoing	The County will continue to apply for Federal and State housing program funds as available to continue and expand affordable housing programs. A number of sources have been used to assist the DOMUS project in Kings Beach including a \$3.3 million grant through the State Infill Infrastructure program. The County received \$500,000 in Community Development Block Grant funds to be used for housing rehabilitation loans in Kings Beach and a \$289,000 grant for housing rehabilitation loans in Sheridan. The County was recently awarded \$585,000 for the agency's First-Time Homebuyer Assistance Program and \$195,000 for an Owner-Occupied Housing Rehabilitation Program	Retain program
B-10 The County shall consider adopting an affordable housing program that applies to areas of the County under 5,000 feet in elevation. If adopted, this program will identify acceptable methods for new residential developments to provide affordable housing which may include a) construction of housing on-site, b) construction of housing off-site; c) dedication of land for housing, and d) payment of an in-lieu fee.	Incomplete	Draft Ordinance prepared, not adopted.	Retain program
B-11 Although the County currently offers permit streamlining, priority processing, and concurrent processing for senior and affordable housing developments, the County shall review its	Complete	The County gives priority to affordable housing projects for both planning and building permit reviews.	Remove program

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Policies	Status	Evaluation	Recommendation
residential processing procedures, as appropriate, to identify opportunities to further streamline processing procedures while maintaining adequate levels of public review.			
B-12 The County shall amend the zoning ordinance to allow accessory apartments, such as detached units over garages, by right within all residential zones to provide another source of affordable housing. The amendments will ensure that the County's Zoning Ordinance is consistent with State law requirements for second units. Additionally, the County shall consider streamlining the approval process for secondary units, as well as allowing second units on smaller parcels than what is currently allowed.	Incomplete	Accessory apartments are now allowed as a matter-of-right, subject to a zoning review. A revised ordinance to allow accessory units on smaller lot sizes has not been prepared.	Retain program; modify to address multi-generational housing.
B-13 The County shall investigate land banking as a method to provide sites for affordable housing.	Incomplete	The County had been working with the Placer Collaborative Network to establish a Housing Land Trust in the county. That effort has been discontinued due to the difficult real estate market.	Remove program
B-14 The County shall publicize information on the County website about existing toll-free foreclosure assistance hotlines, foreclosure counseling, foreclosure prevention programs, and other resources available for residents facing possible foreclosures.	Complete	Foreclosure resources and links are provided on the Placer County home page.	Retain program
B-15 To facilitate construction of high-density housing on commercially-zoned sites, the County shall consider amending the zoning ordinance provisions for multi-family housing use. These revisions may include amending the zoning ordinance to allow multi-family dwellings, 20 or fewer units/acre as a permitted use by right in the C1 and C2 zone districts.	Incomplete	Anticipated to be part of General Plan Update if not a Zoning Text Amendment sooner.	Retain program
C-1 The County shall continue to work with TRPA to establish a framework for consideration of changes to the TRPA Code of Ordinances that will facilitate the construction of affordable and	Ongoing	Placer County and various Tahoe stakeholder groups are working with TRPA to provide a revised set of incentives in its new 20-year	Retain program

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	Policies	Status	Evaluation	Recommendation
	workforce housing.		Regional Plan currently being written. The County is currently working with TRPA to allow second units on parcels less than one-acre in size in the basin. A draft is complete and awaiting TRPA approval.	
C-2	The County shall initiate a review of Policy C-2 to consider specific issues including: The appropriateness of the application of the same requirement to both small (i.e. under 2 acres in project area) commercial/ professional office projects, the financial feasibility of requiring 50 percent of the housing demand and the impact of the requirement on attracting new commercial projects.	Incomplete	This has not been completed. Stakeholders have requested this change to provide relief to small developers/property owners.	Retain program
C-3	The County will continue to support a legislative platform to facilitate the development of affordable housing, especially in Lake Tahoe and the surrounding Sierra areas.	Ongoing	Placer County and various Tahoe stakeholder groups are working with TRPA to provide a revised set of incentives in its new 20-year Regional Plan currently being written. The County is also updated its Tahoe Basin Community Plans.	Retain program
C-4	The County shall investigate additional mechanisms to facilitate the production of workforce housing in the Lake Tahoe area. These mechanisms include, but are not limited to, the creation of an assessment district(s) and/or an amnesty period for illegal secondary dwelling units.	Ongoing	The County is working with TRPA to adopt an Affordable Housing Plan that would allow second units on parcels less than one acre in size within the basin. A draft document prepared for TRPA's review, but has not been approved.	Retain program
C-5	The County shall continue to meet with surrounding jurisdictions in the Tahoe Basin to discuss workforce housing issues and develop cooperative strategies that address identified workforce housing needs.	Ongoing	The County continues to work with various stakeholder groups in the basin and Sierra to address affordable housing issues.	Retain program
C-6	The County shall work with employers in the Eastern Sierra portion of the county to establish a down payment assistance program in which employers provide deferred mortgages for	Incomplete	This has not been initiated.	Remove program

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Policies	Status	Evaluation	Recommendation
workers who wish to purchase existing homes in the Eastern Sierra and are qualified first-time homebuyers. Workers participating in the pilot program shall agree to share the future equity from market appreciation with the employer sponsoring the mortgage.			
D-1 The County will apply annually for CDBG rehabilitation funds to provide housing rehabilitation services and weatherization services to very low and low-income households.	Ongoing	The Housing Authority and Placer County Planning Division track grant application opportunities on a consistent basis.	Retain program
D-2 The County shall continue to administer the Housing Choice Voucher Program (Section 8 assistance) through the Placer County Housing Authority.	Ongoing	The County has an approximate 91 percent allocation utilization rate. There are 276 vouchers but only 251 are funded.	Retain program, but move to Section B.
D-3 The County shall consider providing incentives for the preservation of mobile home parks.	Ongoing	Additional incentives to preserve mobile home parks have not been formulated.	Remove program
E-1 The County shall continually update the list of all dwellings within the unincorporated County that are currently subsidized by government funding or low-income housing developed through local regulations or incentives. The list shall include, at a minimum, the number of units, the type of government assistance, and the date at which the units may convert to market-rate dwellings. The Redevelopment Agency shall act as a clearinghouse for information regarding the promotion and maintenance of government subsidized low-income housing.	Ongoing	The Placer County Planning Division maintains a list of units produced through state and federal programs and monitors their affordability covenants.	Retain program
E-2 The County shall include in all existing and new incentive or regulatory program requirements to give notice prior to the conversion of any deed-restricted affordable units to market-rate units as described in Policy E-2.	Ongoing	The Placer County Planning Division continues to work with appropriate organizations to identify units which may convert to market-rate.	Retain program
E-3 To maintain and improve the existing supply of affordable rental housing, the County shall work with local public agencies, public and private non-profit organizations, and for-profit corporations with the legal and managerial capacity to	As-Needed	The Placer County Planning Division continues to work with appropriate organizations to identify units which may convert to market-rate.	Retain program

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Policies	Status	Evaluation	Recommendation
acquire and manage at-risk affordable properties. The County shall work with property owners and the identified agencies and organizations to ensure continued affordability of subsidized units, and shall provide technical and financial assistance for the acquisition and rehabilitation of at-risk properties.			
F-1 The County shall evaluate increasing the by-right occupancy of small group housing developments and residential care facilities from group homes with six or fewer residents to group homes with eight or fewer residents in all residential zones subject to the same rules that apply to single-family dwellings.	Complete	Amendment adopted 2011.	Remove program
F-2 The County shall consider requiring developers to offer a "universal design package" as an option to homebuyers. The County shall determine the most appropriate application of the ordinance, such as the size of residential projects and the type of residential dwellings that will be subject to the ordinance.	Incomplete	This requirement has not been adopted. The County will continue to encourage incorporation of universal design features in new structures.	Remove program
F-3 The County shall review the Zoning Ordinance, land use policies, permitting practices, and building codes to identify provisions that could pose constraints to the development of housing for persons with disabilities, and amend the documents, as needed, for compliance with Federal and State fair housing laws.	Ongoing	Ordinances and policies are amended as necessary to maintain consistency with State law.	Retain program
F-4 The County shall amend the zoning ordinance to ensure that permit processing procedures for farmworker housing do not conflict with Health and Safety Code Section 17021.6 which states that "Any employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household shall be deemed an agricultural land use designation for the purposes of this section. For the purpose of all local ordinances, employee housing shall not be deemed a use that implies that the employee housing is	Complete	Zoning Text Amendment adopted by Board of Supervisors on November 6, 2012	Remove program

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	Policies	Status	Evaluation	Recommendation
	an activity that differs in any other way from an agricultural use. No conditional use permit, zoning variance, or other zoning clearance shall be required of this employee housing that is not required of any other agricultural activity in the same zone.” The County shall also ensure that such procedures encourage and facilitate the development of housing for farmworkers.			
G-1	The County shall continue to support emergency shelter programs, including consideration of funding for programs developed through inter-jurisdictional cooperation.	Ongoing	The homeless shelter is run by a non-profit group, the “Gathering Inn.” This group operates a nomadic shelter in which the homeless shelter location moves from church site to church site.	Retain program
G-2	The County shall continue to provide transitional and permanent supportive housing in the form of group housing. Additionally, the County shall identify sites for use as transitional and permanent supportive housing to address the unmet need for these services.	Complete	Adopted by Board of Supervisors, 2011.	Remove program
G-3	The County shall amend the Zoning Ordinance to include emergency and transitional housing as an allowed land use in certain zoning districts.	Complete	Adopted by Board of Supervisors, 2011.	Remove program
G-4	The County shall amend the Zoning Code to define Single Room Occupancy (SRO) units and explicitly allows 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.	Complete	Zoning Text Amendment passed by Planning Commission in December 2012. Anticipated for adoption early 2013.	Remove program
H-1	The County shall provide information to the public regarding the efficient use of energy in the home and ways to improve the energy efficiency of new construction. The County shall promote this program by posting information on their web page and creating a handout to be distributed with land development applications.	Ongoing	The County has several handouts that are distributed when a Building Permit is issued. Web update forthcoming.	Retain program
H-2	The County shall encourage efficient energy use in new	Ongoing	This is and has consistently been County policy.	Retain program

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Policies	Status	Evaluation	Recommendation
development, such as compact urban form, access to non-auto transit, use of traffic demand management, water-efficient landscaping, among other possibilities. The County shall promote this program by incorporating policies that encourage efficient energy use into new and updated land use plans.		If funding is secured, the County will prepare a Climate Action Plan in 2013.	
H-3 The County shall develop a green building incentive program to promote the provision of green building practices in new residential development. The "green incentive" program shall establish a point system that rates new residential development by assigning value to certain green building practices.	Incomplete	This has not been completed.	Delete program. No longer needed with the adoption of CalGreen.
H-4 The County shall continue to implement provisions of the Subdivision Map Act that require subdivisions to be oriented for solar access, to the extent practical.	Ongoing	This is and has consistently been County policy.	Retain program
I-1 The County shall continue to be the local contact point for the Department of Fair Employment and Housing, and provide resource and referral information regarding housing and tenant rights through brochures available at the Housing Authority, the Placer County Library, and other local social services offices. In addition, the County shall post this information on the County website.	Ongoing	Equal access to housing is protected by State and Federal law. Placer County promotes fair housing opportunities through its various financial assistance initiatives and affordable housing/neighborhood revitalization programs. HHS Community Services and Housing Authority's efforts include educating the community about fair housing and equal housing opportunity, providing housing counseling services and family resource information and referral.	Retain program
I-2 Since Placer County does not have a fair employment and housing board, the County shall refer people who suspect discrimination in housing to Legal Services of Northern California.	Ongoing	This is and has consistently been County policy.	This is policy language. Include as a policy.
J-1 The County shall name a housing coordinator/point-person to oversee the implementation of Housing Element policies and	Ongoing	This function has been assigned to the Planning Division's Long-Range Planning Team. A	Modify program

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EVALUATION OF 2008 PLACER COUNTY HOUSING ELEMENT POLICIES**

	Policies	Status	Evaluation	Recommendation
	programs, facilitate permit processing of affordable housing developments and oversee workforce housing programs.		Housing Specialist was added to the Planning Division after the Redevelopment Agency was dissolved in February 2012.	
J-2	The County shall establish an inter-departmental housing committee/working group to ensure that the Planning Department, Health and Human Services, and the Redevelopment Agency continue to work together in all aspects of housing production in order to ensure that housing policies and programs are implemented as efficiently and effectively as possible, and to ensure that funding is judiciously managed. Such interdepartmental coordination could include periodic meetings with the Chief Executive Officer, and an annual workshop with the Board of Supervisors.	Ongoing	Housing program implementation is coordinated through the Community Development Resources Agency.	Retain program
J-3	The County shall review the Redevelopment Agency Project Areas Housing Production Plan to determine consistency with this updated Housing Element.	Discontinued	The Redevelopment Agency was dissolved in February 2012.	Remove program

Source: Placer County, 2012.

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