PLACER COUNTY HOUSING ELEMENT

PART II –POLICY DOCUMENT

HCD REVIEW DRAFT
APRIL 2013

TABLE OF CONTENTS

INTRODUCTION 1
A. NEW RESIDENTIAL CONSTRUCTION 2
B. AFFORDABLE HOUSING 4
C. HOUSING IN THE TAHOE BASIN 14
D. CONSERVATION/REHABILITATION 18
E. PRESERVATION OF AT-RISK UNITS 19
F. SPECIAL NEEDS 21
G. ENERGY CONSERVATION 24
H. EQUAL OPPORTUNITY 26
I. IMPLEMENTATION MONITORING 27
QUANTIFIED OBJECTIVES 29

INTRODUCTION

Under California law, the housing element must include the community's goals, policies, quantified objectives, and housing programs for the maintenance, improvement, and development of housing.

This Housing Element includes ten goal statements. Under each goal statement, the element sets out policies that amplify each goal statement. Implementation programs are listed at the end of the corresponding group of policies and describe briefly the proposed action, the County agencies or departments with primary responsibility for carrying out the program, the funding source, and the time frame for accomplishing the program. Several of the implementation programs also identify quantified objectives.

The following definitions describe the nature of the statements of goals, policies, implementation programs, and quantified objectives as they are used in the Housing Element Policy Document:

Goal: Ultimate purpose of an effort stated in a way that is general in nature and immeasurable.

Policy: Specific statement guiding action and implying clear commitment.

Implementation Program: An action, procedure, program, or technique that carries out policy. Implementation programs also specify primary responsibility for carrying out the action and an estimated time frame for its accomplishment. The time frame indicates the fiscal year in which the activity is scheduled to be completed. These time frames are general guidelines and may be adjusted based on County staffing and budgetary considerations.

Quantified Objective: This is the number of housing units that the County expects to be constructed, conserved, or rehabilitated, or the number of households the County expects will be assisted through Housing Element programs based on general market conditions during the time frame of the Housing Element.

Housing element law recognizes that in developing housing policy and programs, identified housing needs may exceed available resources and the community's ability to satisfy these needs. The quantified objectives of the housing element, therefore, need not be identical to the identified housing need, but should establish the maximum number of housing units that can be constructed, rehabilitated, and conserved, or households assisted over an eight-year time frame.

A. NEW RESIDENTIAL CONSTRUCTION

Goal A	To provide new housing opportunities to meet the needs of existing and future Placer County residents in all income categories.

POLICIES

Policy A-1 The County shall maintain an adequate supply of appropriately zoned land with public services to accommodate housing needs of existing and future residents. *(Source: 2009 Housing Element, Policy A-1)*

Policy A-2 The County shall ensure that its adopted policies, regulations, and procedures do not add unnecessarily to the cost of housing while still attaining other important County objectives. *(Source: 2009 Housing Element, Policy A-2)*

Policy A-3 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. *(Source: 2009 Housing Element, Policy B-11)*

Policy A-4 The County shall encourage innovative subdivision design and a range of housing types within larger-scale development projects to encourage mixed-income communities (e.g., single-family detached homes, second units, duplexes, live-work units). *(Source: 2009 Housing Element, Policy A-3)*

Policy A-5 The County shall facilitate the development of higher-density multi-family development in locations where adequate infrastructure and public services are available by permitting residential uses in commercial zones, allowing flexible development standards, and providing other incentives. *(Source: 2009 Housing Element, Policy A-7 and A-4 combined)*

Policy A-7 The County shall encourage residential development of high architectural and physical quality. *(Source: 2009 Housing Element, Policy A-6)*

Policy A-8 Placer County shall continue to implement the policies and requirements of the Placer County Design Guidelines Manual, Landscape Design Guidelines, and community design elements of the various community plans. *(Source: 2009 Housing Element, Policy A-8)*

PROGRAMS

Program A-1 LAND SUPPLY

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. *(Source: 2009 Housing Element, Program A-1)*

Responsible Agency/Department: Planning Services Division
Timeframe: Ongoing
Funding: General Fund

Program A-2 PUBLIC FACILITIES

The County shall review and update, as part of a comprehensive General Plan update, 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. *(Source: 2009 Housing Element, Program A-3)*

Responsible Agency/Department: Planning Services Division, Public Works Department
Timeframe: Ongoing
Funding: General Fund

Program A-3 MIXED-USE DEVELOPMENT AND RESIDENTIAL DEVELOPMENT IN COMMERCIAL ZONES

The County shall create a Mixed-use Zoning District or Overlay District and prepare related design guidelines. The County shall also adopt incentives for residential development that is part of a mixed-use project or high density, stand-alone residential projects in commercial zones, including but not limited to relaxed development standards, reduced parking requirements, and expedited development review procedures. Additionally, the County shall maintain an inventory of potential sites for mixed-use and residential development in commercial zones and promote the inventory and incentives to the development community and property owners using promotional materials such as brochures and fliers, website postings, and/or electronic mailings. *(Source: 2009 Housing Element, Program A-4)*

Responsible Agency/Department: Planning Services Division
Timeframe: Anticipated in 2017, following a comprehensive General Plan Update
Funding: General Fund
Quantified Objective: 425 units in mixed-use projects (352 affordable units)

Program A-4 MINIMUM DENSITY STANDARD

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. *(Source: 2009 Housing Element, Program A-7)*

Responsible Agency/Department: Planning Services Division
Timeframe: Anticipated in 2017, following a comprehensive General Plan Update
Funding: General Fund

Program A-5 FEE STUDY

The County shall conduct a 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. *(Source: 2009 Housing Element, Program A-8)*

Responsible Agency/Department: Planning Services Division
Timeframe: June 2016
Funding: General Fund

Program A-6 PROTOTYPE SECOND UNIT PLANS

The County shall develop, and offer free of charge, prototype plans for second units to bring down permit costs. *(Source: New Program)*

Responsible Agency/Department: Planning Services Division
Timeframe: December 2016
Funding: General Fund

Program A-7 UPDATE DEWITT CENTER MASTER PLAN

The County shall update the DeWitt Center Master Plan to identify sites that are appropriate for higher-density and mixed-use development.

Responsible Agency/Department: Planning Services Division, Facility Services
Timeframe: FY 2013/14
Funding: General Fund

Program A-8 CO-OP HOUSING REGULATIONS

The County shall adopt a Zoning Text Amendment to define co-op housing, develop standards, and designate zones appropriate for such units. *(Source: New Program)*

Responsible Agency/Department: Planning Services Division
Timeframe: FY 2014/15
Funding: General Fund

Program A-9 STUDIO APARTMENTS

The County shall update the Zoning Ordinance to ease development standards and/or provide density bonuses to encourage construction of studio apartments. *(Source: New Program)*

Responsible Agency/Department: Planning Services Division
Timeframe: FY 2014/15
Funding: General Fund

B. AFFORDABLE HOUSING

Goal B	To encourage construction and maintenance of safe, decent and sound affordable housing in the county.

POLICIES

Policy B-1 The County shall give highest priority for permit processing to senior housing and development projects that include an affordable residential component. *(Source: 2009 Housing Element, Policy B-1)*

Policy B-2 If determined to be appropriate for residential development, the County may lease, sell, or grant County-owned surplus property to facilitate the construction of affordable housing. *(Source: 2009 Housing Element, Policy B-2)*

Policy B-3 The County shall continue to apply for funds from the State and Federal government to construct and preserve affordable housing. *(Source: 2009 Housing Element, Policy B-3)*

Policy B-4 The County shall require affordable housing 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. *(Source: 2009 Housing Element, Policy B-4)*

Policy B-5 The County shall strive to avoid the concentration of affordable housing projects in any one area of the county while ensuring that affordable housing has appropriate access to infrastructure, services, and amenities. *(Source: 2009 Housing Element, Policy B-5, modified)*

Policy B-6 The County shall require affordable housing that is required as part of project approval 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. *(Source: 2009 Housing Element, Policy B-6)*

Policy B-7 The County shall facilitate expanded housing opportunities that are affordable to the workforce of Placer County. *(Source: 2009 Housing Element, Policy B-7)*

Policy B-8 The County shall waive 100 percent of County-controlled development fees for residential projects outside of a specific plan area where at least 10 percent of the units are affordable to extremely low- or very low-income households, 20 percent are affordable to low-income households, or 30 percent are affordable to moderate-income households. *(Source: 2009 Housing Element, Policy B-9)*

Policy B-9 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. *(Source: 2009 Housing Element, Policy B-10)*

Policy B-10 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;
- 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 low-, very low-, and extremely low-income residents. *(Source: 2009 Housing Element, Policy B-13)*

Policy B-11 To preserve homeownership and promote neighborhood stability, the County shall attempt to alleviate individual and community issues associated with foreclosures. *(Source: 2009 Housing Element, Policy B-14)*

Policy B-12 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 include an affordable housing component.*(Source: 2009 Housing Element, Policy B-15)*

Policy B-13 The County currently requires 10 percent of residential units in specific plans be affordable (i.e., 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. *(Source: 2009 Housing Element, Policy B-16)*

Policy B-14 The County shall consider requiring 10 percent affordable units, payment of an in-lieu fee, or comparable affordable housing measure(s) acceptable to the County, for any General Plan amendment that increases residential density. *(Source: New Policy)*

Policy B-15 The County shall work to educate the public on the myths and realities of multi-family housing, affordable housing, and supportive housing to improve community support for meeting the housing needs of all Placer County residents. *(Source: New Policy)*

Policy B-16 The County shall continue to provide Section 8 Housing Choice Voucher assistance to eligible households and pursue funding for additional vouchers. *(Source: 2009 Housing Element, Policy D-7)*

PROGRAMS

Program B-1 SURPLUS COUNTY LAND

As opportunity arises, 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 indentify a process for transferring the properties to these entities, including procedures for land exchanges if sites more suitable for affordable and workforce housing are identified. Affordable housing developed under this program shall have affordability covenants to ensure long-term deed restrictions. *(Source: 2009 Housing Element, Program B-1)*

Responsible Agency/Department: Planning Services Division
Timeframe: June 2014
Funding: General Fund

Program B-2 ASSISTING AFFORDABLE HOUSING DEVELOPERS

The County shall partner with developers that are interested and able to construct and manage workforce and affordable housing. The County may provide technical and/or financial assistance, including but not limited to site identification, site acquisition, and identification of subsidy sources including HOME funds, CDBG monies, fee waivers, and permit processing. *(Source: 2009 Housing Element, Program B-2)*

Responsible Agency/Department: Planning Services Division
Timing: Ongoing
Funding: General Fund, HOME funds, CDBG funds
Quantified Objective: 150 units

Program B-3 FLEXIBLE DEVELOPMENT STANDARDS

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, and shall consider site and potential occupancy characteristics when amending development standards. The specific standards which the County shall evaluate include, but are not limited to, the following:

- Reduction in the area of paved surfaces through the use of angled parking and one-way circulation;

- Reduction in street widths;
- Reduction in turning radius on cul-de-sacs;
- Reduction in pavement thickness when it can be demonstrated that soils and geotechnical conditions can permit a lesser thickness, subject to fire department approval;
- Limiting the requirement for sidewalks to one side of the street and reducing the width requirement;
- Reduction in the number of landscaped islands required in parking areas;
- Reduction in the open space/recreational area requirements by 25 percent for high-density, affordable residential developments when the project is located within ½ mile of public open space areas that may include schools, parks, passive recreation areas, etc;
- Increased flexibility in evaluating a project's architectural conformity to the Placer County Design Guidelines Manual. Increase in the allowable height of buildings for affordable housing developments;
- Increase in the allowable lot coverage for affordable housing developments; and
- Consideration of cluster development particularly where either more open space is achieved or existing requirements increase costs or reduce density. *(Source: 2009 Housing Element, Program B-3)*

Responsible Agency/Department: Planning Services Division
Timeframe: Anticipated in 2017, following a comprehensive General Plan Update
Funding: General Fund

Program B-4 DENSITY BONUS

The County shall use the density bonus ordinance to encourage rental and for-sale housing. 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.*(Source: 2009 Housing Element, Program B-4)*

Responsible Agency/Department: Planning Services Division
Timeframe: Ongoing
Promotional material will be prepared within six months after adoption of the Housing Element
Funding: General Fund
Quantified Objective: 50 units

Program B-5 FEE WAIVERS FOR AFFORDABLE HOUSING

The County shall adopt a resolution increasing fee waivers (currently 50 percent) up to 100 percent of the application processing fees for developments with long-term affordability covenants in which 5 percent of the units are affordable to extremely low-income households, 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 consider waiving fees for special needs housing and deed-restricted affordable second units.

The County shall also waive, in full or a portion of (based on the percentage of affordable units), environmental review staff time charges for projects containing voluntary affordable housing units.

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. *(Source: 2009 Housing Element, Program B-5)*

Responsible Agency/Department: County Executive Office, Planning Services Division, Building Department, Public Works, Parks and Grounds Division, and Health and Human Services (HHS)
Timeframe: December 2014; promotional material will be prepared within six months after adoption of the Housing Element
Funding: General Fund

Program B-6 IMPACT FEE WAIVERS AND FEE DEFERRALS FOR AFFORDABLE HOUSING

The County shall establish a new program to waive or reduce impact fees for affordable housing projects, or allow developers to pay over a number of years as a loan. Additionally, the County shall consider an impact mitigation fee waiver for special needs housing and deed-restricted affordable second units. *(Source: New Program)*

Responsible Agency/Department: Planning Services Division, County Executive Office

Timeframe: FY 2014/15
Funding: General Fund

Program B-7 PRIVATE FINANCING

The 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. *(Source: 2009 Housing Element, Program B-8)*

Responsible Agency/Department: Planning Services Division
Timing: Ongoing
Funding: General Fund

Program B-8 STATE AND FEDERAL FUNDS

The County shall apply for State and Federal monies for direct support of lower-income housing construction and rehabilitation. The County shall seek State and Federal funding specifically targeted for the development of housing affordable to extremely low-income households. Additionally, the County shall partner with non-profit and for-profit affordable housing developers, to support their financing applications for State and Federal grant programs, tax-exempt bonds, and other programs that become available. 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. *(Source: 2009 Housing Element, Program B-9)*

Responsible Agency/Department: Health and Human Services/Adult System of Care, Planning Services Division

Timeframe: Ongoing, depending on funding programs; promotional material will be prepared within six months after adoption of the Housing Element
Funding: General Fund, Technical Assistance Grants
Quantified Objective: 100 units

Program B-9 AFFORDABLE HOUSING PROGRAM

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.

The program would consider a range of other programs for non-residential development, County partnerships with a housing land trust or other non-profit organizations, and development of outside funding sources.

It is the overarching intent of the program to provide flexibility in its approach to providing for affordable housing opportunities. To the extent that public/private funding is available, incentives can be utilized to implement core elements of the affordable housing program. *(Source: 2009 Housing Element, Program B-10)*

Responsible Agency/Department: Planning Services Division
Timeframe: 2018
Funding: General Fund

Program B-10 SECOND UNITS/MULTI-GENERATIONAL HOUSING

The County shall explore the possibility of streamlining the approval process for second units, as well as allowing second units on smaller parcels than what is currently allowed. The County shall adopt new rules to allow second units on parcels less than 10,000 square feet in size (eliminating need for 1.5 times base zoning minimum parcel size requirement). *(Source: 2009 Housing Element, Program B-12, modified)*

Responsible Agency/Department: Planning Services Division
Timeframe: December 2013
Funding: General Fund
Quantified Objective: 250 units

Program B-11 PUBLICIZE FORECLOSURE ASSISTANCE PROGRAMS

The County shall maintain up-to-date foreclosure assistance information on the County website. *(Source: 2009 Housing Element, Program B-14)*

Responsible Agency/Department: Health and Human Services Department
Timeframe: Ongoing
Funding: General Fund

Program B-12 MULTI-FAMILY HOUSING ON COMMERCIAL SITES

To facilitate the 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 of 20 or fewer units/acre as a permitted use by right in the C1 and C2 zone districts. This could also include a Zoning Text Amendment to permit multifamily housing that contains an affordable housing component at 30 units per acre on commercial sites. *(Source: 2009 Housing Element, Program B-15, modified)*

Responsible Agency/Department: Planning Services Division
Timeframe: Anticipated in 2017, following a comprehensive General Plan Update
Funding: General Fund

Program B-13 HOUSING PROGRAM WORKSHOPS

The County shall conduct workshops with for-profit and non-profit housing developers, local and regional funding agencies, and other organizations interested in affordable housing to review currently available programs. The County shall advertise the workshops by mailing fliers, sending emails, and phone calls to local housing stakeholders. *(Source: New Program)*

Responsible Agency/Department: Planning Services Division
Timeframe: 2013 and ongoing
Funding: General Fund

Program B-14 COMMUNITY HOUSING FORUMS

The County shall work with local community organizations to organize housing forums to discuss community housing issues, brainstorm solutions, raise community awareness of the critical housing needs of local residents, and educate the public on the myths and realities of multi-family housing, affordable housing, and supportive housing. *(Source: New Program)*

Responsible Agency/Department: Planning Services Division
Timeframe: 2013 and ongoing
Funding: General Fund

Program B-15 ENCOURAGE SHARED HOUSING

The County shall work with a social service or advocacy agency that encourages shared housing by providing information and matching potential homeowners with interested renters. *(Source: New Program)*

Responsible Agency/Department: Planning Services Division
Timeframe: 2015 and ongoing
Funding: General Fund

Program B-16 LANDLORD TRAINING SEMINARS

The County shall work with local agencies and organizations to develop a landlord training program for individuals who are interested in renting their homes, second units, or rooms within their homes. The program would provide information on the current laws and practices involved with landlords and their tenants. *(Source: New Program)*

Responsible Agency/Department: Planning Services Division
Timeframe: 2015 and ongoing
Funding: General Fund

Program B-17 RENTAL ASSISTANCE PROGRAM

The County shall strive to secure funding for a security deposit assistance program to assist extremely low-income and very low-income individuals and households in emergency situations to prevent homelessness or assist those living in transitional housing secure permanent rental housing. The County shall explore options for providing assistance, which could include no-interest loans or grants to apply towards costs associated with rental housing, such as security deposits, first and last month's rent, and utility deposits. *(Source: New Program)*

Responsible Agency/Department: Planning Services Division
Timeframe: 2014
Funding: General Fund
Quantified Objective: 25 extremely low- and 50 very low-income households

Program B-18 HOUSING CHOICE VOUCHERS PROGRAM

The County shall continue to administer the Housing Choice Voucher Program (Section 8 assistance) through the Placer County Housing Authority. *(Source: 2009 Housing Element, Program D-2)*

Responsible Agency/Department: Placer County Housing Authority/ Health and Human Services Department
Timeframe: Ongoing
Funding: Section 8 Federal Choice Voucher Funds/US Department of Housing and Urban Development (HUD)
Quantified Objective: 250 units

C. HOUSING IN THE TAHOE BASIN

Goal C	To promote housing opportunities that meet the specific needs of residents and workers in the Tahoe Basin.

POLICIES

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 TRPA regulations to permit second residential units on parcels less than one acre in size. *(Source: 2009 Housing Element, Policy C-1)*

Policy C-2 The County shall require new development in the Sierra Nevada and Lake Tahoe areas to mitigate potential impacts to employee housing by housing 50 percent of the full-time equivalent employees (FTEE) generated by the development. 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).

Employee housing shall be provided for in one of the following ways:

- 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.

(Source: 2009 Housing Element, Policy C-2)

PROGRAMS

Program C-1 TRPA CODE CHANGES

The County shall continue to work with TRPA to develop a revised set of incentives that encourage the construction of affordable housing, and to modify TRPA regulations to allow second units on parcels smaller than one-acre in size. *(Source: 2009 Housing Element, Program C-1)*

Responsible Agency/Department: Planning Services Division
Timeframe: December 2013 and ongoing
Funding: General Fund

Program C-2 EMPLOYEE HOUSING PROGRAM

The County shall initiate a review of Policy C-2 to consider specific issues including: the appropriateness of the application of the employee housing requirement to small commercial/professional office projects (i.e., smaller than 2 acres in project area), the financial feasibility of requiring development to mitigate for 50 percent of the housing demand, and the impact of the requirement on attracting new commercial projects.

The review shall also consider formalizing procedures for calculating employee housing obligations and assess the need to require the submittal of a housing mitigation plan by project applicants. If such a submittal is required, the following methods of providing housing shall be considered: 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. *(Source: 2009 Housing Element, Program C-2)*

Responsible Agency/Department: Planning Services Division
Timeframe: December 2014
Funding: General Fund
Quantified Objective: 50 extremely low-, 100 very low-, and 100 low-income employees

Program C-3 LEGISLATIVE INITIATIVES

The County shall consider on an annual basis adding items relating to affordable housing to its Legislative Platform. Such items may include, but may not be limited to: approval streamlining, housing affordability, construction financing, building codes, TRPA and other regulations that restrict affordable housing. *(Source: 2009 Housing Element, Program C-3)*

Responsible Agency/Department: County Executive Office, Planning Services Division, Health and Human Services Department
Timeframe: Ongoing
Funding: General Fund

Program C-4 NEW MECHANISMS FOR WORKFORCE HOUSING

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. *(Source: 2009 Housing Element, Program C-4)*

Responsible Agency/Department: Planning Services Division
Timeframe: December 2014
Funding: General Fund

Program C-5 COOPERATION FOR WORKFORCE HOUSING

The County shall continue to meet with stakeholders and surrounding jurisdictions in the Tahoe Basin to discuss workforce housing issues and develop cooperative strategies that address identified workforce housing needs. *(Source: 2009 Housing Element, Program C-5)*

Responsible Agency/Department: Planning Services Division
Timeframe: December 2013 and ongoing
Funding: General Fund

D. CONSERVATION/REHABILITATION

Goal D	To improve the County's existing stock of affordable housing.

POLICIES

Policy D-1 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. *(Source: 2009 Housing Element, Policy D-2)*

Policy D-2 The County's Code Enforcement Officers shall continue to work with property owners to preserve the existing housing stock. *(Source: 2009 Housing Element, Policy D-11)*

Policy D-3 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 the replacement of such affordable housing. *(Source: 2009 Housing Element, Policy D-3)*

Policy D-4 The County shall continue to require the abatement of unsafe housing conditions while giving property owners adequate time to correct deficiencies. *(Source: 2009 Housing Element, Policy D-4)*

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. *(Source: 2009 Housing Element, Policy D-5)*

Policy D-6 The County shall support efforts to convert mobile home parks to owner-occupied mobile home parks where residents own their spaces instead of lease. *(Source: 2009 Housing Element, Policy D-6)*

Policy D-7 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. *(Source: 2009 Housing Element, Policy D-8)*

Policy D-8 The County shall adhere to State law requiring tenant notice and landlord relocation assistance in cases of demolition of multi-family housing. *(Source: 2009 Housing Element, Policy D-9)*

Policy D-9 The County shall adhere to the requirements of State law regarding mobile home conversions. *(Source: 2009 Housing Element, Policy D-10)*

PROGRAMS

Program D-1 CDBG REHABILITATION FUNDS

The County shall apply annually for CDBG rehabilitation funds to provide housing rehabilitation services and weatherization services to very low- and low-income households. To improve effectiveness of this program, the County shall advertise rehabilitation and weatherization programs through a variety of methods including, but not limited to:

- the County website;
- brochures available at the permit counter; and
- in collaboration with non-profits, local realtors, lenders, and escrow companies;

(Source: 2009 Housing Element, Program D-1)

Responsible Agency/Department: Placer County Housing Authority, Planning Services Division
Timeframe: Ongoing
Funding: CDBG funds
Quantified Objective: 50 units rehabilitated

Program D-2 HANDY PERSON PROGRAM

The County shall continue to support the Handy Person Program, operated by Seniors First, which provides health and safety repair services free of charge to very low-, low-, and moderate-income seniors and disabled homeowners of Placer County. *(Source: New Program)*

Responsible Agency/Department: Placer County Housing Authority/ Health and Human Services, Planning Services Division
Timeframe: 2014
Funding: General Fund
Quantified Objective: 75 senior households served

E. PRESERVATION OF AT-RISK UNITS

Goal E	Preserve all at-risk units within the unincorporated County.

POLICIES

Policy E-1 The County shall strive to preserve all at-risk dwelling units in the unincorporated County. *(Source: 2009 Housing Element, Policy E-1)*

Policy E-2 The County shall require at least two years notice prior to the 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, and the residents of at-risk units. *(Source: 2009 Housing Element, Policy E-2)*

PROGRAMS

Program E-1 TRACKING AT-RISK PROPERTIES

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. *(Source: 2009 Housing Element, Program E-1)*

Responsible Agency/Department: Planning Services Division
Timeframe: Ongoing
Funding: General Fund

Program E-2 NOTICE OF CONVERSION

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. *(Source: 2009 Housing Element, Program E-2)*

Responsible Agency/Department: Planning Services Division, Placer County Housing Authority/Health and Human Services
Timeframe: Ongoing
Funding: General Fund

Program E-3 PRESERVATION OF AT-RISK PROPERTIES

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 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. *(Source: 2009 Housing Element, Program E-3)*

Responsible Agency/Department: Planning Services Division, Placer County Housing Authority/Health and Human Services
Timeframe: As needed
Funding: General Fund, CDBG and HOME funds

F. SPECIAL NEEDS

Goal F	To meet the housing needs of special groups of County residents, including a growing senior population, large families, single mothers, farmworkers, persons with disabilities, and persons and households in need of emergency shelter.

POLICIES

Policy F-1 The County shall encourage the development of housing for seniors, including congregate care facilities. *(Source: 2009 Housing Element, Policy F-1)*

Policy F-2 The County shall ensure that County policies, programs, and ordinances provide opportunities for persons with disabilities to reside in all neighborhoods. *(Source: 2009 Housing Element, Policy F-2)*

Policy F-3 The County shall encourage developers to incorporate universal design in a portion of housing units to provide more accessible housing for seniors and persons with disabilities. *(Source: New Policy)*

Policy F-4 The County shall reduce parking requirements for special needs housing if a proponent can demonstrate a reduced parking need. *(Source: 2009 Housing Element, Policy F-3)*

Policy F-5 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. *(Source: 2009 Housing Element, Policy F-4)*

Policy F-6 The County shall continue to facilitate efforts of individuals, private organizations, and public agencies to provide safe and adequate housing for farmworkers in agriculturally-zoned areas where it has minimal impact on productive farmland. *(Source: 2009 Housing Element, Policies F-5 and F-6, combined)*

Policy F-7 The County shall continue to implement incentive programs for senior housing, including the density bonus ordinance and priority processing. *(Source: 2009 Housing Element, Policy F-7)*

Policy F-8 The County shall encourage housing design that meets the needs of extended, multigenerational, and/or large families. *(Source: New Policy)*

Policy F-9 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. *(Source: 2009 Housing Element, Policy G-1)*

Policy F-10 The County shall continue to assist various non-profit organizations that provide emergency shelter and other support services to homeless persons. *(Source: 2009 Housing Element, Policy G-2)*

Policy F-11 The County shall continue to support 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. *(Source: 2009 Housing Element, Policy G-4)*

Policy F-12 The County shall support efforts to increase the availability of residential care facilities and other supportive housing facilities for special needs individuals, including persons with physical or mental disabilities and seniors. *(Source: New Policy)*

PROGRAMS

Program F-1 COMPLIANCE WITH FAIR HOUSING LAWS

The County shall review the Zoning Ordinance, Reasonable Accommodation 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. *(Source: 2009 Housing Element, Program F-3)*

Responsible Agency/Department: Planning and Building Department
Timeframe: Ongoing
Funding: General Fund

Program F-2 HOUSING REHABILITATION FOR SENIORS AND PERSONS WITH DISABILITIES

The County shall provide housing rehabilitation program grants to lower-income disabled persons and senior citizens to improve accessibility and safety. *(Source: New Program)*

Responsible Agency/Department: Planning Services Division
Timeframe: FY 2014/15 and ongoing
Funding: General Fund

Program F-3 FUNDING FOR EMERGENCY SHELTERS

The County shall continue to support emergency shelter programs, including consideration of funding for programs developed through inter-jurisdictional cooperation. *(Source: 2009 Housing Element, Program G-1)*

Responsible Agency/Department: Health and Human Services
Timeframe: Ongoing
Funding: General Fund, State Emergency Shelter Program, HUD, other specialized funding

Program F-4 UPDATE TEN-YEAR PLAN TO END HOMELESSNESS

The County shall continue to participate in the Placer Consortium on Homelessness and Affordable Housing update to the Ten-Year Plan to End Homelessness in Placer County. As part of this update, the County shall explore additional ways to support shelter programs operating in Placer County. *(Source: New Program)*

Responsible Agency/Department: Health and Human Services, Planning Services Division
Timeframe: December 2015
Funding: General Fund

Program F-5 RESIDENTIAL CARE HOME OCCUPANCY INCREASE

The County shall consider increasing the by-right occupancy provision for residential care homes from six to 'eight or fewer' residents (occupancy based on number of bedrooms). *(Source: New Program)*

Responsible Agency/Department: Planning Services Division
Timeframe: December 2014
Funding: General Fund

Program F-6 **AMEND REASONABLE ACCOMMODATION ORDINANCE**

The County shall consider adoption of a Zoning Text Amendment to remove the notification requirement for reasonable accommodation applications. *(Source: New Program)*

Responsible Agency/Department: Planning Services Division
Timeframe: December 2013
Funding: General Fund

Program F-7 **COORDINATION WITH ALTA CALIFORNIA REGIONAL CENTER**

The County shall coordinate with the Alta California Regional Center to better serve the housing needs of residents with developmental disabilities. *(Source: New Program)*

Responsible Agency/Department: Health and Human Services
Timeframe: Ongoing
Funding: General Fund

G. ENERGY CONSERVATION

Goal G	To increase the efficiency of energy use in new and existing homes with a concurrent reduction in housing costs for Placer County residents.

POLICIES

Policy G-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. *(Source: 2009 Housing Element, Policy H-1)*

Policy G-2 The County shall promote land use patterns that encourage energy efficiency, to the extent feasible, and encourage efficient energy use in new development, including but not limited to access to non-auto transit, use of traffic demand management, and water-efficient landscaping. *(Source: 2009 Housing Element, Policy H-2 and Program H-2, combined)*

Policy G-3 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. *(Source: 2009 Housing Element, Policy H-4)*

Policy G-4 The County shall encourage participation in weatherization and energy efficiency programs sponsored by utility companies. *(Source: New Policy)*

Policy G-5 The County shall continue to encourage investments in energy efficiency in multifamily properties through the mPower Placer program and seek mechanisms to expand the program to include single-family residences. *(Source: New Policy)*

PROGRAMS

Program G-1 mPOWER PLACER

The County shall continue to encourage investments in energy efficiency through the mPower Placer program for commercial and multi-family properties, which provides special assessment financing for energy efficiency and renewable energy projects. The County shall continue to pursue resolution to conflicting directives from the Federal Home Finance Agency to ensure that homeowners have the same opportunities as commercial property owners. *(Source: New Program)*

Responsible Agency/Department: Planning Services Division, Building Department, Tax Collector's Office
Timeframe: Ongoing
Funding: General Fund

Program G-2 ENERGY EFFICIENT HOMES

The County shall continue to provide handouts 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 also advertize weatherization and other energy efficiency programs. The County shall promote these programs by posting information on the County website. *(Source: 2009 Housing Element, Program H-1)*

Responsible Agency/Department: Building Department
Timeframe: Distribution of handouts, ongoing/Website will be updated within six months after adoption of the Housing Element
Funding: General Fund

H. EQUAL OPPORTUNITY

Goal H	To assure equal access to safe and affordable housing for all persons regardless of age, race, religion, color, ancestry, national origin, sex, disability, familial status, or sexual orientation.

POLICIES

Policy H-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. *(Source: 2009 Housing Element, Policy I-1)*

Policy H-2 The County shall enforce the policies of the State Fair Employment and Housing Commission. *(Source: 2009 Housing Element, Policy I-2)*

Policy H-3 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. *(Source: 2009 Housing Element, Program I-2)*

PROGRAMS

Program H-1 FAIR HOUSING INFORMATION

The County shall continue to be the local contact point for the Department of Fair Employment and Housing. The County shall continue to provide housing counseling services, 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. *(Source: 2009 Housing Element, Program I-1)*

Responsible Agency/Department: Placer County Housing Authority/ Health and Human Services
Timeframe: Ongoing
County will review and update promotional material, as necessary, within six months after adoption of the Housing Element
Funding: General Fund

I. IMPLEMENTATION MONITORING

Goal I	To ensure that Housing Element programs are implemented on a timely basis and progress of each program is monitored and evaluated regularly.

POLICIES

Policy I-1 The County shall continuously work to improve the day-to-day implementation of Housing Element programs. *(Source: 2009 Housing Element, Policy J-1)*

PROGRAMS

Program I-1 HOUSING COORDINATOR

The County shall continue to assign a housing specialist/point-person to oversee the implementation of Housing Element policies and programs, facilitate permit processing of affordable housing developments, and oversee workforce housing programs. *(Source: 2009 Housing Element, Program J-1)*

Responsible Agency/Department: Planning Services Division
Timeframe: Ongoing
Funding: General Fund

Program I-2 INTER-DEPARTMENTAL COORDINATION

The County shall establish an inter-departmental housing committee/working group to ensure that the Planning Services Division, Health and Human Services, and other departments 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. *(Source: 2009 Housing Element, Program J-2)*

Responsible Agency/Department: Community Development Resources Agency
Timeframe: FY 2013/2014 and ongoing
Funding: General Fund

QUANTIFIED OBJECTIVES

One of the requirements of State law (California Government Code Section 65583[b]) is that the Housing Element contain quantified objectives for the maintenance, preservation, improvement, and development of housing. State law recognizes that the total housing needs identified by a community may exceed available resources and the community's ability to satisfy this need. Under these circumstances, the quantified objectives need not be identical to the total housing needs. The quantified objectives shall, however, establish the maximum number of housing units by income category that can be constructed, rehabilitated, and conserved over the eight-year time planning period.

Table 1 summarizes the quantified objectives for the construction, rehabilitation, or conservation of units during the remaining time frame of the Housing Element (2013-2021).

TABLE 1
SUMMARY OF QUANTIFIED OBJECTIVES

Placer County
2013-2021

Objective Category/Program	Extremely Low	Very Low	Low	Moderate	Total Affordable	Above-Moderate
New Residential Construction						
Program B-2: Mixed-Use Development and Residential Development in Commercial Zones[1]	-	152	100	100	**352**	73
Affordable Housing						
Program B-2: Assisting Affordable Housing Developers[3]	-	60	60	30	**150**	-
Program B-4: Density Bonus[4]	-	20	30	-	**50**	-
Program B-8: State and Federal Funds[5]	25	35	40	-	**100**	
Program B-10: Second Units[6]	-	-	125	125	**250**	
Program B-17: Rental Assistance Program	25	50	-	-	**75**	
Program B-18: Housing Choice Vouchers Program[7]	100	100	80	-	**280**	-
Program C-2: Employee Housing Program	50	100	100	-	**250**	
Rehabilitation						
Program D-1: CDBG Rehabilitation Funds[10]	-	25	25	-	**50**	-
TOTAL	**200**	**542**	**560**	**255**	**1,557**	**73**

Notes:
[1] Estimated based on adoption of new Mixed Use Zoning District or Overlay District and incentives for mixed-use development
[3] Estimated units generated by available Community Development Block Grant (CDBG) funds, HOME funds, and incentives for affordable housing.
[4] Estimated based on historical use of the density bonus.
5 Estimated units generated by available Community Development Block Grant (CDBG) funds, HOME funds, and other State and Federal affordable housing funding programs.
[6] Assumes second units will be affordable to low- and moderate-income households.
[7] Estimated based on current number of households served by the Housing Choice Vouchers (HCV) Program
[8] Estimated units rehabilitated by funding under the Community Development Block Grant (CDBG) Program
Source: Placer County, and Mintier Harnish, December 2012