

# ANNUAL HOUSING ELEMENT PROGRESS REPORT

## Housing Element Implementation

Jurisdiction: Placer County

Reporting Period: January 1, 2008 – December 31, 2008

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**PROGRAM IMPLEMENTATION STATUS**

	<b>Program</b>	<b>Objective</b>	<b>Deadline</b>	<b>Status</b>
1	As part of a General Plan update or amendment, and as part of each community plan update, the County will 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.	Identify areas appropriate for future housing.	Ongoing	Specific plans are required to provide ten percent of units as affordable.  The County continues to process the Riolo Vineyards Specific Plan in Western Placer County. In late-2008, the Regional University Specific Plan was approved that is required to provide 126 very low-income, 127 low-income, and 63 moderate-income units.
2	As necessary, review and update the Public Facilities and Services Element, 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.	Revised Facility Plans.	Ongoing	Element to be updated during General Plan Update expected within three years. Placer County routinely evaluates its ability to provide public facilities to impacted areas of the county.
3	The County will continue to implement the Permit-Streamlining Program for affordable residential projects.	Continued reduction in processing time.	Ongoing	The County continues to implement the Permit Streamlining Program (PLUS) and expedited processing for senior and affordable housing projects.
4	The County will continue to give highest priority in the development review process to senior housing, very low- and low-income housing	Expedited development review procedures	Ongoing	The County gives priority to affordable housing projects for both planning and building permit reviews.

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	projects.			
5	The County will amend the zoning ordinance to clarify that the allowed residential density for mixed-use projects in a commercial zone is based on the gross lot size, without deducting the portion of the site used for commercial buildings. When amending the ordinance the County will also review opportunities to provide incentives for mixed-use development. The incentives include but are not limited to relaxed development standards, reduced parking requirements, and expedited development review procedures.	425 units	2003	The proposed Zoning Ordinance amendment has not been completed.  A new program has been included in the proposed Housing Element to create a new Mixed-Use zoning district such as what is included in the Placer Vineyards and Regional University Specific Plans and prepare related design guidelines.
6	The County will evaluate all County-owned surplus land to determine its suitability for workforce housing affordable to low-income families. These procedures should include identifying appropriate entities to hold or acquire such land and a process for transferring the properties to these entities. These procedures should also include procedures for land swaps if sites more suitable for affordable workforce housing are to be identified.	Adopted procedures.	2003	County-owned sites have been included on the Redevelopment Agency's vacant land inventory.  An interdepartmental review committee is expected to be formed to oversee an RFP process for a DeWitt parcel fronting Highway 49. Mixed-use projects will receive a higher ranking. Any housing developments at DeWitt would be required to provide 15 percent affordable housing.
7	The County will partner with existing nonprofit and for-profit corporations that are interested and able to construct and manage workforce housing affordable to low-income families in the unincorporated area. The County will work with these organizations to ascertain their specific needs in order to expand their ability to serve the County. The County may provide technical and/or financial assistance, such as, site identification, site acquisition, and identification of subsidy sources like HOME funds, CDBG monies, fee waivers, and permit processing	450 units	Ongoing	Placer County is assisting with the Placer Collaborative Network's proposal to create a Housing Land Trust in Placer County. The County is also working with Habitat for Humanity and Workforce Housing at Tahoe-Truckee (WHATT), Advocates for Mentally Ill Housing, and Home Start.  The Redevelopment Agency loaned Habitat for Humanity \$238,000 to complete two homes and for street improvements near Rocklin.

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8	<p>The County will continue to implement the following incentive programs for the construction of affordable housing: Allow second residential units with single-family residences.</p> <ul style="list-style-type: none"> <li>▪ Allow second residential units with single-family residences</li> <li>▪ Allow mobile homes and manufactured housing in all residential zoning districts.</li> <li>▪ Allow “hardship mobile homes” as second residential units in residential and/or agricultural zones.</li> <li>▪ Allow relief from parking standards and other specified development standards on developments for seniors and for low- and very low-income residents</li> </ul>	350 second units; 100 mobile homes in residential zones	Ongoing	<p>Consistent with recent changes in State Law, the County approved a Zoning Text Amendment to allow second residential units by right in all residential zoning districts. The County has been averaging 50-65 secondary dwelling units annually but does not keep an updated inventory of existing units. In the Housing Element update, the County proposes to study the easing of rules for secondary units.</p>
9	<p>The County will amend the zoning ordinance, as appropriate, to allow more flexibility and the relaxation of certain development standards as incentives for affordable housing developments. Relaxing development standards for affordable housing does not mean lower quality, and standards should not be reduced if the reduction will add to replacement or maintenance costs in the future. In fact, more emphasis should be placed on life-cycle design to reduce long-term operating costs. Any amendments to development standards should consider site and potential occupancy characteristics.</p>	Zoning Ordinance amendments.	2003	<p>In the past year, a Board-appointed stakeholder group has been working to develop an affordable housing program for the County. As part of the program, a “menu of options” as described is being considered to facilitate the development of affordable housing.</p> <p>The County’s Secondary Dwelling Ordinance has a reduced parking requirement of one parking space for units with 640 square feet or less and the Senior Housing Ordinance has a reduced parking requirement of 1.5 parking spaces per residential unit. Senior Independent Living Centers can have up to a 50 percent reduction on the parking standard as well as a maximum density increase of 25 percent. Reductions in development standards for other residential projects are evaluated on a case-by-case basis.</p>
10	<p>On a case-by-case basis, when evaluating possible reductions in development standards to encourage low-income housing, the County will also consider public health, safety and other important standards such as adequate open space in developments.</p>	Zoning Ordinance amendment.	2003	<p>This is and has consistently been County policy.</p>

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11	The County will utilize the density bonus ordinance to encourage rental housing. Multi-family developments with more than four units that provide at least 20 percent of the units as rentals affordable to low-income households or 10 percent of the units as rentals 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.	550 units	Ongoing	The County's Density Bonus Ordinance has been revised to reflect changes in State law. The Ridgeview Villas (10 units to be affordable), Terracina Oaks (6 VL) and Atwood Village (15 single-family lots) were granted a density bonus.
12	The County has adopted a resolution waiving 50 percent of the application processing fees for developments in which 10 percent of the units are affordable to very low-income households, or 20 percent of the units are affordable to low-income households. The waiving or reduction of service mitigation fees may also be considered when an alternative funding source is identified to pay these fees. The County may use either redevelopment set-asides or the Housing Trust Fund to subsidize the service and mitigation fees for affordable housing developments.	Revised resolution.	2003	Utilized as opportunity arises.  Building permit fees for the 15 affordable units at Atwood III were reduced by 50 percent and were provided priority processing.
13	Twenty percent of the tax increment funds accruing to the Redevelopment Agency will be directed to affordable housing in accordance with applicable laws. The emphasis will be on the creation of housing opportunities for low and very low-income households.	425 units	Ongoing	This is and has consistently been Redevelopment Agency policy. Funds are deposited into a Redevelopment Agency Housing Set-Aside fund.  Redevelopment purchased three sites for affordable housing in Kings Beach and committed \$1 million in housing set-aside funds to create 42 senior apartment units in the Tahoe area.  RFP for affordable housing funds (\$2 million) is currently available.
14	The County will 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	Adopted changes in the TRPA Code to allow more affordable housing.	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.

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	workforce housing.			
15	The County will continue to utilize the Housing Trust Fund to acquire building sites for affordable housing, to provide “gap” financing, to leverage funds for acquiring or constructing affordable housing, or to subsidize the service and mitigation fee waivers for affordable housing developments.	350 units	Ongoing	The County Housing Trust Fund loaned \$350,000 to Northstar Community Housing to restrict 12 of 96 units at the Sawmill Heights employee housing project to low-income affordability. Previously the 96 units were restricted to moderate-income.  \$260,000 of the Kings Beach Housing Assistance Fund was used to purchase a lot in Kings Beach that could yield two units.
16	Placer County will 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.	50 units	Ongoing	Placer County has identified financial institutions operating in the County that fall under the requirements of the Community Reinvestment Act. Wells Fargo provided first deed of trust loans for the 15 low-income ownership units in Atwood III.
17	The County will investigate and, where deemed eligible, apply for State and Federal monies for direct support of low-income housing construction and rehabilitation. The Redevelopment Agency, the Planning Department, and Health and Human Services will continue to assess potential funding sources, such as, but not limited to, the Community Development Block Grant (CDBG), HOME, and AB 2034 programs. The County will 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.	Allocations for State and Federal funding for affordable housing.	Ongoing	The County continues to apply for federal and state housing program funds as available to continue and expand affordable housing programs. These programs include the HUD rental housing assistance program, Community Development Block Grant (CDBG) program, and the Home Investment Partnerships (HOME) program administered by the Redevelopment Agency which is ongoing.  A number of funding sources were used to assist with infrastructure improvements for the Domestic Violence Shelter and the Children’s Shelter that opened in 2008.
18	The County will prepare an ordinance requiring new development in the Sierra region to provide employee housing consistent with Policy A.14. The Planning Department will have a draft employee housing ordinance for public review no later than December 31, 2002. This ordinance will create the following methods to provide	475 units	2003	Draft Ordinance Prepared, Not Adopted.  In lieu of an adopted ordinance, major projects have been required to meet this policy. Sawmill Heights was completed with 96 units in Northstar Village. Hopkins Ranch is proceeding with plans for 50 workforce housing units in Martis Valley.

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	housing: 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.			
19	The County has adopted a mandatory inclusionary housing ordinance that requires 15 percent of units in market-rate developments to be affordable to very low, low, and moderate-income households in the North Lake Tahoe and North Auburn redevelopment project areas. The Planning Department has drafted an inclusionary housing ordinance that applies to the County under 5000 feet in elevation. This ordinance identifies acceptable methods to provide affordable housing which include the following: 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.	Evaluation of an inclusionary housing ordinance.	2003	Several draft West Placer inclusionary ordinances have been completed. The Affordable Stakeholder Working Group continues to meet to draft an affordable housing program.
20	In order to meet the housing shortfall identified in the vacant land inventory, the County will rezone parcels to multi-family residential (RM) and create a surplus of land for high-density residential development of 10 percent more than the additional units needed for very low and low-income housing (See 2003 Housing Element Tables 3-13 and 5-2). The RM district allows 21 units per acre.	Adequate sites rezoned to accommodate the County's housing allocation.	2003-6	The County has implemented rezonings with each community plan update, specific plan, independent general plan amendment, and/or rezonings as suitable sites are identified.  The Regional University Specific Plan has been approved during the reporting period increasing the multi-family residential acreage total. One additional Specific Plan is pending and one Community Plan update has been started.
21	The Placer County Zoning Ordinance allows for single-family development in the Residential Multi-Family zoning district. Due to the loss of multi-family sites to single-family construction, the County shall amend the Zoning Ordinance to prohibit the development of single-family residential in the Residential Multi-family zoning	Amend Zoning Ordinance.	2003	Adoption of a minimum-density standard in the multi-family residential (RM) zoning district is contained in the draft Housing Element update.

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	district (where densities would permit an affordable housing project) consistent with State law and only when low- or moderate-income housing is guaranteed.			
22	Complex processing procedures in permit issuance can be a major obstacle in affordable housing developments due to tight time lines imposed by State and Federal funding programs. Although the County currently offers permit streamlining, priority processing, and concurrent processing for senior and affordable housing developments, the County will review its residential processing procedures, as appropriate, to identify opportunities to further streamline processing procedures while maintaining adequate levels of public review.	Reduced processing times for affordable housing developments.	2003	The new Community Development Resource Center has a “one-stop permit counter” and has installed the new “PLUS” automated permit routing and tracking system. The County continues to work on revising its review procedures to reduce the time required for approvals and make requirements easier to understand.
23	The County will amend the zoning ordinance to conditionally allow accessory apartments, such as detached units over garages, within all residential projects to provide another source of affordable housing. These units can increase the density of an area without changing the pattern of single lot private ownership.	250 units	2003	A second-unit ordinance was enacted to conform with State law. Accessory apartments are now allowed as a matter-of-right, subject to a zoning review.
24	Infill sites are generally more difficult to develop due to issues such as site clean-up, land assembly, and compatibility with surrounding development. To facilitate development of in fill projects, the County will evaluate the feasibility of adopting 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 and setback requirements, to accommodate smaller or odd-shaped parcels, and waivers or deferrals of certain development fees, helping to decrease or	160 units	2003	PMC infill housing site assessment and affordable housing incentive study completed in 2007. Infill incentives are also being discussed by the Affordable Housing Stakeholder Group. An infill ordinance to assist developers in addressing barriers to infill development, including incentives, has not been adopted.  The Ridgeview Villas (10 units to be affordable), Terracina Oaks (6 VL) and Atwood Village (15 single-family lots) were granted a density bonus.

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	defer the costs of development.			
25	<p>Land banking involves the acquisition of land by public agencies for use in future development. Land banking can preserve sites for affordable housing until resources are available for construction and long-term financing. Through this technique the County can control the location, timing, cost, and nature of development. The County will investigate land banking as a method to provide sites for affordable housing by undertaking the following process:</p> <ul style="list-style-type: none"> <li>• Conducting a land inventory of publicly owned land and examine the feasibility of their use for housing development.</li> <li>• Contacting other agencies and organizations, such as public agencies, lending institutions, school districts, service organizations, religious institutions, and other landowners, to identify potential sites for acquisition.</li> <li>• Including land donations as an option to developers in meeting inclusionary housing requirements.</li> <li>• Evaluating the use of redevelopment set-asides and housing trust funds for securing sites.</li> <li>• Evaluating how appropriate sites would be made available to developers at a reduced cost in exchange for the provision of affordable housing units.</li> <li>• Seeking input from housing developers and the community on program objectives and constraints.</li> </ul>	New affordable housing program.	2003	<p>No opportunities have been realized to further this program.</p> <p>The County continues to work with the Placer Collaborative Network on establishing a Housing Land Trust.</p>



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26	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.	Continues support for legislative platform.	2003	The County has retained lobbyists to push its legislative platform.
27	Because housing policies and programs are developed and implemented by the Planning Department, Health and Human Services, and the Redevelopment Agency, the County shall ensure that these 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 a working group, periodic meetings with the Chief Executive Officer, and an annual workshop with the Board of Supervisors.	Increased inter-departmental coordination.	2003	An interdepartmental working group has been created to work on the Housing Element update. Several departments are working with the Affordable Housing Stakeholders Working Group.
28	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. For example, the Planning Commission has requested that TRPA reevaluate the prohibition on secondary dwelling units in single-family zoning districts.	Investigation of new mechanisms to facilitate workforce housing in the Lake Tahoe area.	2003	Placer County is working with TRPA to provide a set of initiatives of policy changes in its new 20-Year Regional Plan to assist in the production of affordable housing in the basin.  The County continues to implement Housing Element Policy A.14 requiring new development in the Sierra Nevada and Lake Tahoe area to provide for employee housing equal to at least 50 percent of the housing demand generated by the project.
29	Placer County will continue to implement the policies and requirements of the Placer County Design Guidelines Manual and community design elements of the various community plans.	Continued implementation of design guidelines.	Ongoing	This is and has consistently been County policy.
30	The County will apply annually for CDBG rehabilitation funds to provide housing rehabilitation services and weatherization	150 units rehabbed.	Ongoing	The Redevelopment Agency's Community Development Block Grant (CDBG) Program can provide low interest loans of up to \$60,000 to: correct health and safety hazards, increase energy conservation, and

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	services to very low and low-income households.			extend the useful life of homes.  Two housing rehab loans were approved in 2008 by the Redevelopment Agency.
31	The County will adhere to State law requiring tenant notice and landlord relocation assistance in cases of demolition of multi-family housing.	Compliance with State law.	Ongoing	This is and has consistently been County policy.
32	The County will adhere to State law regarding mobile home conversions.	Compliance with State law.	Ongoing	This is and has consistently been County policy.
33	The County will continue to administer the Housing Choice Voucher Program (Section 8 assistance) through the Placer County Housing Authority.	Achieve and maintain 100 percent lease-up or allocation utilization rate; apply for additional fair share vouchers when eligible.	Ongoing	The County has an approximate 91 percent allocation utilization rate. The County has 276 vouchers, but only 251 vouchers are funded. .
34	The County currently provides code enforcement that aims to preserve and maintain the livability and quality of homes in Placer County. Code enforcement officers investigate violations of health, safety, and property maintenance standards and encourage eligible property owners to seek assistance through the CDBG rehabilitation program. The County's Code Enforcement Officers will continue to work with property owners to preserve the existing housing stock.	275 units preserved.	Ongoing	he County continues to make CDBG and HOME housing rehabilitation loans available to low-income households with code violations.
35	The County will annually 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 program, and the date at which the	Annually update list.	Ongoing	Redevelopment maintains a list of units produced through state and federal programs and monitors their affordability covenants.

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	units may convert to market- rate dwellings.			
36	The County will include in all existing and new incentive or regulatory programs requirements to give notice prior to the conversion of any units of low-income households to market-rate units as described in Policy D.2.	Revisions to all housing incentive and regulatory programs.	2003	Redevelopment continues to work with appropriate organizations to identify units which may convert to market-rate units.
37	The County will continue to implement the incentive programs for senior housing, including the density bonus ordinance and priority processing.	600 units	Ongoing	Several senior projects have been proposed and/or completed in recent years. The Planning and Redevelopment departments will continue to make developers aware of the provisions in the Density Bonus ordinance.  The Auburn Alzheimer Care Center, a 64 resident facility, was approved in May 2008.
38	The County will continue to allow small group housing developments and residential care facilities (six or fewer residents) in all residential zones subject to the same rules that apply to single-family dwellings.	20 group housing developments for disabled persons and facilities for 120 clients in residential care facilities.	Ongoing	An amendment to allow up to eight residents in group housing as-right is being considered.
39	The County will work with homebuilders to encourage the incorporation of universal design features in new construction in a way that does not increase housing costs.	A greater number of homes that accommodate people of different abilities.	2003	The will continue to encourage incorporation of universal design features in new structures.
40	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 that protect people with disabilities. For example, current regulations, policies, and practices should be reviewed to ensure that they do not:	Review regulations, policies and practices; amend as appropriate.	2003	Ordinances and policies are amended as necessary to maintain consistency with State law.

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41	Although the County’s residential care homes ordinance complies with State law, due to the lack of transitional and permanent supportive housing, the County should consider increasing the limit on the number of adults allowed in residential care home as a use by right.	Review of the residential care homes ordinance and analysis of the benefits of amending the ordinance to accommodate more adults as a use by right.	2003	A draft of this Ordinance has been prepared and is expected to be considered for adoption in 2009.
42	The County will amend the zoning ordinance to ensure that permit processing procedures for farm worker housing do not conflict with Health and Safety Code Section 17021.6 which 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”. The County shall also ensure that such procedures encourage and facilitate the development of housing for farm workers.	Compliance with Health and Safety Code Section 17021.6 and procedures that encourage and facilitate the development of farmworker housing.	2003	A draft of this Ordinance has been prepared and is expected to be considered for adoption in 2009.
43	The County will continue to contribute toward the cost of maintaining emergency shelter programs, including consideration of funding for programs developed through inter-jurisdictional cooperation.	A “Continuum of Care” strategy.	Ongoing	<p>The homeless shelter is supported by a non-profit group, the “Gathering Inn”. This group operates a nomadic shelter in which the homeless shelters locations move from church site to church site. Shelter is provided from October through April.</p> <p>County helped fund a new PEACE for Families Women’s Center, a domestic violence emergency shelter that includes offices, administration facilities, a crisis center, living space and beds for 39 women and children, and transitional housing for 24 women and children at the DeWitt Center in Auburn.</p>
44	An emergency shelter is a facility that provides shelter to homeless families and/or individuals on a limited short-term basis. Although there are some organizations providing services to the homeless, Placer County has no emergency shelter. The County shall identify sites for use as	Identification of suitable sites for emergency shelters.	2003	<p>The Ten Year Plan does not call for a permanent homeless shelter in Placer County but encourages additional supportive housing.</p> <p>The County also facilitated the development of a permanent shelter for women and children in Auburn (see Program 43).</p>

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	emergency shelters.			
45	Transitional housing is typically defined as temporary (often six months to two years) housing for a homeless individual or family who is transitioning to permanent housing (or permanent supportive housing) or for youths that are moving out of the foster care system. The County does provide some transitional and permanent supportive housing in the form of group housing.	Identification of suitable sites for transitional and permanent supportive housing.	2003	The County has three programs for the severe and persistently mentally ill that are funded by HUD. The sites are scattered throughout the county, including within cities.  HHS has new 2008 money to support permanent supportive housing developments of 10-20 units each in Auburn and Roseville. One project is under review for funding.
46	Emergency and transitional housing for the homeless is not a defined land use in the Placer County Zoning Ordinance. The County shall amend the zoning ordinance to include these as an allowed land uses in the following zone districts with the indicated permit requirements: <ul style="list-style-type: none"> <li>• Residential Multi-family (RM) - Zoning Clearance</li> <li>• Neighborhood Commercial (CI) - Minor Use Permit</li> <li>• General Commercial (C2) - Conditional Use Permit</li> <li>• Commercial Planned Development (CPD) - Conditional Use Permit</li> <li>• Highway Service (HS) - Minor Use Permit</li> <li>• Motel District (MT) - Zoning Clearance</li> <li>• Resort (RES) - Minor Use Permit</li> </ul>	Zoning Ordinance amendment.	2003	An zoning text amendment has been prepared for review and adoption in 2009.
47	The County will continue to implement provisions of the Subdivision Map Act that require subdivisions to be oriented for solar access, to the extent practical.	New subdivisions that are oriented for solar access to the extent practical.	Ongoing	This program is implemented where feasible.

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48	The County will provide information to the public regarding the efficient use of energy in the home and ways to improve the energy efficiency of new construction.	Distribution of information with all building permits.	Ongoing	The County has several handouts that are distributed when a Building Permit is issued.
49	The County will encourage efficient energy use in new development, such as compact urban form, access to non-auto transit, and use of traffic demand management, among other possibilities. The County will promote this program by incorporating policies that encourage efficient energy use into new and updated land use plans.	Policies that encourage efficient energy use.	Ongoing	This is and has consistently been County policy and is incorporated into Community Plans when updated.
50	The County will continue to be the local contact point for the Department of Fair Employment and Housing, and to 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 will post this information on the County web site.	Distribution of information regarding equal access to housing.	2003	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.
51	Placer County has no fair employment and housing board, therefore complaints are referred to the State Department of Fair Employment and Housing. The County will refer low and very low-income people who suspect discrimination in housing to Legal Services of Northern California for help.	Distribution of information.	Ongoing	This is and has consistently been County policy.
52	Pursuant to the Fair Housing Amendments Act of 1988 and the requirements of Chapter 671, Statutes of 2001 (Senate Bill 520), the County will adopt an ordinance to establish a process for making requests for reasonable accommodations to land use and zoning decisions and procedures regulating the siting, funding, development and	Adoption of new ordinance.	2003	The County approved the Reasonable Accommodation Ordinance in May 2008.

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	use of housing for people with disabilities. The County will promote its reasonable accommodations procedures on its web site and with handouts at Health and Human Services.			
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