PLACER COUNTY

HOUSING ELEMENT BACKGROUND REPORT

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February 27, 2009

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INTRODUCTION

State Housing Element Law (Government Code Section 65580 (*et seq.*)) mandates that local governments must adequately plan to meet the existing and projected housing needs of all economic segments of the community. This Placer County Housing Element Background Report provides current (to the end of 2007) information on household characteristics, housing needs, housing supply, land inventory for new development, housing programs, constraints, and incentives for new housing development in Placer County. It also evaluates progress made since Placer County's last Housing Element was adopted in 2003. Where available, population and housing projections are provided as well.

The Background Report of the Housing Element identifies the nature and extent of the county's housing needs, which in turn provides the basis for the County's response to those needs in the Policy Document. The Background Report also presents information on the community's setting in order to provide a better understanding of its housing needs.

Placer County last updated its Housing Element in 2003. The Element served a 7½-year planning period from January 1, 2000 to June 30, 2007. Placer County previously adopted a 1989 Housing Element before the 2003 document.

The current (2008) Housing Element is a comprehensive update of the 2003 Housing Element. The 7½-year planning period is for January 1, 2006 to June 30, 2013.

Upon its adoption, this Element will become part of the Placer County General Plan, which was last updated in August 1994. The 1994 General Plan included the following nine elements:

- Land Use
- Housing
- Transportation and Circulation
- Public Facilities and Services
- Recreation and Cultural Resources
- Natural Resources
- Agriculture and Forestry
- Safety and Safety
- Noise

The adoption of this Housing Element may necessitate revisions of some of the other Placer County General Plan Elements to maintain internal consistency with those Elements as mandated by State law.

Overview of State Requirements

State law recognizes the vital role local governments play in the supply and affordability of housing. Each local government in California is required to adopt a comprehensive, long-term general plan for the physical development of their city or county. The housing element is one of the seven mandated elements of the general plan. State law requires local government plans to address the existing and projected housing needs of all economic segments of the community through their housing elements. The law acknowledges that in order for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems that provide opportunities for, and do not unduly constrain, affordable housing development. As a result, housing policy in the state rests largely upon the effective implementation of local general plans, local housing elements in particular.

The purpose of the housing element is to identify the community's housing needs, to state the community's goals and objectives with regard to housing production, rehabilitation, and conservation to meet those needs, and to define the policies and programs that the community will implement to achieve the stated goals and objectives.

State law requires cities and counties to address the needs of all income groups in their housing elements. The official definition of these needs is provided by the California Department of Housing and Community Development (HCD) for each city and county within its geographic jurisdiction. Beyond these income-based housing needs, the housing element must also address special needs groups such as persons with disabilities and homeless persons.

As required by State Housing Element Law (Government Code Section 65583(a)) the assessment and inventory for this Element includes the following:

- Analysis of population and employment trends and projections, and a quantification of the locality's existing and projected housing needs for all income levels. This analysis of existing and projected needs includes Placer County's share of the regional housing need.
- Analysis and documentation of household characteristics, including level of payment compared to ability to pay; housing characteristics, including overcrowding; and housing stock condition.
- An inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment; and an analysis of the relationship of zoning, public facilities, and services to these sites.
- The identification of a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit.
- Analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels and for persons with disabilities, including land use controls, building codes and their enforcement, site

improvements, fees and other exactions required of developers, and local processing and permit procedures. Analysis of local efforts to remove governmental constraints.

- Analysis of potential and actual non-governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, and the cost of construction.
- Analysis of any special housing needs for the elderly, persons with disabilities, large families, farmworkers, families with female heads of households, and families and persons in need of emergency shelter.
- Analysis of opportunities for residential energy conservation.
- Analysis of "at-risk" assisted housing developments that are eligible to change from low-income housing uses during the next 10 years.

The Housing Element Background Report identifies the nature and extent of the county's housing needs in the unincorporated areas of the county, which in turn provides the basis for the County's response to those needs in the Housing Element Policy Document. In addition to identifying housing needs, the Background Report also presents information on the setting in which the needs occur, which provides a better understanding of the community and facilitates planning for housing.

The following is a summary of the major sections of the Housing Element Background Report:

Section I: Needs Assessment

A. Housing Stock and Demographic Profile

B. Housing Needs

Section II: Resource Inventory

A. Availability of Land and Services

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

C. Energy Conservation Opportunities

Section III: Potential Housing Constraints

A. Potential Governmental Constraints

B. Potential Non-Governmental Constraints

Section IV: Evaluation

A. Housing Accomplishments

B. Review of Existing (2003) Housing Element

The Background Report satisfies State requirements and provides the foundation for the goals, policies, implementation programs, and quantified objectives. The Background Report sections draw on a broad range of informational sources. Information on population, housing stock, and economics comes primarily from the 2000 U.S. Census, the California Department of Finance (DOF), and Placer County records. Information on available sites and services for housing comes from numerous public agencies. Information on constraints on housing production and past and current housing efforts in Placer County comes from County staff, other public agencies, and a number of private sources.

General Plan and Housing Element Differences

The housing element is one of seven State-mandated elements that every general plan must contain. Although the housing element must follow all the requirements of the general plan, the housing element has several State-mandated requirements that distinguish it from other general plan elements. Whereas the State allows local government the ability to decide when to update their general plan, State law sets the schedule for periodic update (five-year timeframe) of the housing element. Local governments are also required to submit draft and adopted housing elements to HCD for State law compliance review. This review ensures that the housing element meets the various State mandates. When the County satisfies these requirements, the State will "certify" that the element is legally adequate. Failing to comply with State law could result in potentially serious consequences such as reduced access to infrastructure, transportation, and housing funding and vulnerability to lawsuits.

Public Participation

As part of the Housing Element update process, the County implemented the State's public participation requirements in Housing Element Law, set forth in Government Code Section 65583(c)(7), that jurisdictions "…shall make a diligent effort to achieve participation of all economic segments of the community in the development of the housing element."

County staff and consultants held three series of Community/Stakeholder Workshops. County staff distributed announcements of the workshops to a mailing list of various stakeholders including local residents, housing developers, social service providers, neighborhood associations, and the business community. Furthermore, the County publicized the workshops in local newspapers and on announcement boards at County facilities.

In recognition of the different housing problems faced by Tahoe Basin area residents and residents of western Placer County, the County held two sessions for each workshop. One session of each workshop was conducted in the Tahoe Basin, and the other session in the western area of the county. Tahoe-area residents expressed the need for increased public participation in the Housing Element planning process. In response, the County held an additional meeting on November 27, 2007 with affordable housing stakeholders to further discuss the specific housing issues faced by residents of Lake Tahoe's north shore.

In addition to the workshops, County staff held several meetings, presentations, and roundtable discussions with local organizations and agencies to ensure that the Housing Element policies and programs properly represented the views of the community. The following is a brief description of the Housing Element workshops and meetings:

- **November 7, 2007 and November 14, 2007: Community/Stakeholders Workshop #1–Kings Beach and Auburn—**County staff and the Housing Element Consultants made a presentation to the general public and local stakeholders giving them an overview of the update process, outlining State housing law, and describing the required components of the Housing Element Background Report and Policy Document. During and after the presentation, County Staff gave the public and stakeholders an opportunity to identify key housing issues and concerns in the county.
- **November 27, 2007: Follow-up Community Meeting in Kings Beach—**County Staff met with the public and stakeholders to further discuss housing issues and concerns facing the Lake Tahoe Area.
- **April 8, 2008: Rural Lincoln Municipal Advisory Council Meeting—**County Staff presented an overview of the housing element process to the Rural Lincoln Municipal Advisory Council.
- **April 8 and 10, 2008: Community/Stakeholders Workshop #2–Kings Beach and Auburn—**County staff and the Housing Element Consultants made a presentation to the general public and local stakeholders giving them an overview of the update process and discussing key findings from the Public Review Draft Background Report. During and after the presentation, County Staff gave the public and stakeholders an opportunity to discuss the adequacy of the Draft Background Report and to discuss housing policy options.
- **May 8, 2008: Roundtable Discussion at PCOH, Salvation Army, Auburn—**County staff held a Housing Element Roundtable Discussion including representatives from the Building Industry Association (BIA), City of Roseville, and City of Auburn.
- **June 5 and 10, 2008: Community/Stakeholders Workshop #3–Kings Beach and Auburn—**County staff and the Housing Element Consultants made a presentation to the general public and local stakeholders giving then an overview of the update process, providing a summary of the input received during the first two round of Workshops, and discussing key policies and programs from the Public Review Draft Policy Document. During and after the presentation, County Staff gave the public and stakeholders an opportunity to discuss the proposed policies and programs.
- **June 12, 2008: Planning Commission Study Session #1–Auburn—**County staff and the Housing Element Consultants made a presentation to the Planning Commission and general public giving them an overview of the update process, providing a summary of the input received during the three rounds of Workshops, and discussing major policies and programs.

- **June 18, 2008: Weimar/Applegate/Colfax Municipal Advisory Council Meeting #1—** County staff presented an overview of the housing element process to the Weimar/Applegate/Colfax Municipal Advisory Council.

- **July 10, 2008: Planning Commission Study Session #2–Auburn—**County staff made a presentation to the Planning Commission and general public discussing key policies and programs. The Planning Commission approved sending the Draft Housing Element to the Board of Supervisors

- **July 15, 2008: Meeting with the Placer County Association of Realtors—**County staff presented an overview of the housing element process to the Placer County Association of Realtors.

- **June 18, 2008: Weimar/Applegate/Colfax Municipal Advisory Council Meeting #2—** County staff held a discussion with the Weimar/Applegate/Colfax Municipal Advisory Council regarding specific housing element policies and programs.

- **August 5, 2008: Board of Supervisors Presentation—**County staff presented an overview of the Housing Element Update process to the Board of Supervisors. The Board authorized submission of the Draft Housing Element to HCD for the 60-day review.

Community/Stakeholder Input

Based on input gathered during the public participation process, County staff and consultants identified the following issues as being of greatest importance to the stakeholders and community members that attended the workshops. These issues were identified by County residents and do not necessarily represent the opinions of the consultants or Placer County staff. The issues are addressed throughout the Housing Element.

The following issues were discussed at the Tahoe Basin area workshops:

- There is a lack of for-purchase affordable homes for lower- and moderate-income families in the Tahoe Basin

- Middle-income residents and members of the local workforce are leaving the Tahoe Basin to find more affordable housing in nearby communities or in Nevada

- TRPA regulations limit densities and expensive fees increase costs in the Tahoe Basin, limiting opportunities for affordable housing

- The lack of money for down payment or security deposit can be a limiting factor for lower-income households seeking affordable housing. Lower-income residents could benefit from a down payment assistance program.

- Construction costs and land costs are high in the Tahoe Basin

- Inclusionary housing requirements are upsetting market balance

The following issues were discussed at the Western Placer County workshops:

- Additional low-income rentals are needed, particularly larger units with three or more bedrooms
- Since transportation is an issue for many low-income households, housing is needed near job centers
- Rehabilitation assistance programs are needed for existing homes and trailers
- Many of the affordable homes are concentrated in one area (North Auburn)
- First-time homebuyer down-payment assistance programs are needed
- Affordable for-purchase housing is preferred over rentals
- Homelessness is a growing issue
- Foster home aging-out is not being addressed
- Additional housing is needed for special needs populations (e.g., HIV/AIDS, extremely low-income, parolees, veterans)
- Fees and land costs make affordability unattainable
- The County has good policies, but it is not resulting in new affordable units
- Some community-based organizations do not have the expertise and resources to get affordable housing units built
- Incentives are available but the process is cumbersome
- With a large county, dispersed/smaller developments needed; large developments often run into community opposition
- Housing requirements on commercial development is discouraging investment

During the workshops, stakeholders and community members identified possible solutions to housing issues in Placer County.

The following solutions were discussed at the Auburn Workshops:

- Utilize a Housing Land Trust
- Promote mixed-use development that incorporates affordable housing
- Better collaboration between public and private sector is needed to pool money and resources
- Housing advocate/facilitator needed to work projects through the planning and development process

- Utilize County-owned land for affordable housing (e.g., DeWitt Center)
- Study expanding workforce housing requirements to non-Tahoe areas
- Inclusionary ordinance is key to getting units built
- Need a better definition of "by-right" development and identification of where special needs housing can be built
- Additional medium and high-density sites are needed
- Eliminate use permits for affordable projects (i.e., allow them "by-right")
- Provide density bonuses for smaller-lot, affordable projects

The following solutions were discussed at the Tahoe Workshops:

- Workforce housing requirement is a burden for smaller projects. Allow in-lieu fee or buy-in at larger projects
- Allow business owners to assist with employees' rent to meet workforce housing requirement.
- Need less regulation and more incentives
- Reduce density on small lots (e.g. Kings Beach)
- Affordable units should be dispersed rather than concentrated on Highway 28
- Rehabilitation money is needed
- Housing needs and capabilities assessment should be conducted
- Consider an equity share program to provide down-payment assistance
- Develop an affordable housing working group for both east and west county
- Start planning now for future housing needs
- Eliminate deed restriction on second units
- Utilize 'silent second' mortgages
- Seasonal employees' needs should be addressed (e.g., dorm-style housing)
- Encourage programs that produce for-sale affordable units

SECTION I: NEEDS ASSESSMENT

This section begins with a description of demographic, housing, and employment characteristics of Placer County. The section then discusses existing housing needs of Placer County based on housing and demographic characteristics. The section also discusses the housing needs of "special" population groups as defined in State law. Finally, the section discusses the county's future housing needs based on the regional "fair share" allocation in the Regional Housing Needs Allocation (RHNA) prepared by the Sacramento Area Council of Governments (SACOG).

A. Housing Stock and Demographic Profile

The purpose of this section is to establish "baseline" population, employment, and housing characteristics for Placer County. The main sources of the information are the 1990 and 2000 U.S. Census. Other sources of information include the following: the California Department of Finance (DOF); the California Employment Development Department (EDD); the U.S. Department of Housing and Urban Development (HUD); the U.S. Department of Agriculture (USDA); and local economic data (such as home sales prices, rents, wages, etc.).

Data for Placer County is presented wherever possible alongside comparable data for the state of California. This facilitates an understanding of the county's characteristics by illustrating how the county is similar to, or differs from, the state in various aspects related to demographic, employment, and housing characteristics and needs.

1. Demographic and Employment Characteristics and Trends

Population/Demographic Trends and Employment Characteristics and Trends

Population

Table 1 shows the long-term historic population trends for Placer County. As shown in the table, the County experienced rapid growth throughout the second half of the twentieth century and into the twenty-first century. The county grew the fastest between 1970 and 1980 when the average annual growth rate (AAGR) was 4.25 percent. Recently, Placer County has been one of the fastest growing counties in California and in the United States. From 2000 to 2007, Placer County's population grew from 248,399 to 324,495 residents–an average annual growth rate (AAGR) of 4 percent.

TABLE 1 HISTORIC POPULATION Placer County 1940-2007			
Year	Population	Change	AAGR
1940	28,108	-	-
1950	41,649	13,541	4.0%
1960	56,998	15,349	3.2%
1970	77,306	20,308	3.1%
1980	117,247	39,941	4.3%
1990	172,796	55,549	4.0%
2000	248,399	75,603	3.7%
2007	324,495	76,096	4.0%

Note: AAGR for 2000-2007 calculated for 6.75-year period (April 1, 2000 to Jan. 1, 2007).
Source: DOF, Table 2a Historical Census Populations of California State, Counties, Cities, Places, and Towns, 1850-2000.

Table 2 shows population, households, average household size, and housing units[1] for unincorporated and incorporated Placer County and the state of California for 1990, 2000, and 2007.

The table also shows 1990 to 2000 and 2000 to 2007 absolute growth and AAGRs.

Unincorporated Placer County's population grew at an AAGR of 1.8 percent between 1990 and 2000. This was higher than California's growth rate of 1.3 percent. Relative to the incorporated areas of the county, which grew at an AAGR of 5.2 percent, the unincorporated areas of the county grew at a much slower rate. It has been Placer County General Plan policy to steer urban growth to the cities.

Housing units grew at a slower rate than population for unincorporated Placer County between 1990 and 2000, but households grew at a faster rate than population as the average household size decreased. In California, on the other hand, the average household size increased from 1990 to 2000 as population grew faster than the number of households.

From 2000 to 2007, Placer County as a whole had a 4.0 percent AAGR for population, a rate nearly three times California's population AAGR of 1.6 percent during this period. Most of this growth occurred in the incorporated areas of the county where the AAGR was 5.9 percent between 2000 and 2007. Growth in unincorporated areas of the county slowed to an AAGR of 1 percent.

[1] A household is defined by the U.S. Census Bureau as "A person or group of people who occupy a housing unit as their usual place of residence. The number of households equals the number of occupied housing units in a census." A housing unit is defined as "A single-family house, townhouse, mobile home or trailer, apartment, group of rooms, or single room that is occupied as a separate living quarters or, if vacant, is intended for occupancy as a separate living quarters".

Placer County's housing units grew at an AAGR of 4.9 percent between 2000 and 2007, which is almost four times the rate of housing unit growth in California during this period (1.3 percent AAGR). Housing units in the incorporated areas grew a rate of 6.8 percent, while housing units in the unincorporated areas of the county grew at a much lower rate of 1.6 percent. Housing units grew at a higher rate than population, and the average household size in unincorporated Placer County decreased from 2.66 in 2000 to 2.56 in 2007. California's average household size continued to increase over this time period (2.87 in 2000 and 2.94 in 2007) as population grew faster than households and housing units.

TABLE 2
POPULATION, HOUSEHOLDS, HOUSING SIZE & HOUSING UNITS
Placer County and California
1990, 2000 & 2007

	Unincorporated Placer County			Incorporated Placer County			California		
	1990	2000	2007	1990	2000	2007	1990	2000	2007
Population									
Number	84,227	100,701	107,389	88,569	147,698	217,106	29,758,213	33,873,086	37,662,518
Growth from Previous Period	-	16,474	6,688	-	59,129	69,408	-	4,114,873	3,789,432
% AAGR from Previous Period	-	1.8%	1.0%	-	5.2%	5.9%	-	1.3%	1.6%
Households									
Number	30,829	37,334	41,462	33,272	56,048	87,139	10,380,856	11,502,871	12,524,401
Growth from Previous Period	-	6,505	4,128	-	22,776	31,091	-	1,122,015	1,021,530
% AAGR from Previous Period	-	1.9%	1.6%	-	5.4%	6.8%	-	1.0%	1.3%
Average Household Size	N/A	2.66	2.56	N/A	N/A	N/A	2.79	2.87	2.94
Housing Units									
Number	42,507	48,433	53,788	35,372	58,869	90,419	11,182,513	12,214,550	13,312,456
Growth from Previous Period	-	5,926	5,355	-	23,497	31,550	-	1,032,037	1,097,906
% AAGR from Previous Period	-	1.3%	1.6%	-	5.2%	6.6%	-	0.9%	1.3%

Sources: California Department of Finance 2007, Table E-5; and U.S. Census 1990 and 2000

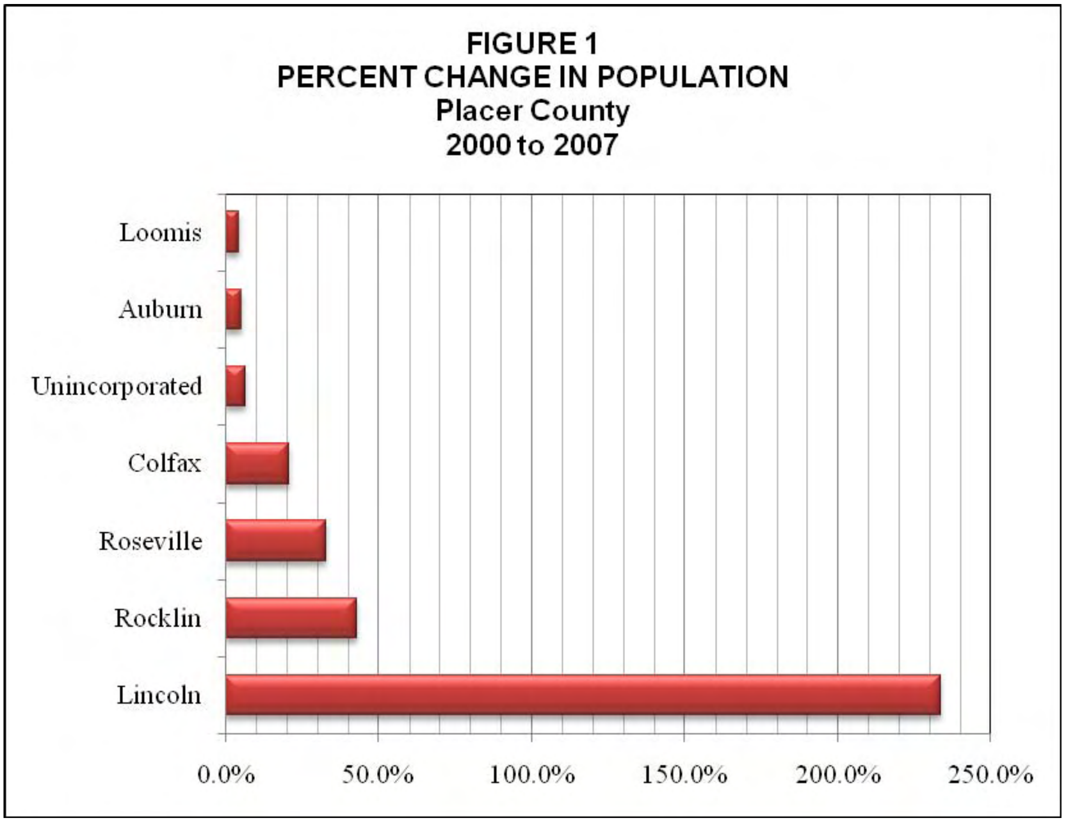
Table 3 and Figure 1 show a breakdown of the population growth in Placer County's incorporated cities. As shown in the table, the majority of the county's population growth occurred in the incorporated areas of the county, particularly in Lincoln, Rocklin and Roseville. Lincoln was the fastest growing city in the county, with a population increase from 11,205 residents in 2000 to 37,410 residents in 2007–a 19.6 percent AAGR. The cities of Rocklin and Roseville also experienced significant population increases over this seven year period, with AAGRs of 5.4 and 4.3 percent respectively. As stated earlier, the unincorporated portion of Placer County had an AAGR of 1.0 percent from 2000 to 2007.

TABLE 3
POPULATION CHANGE

Placer County and California
2000 & 2007

Area	2000	2007	Absolute Change	% Change	AAGR
Auburn	12,462	13,112	650	5.22%	0.8%
Colfax	1,520	1,838	318	20.92%	2.9%
Lincoln	11,205	37,410	26,205	233.87%	19.6%
Loomis	6,260	6,529	269	4.30%	0.6%
Rocklin	36,330	51,951	15,621	43.00%	5.4%
Roseville	79,921	106,266	26,345	32.96%	4.3%
Incorporated County	***147,698***	***217,106***	***69,408***	***46.99%***	***5.9%***
Unincorporated County	***100,701***	***107,389***	***6,688***	***6.64%***	***1.0%***
County Total	**248,399**	**324,495**	**76,096**	**30.63%**	**4.0%**

Source: California Department of Finance 2007, Table E-5

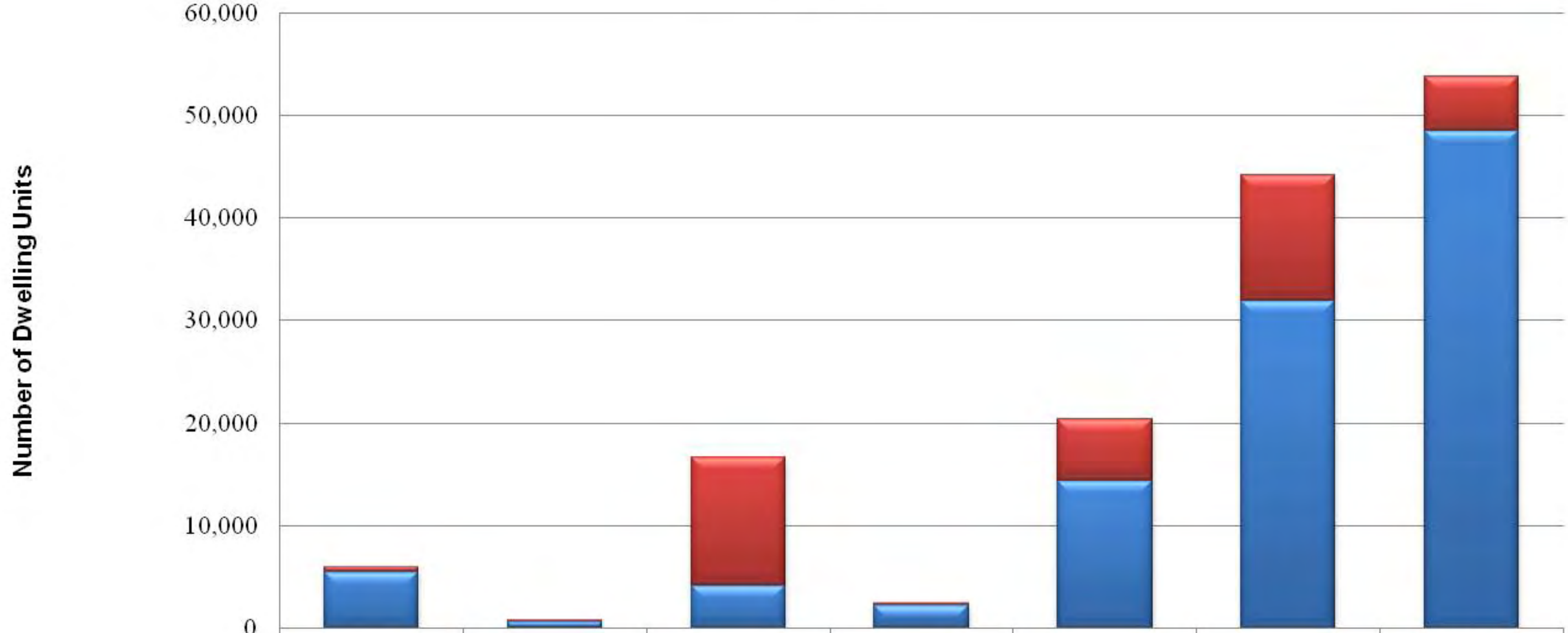


Source: California Department of Finance

Figure 2 shows the total housing units and housing unit growth for jurisdictions in Placer County. Between 2000 and 2007, 5,355 housing units were built in unincorporated Placer County. The majority of housing unit growth occurred in the incorporated cities of Lincoln, Rocklin, and Roseville (31,550 units total).

The data on population and housing growth shows that Placer County has seen tremendous growth during the last decades, especially in the incorporated areas of the county. Placer County is consistently one of the fastest growing counties in the state.

FIGURE 2
HOUSING UNIT GROWTH
Placer County Jurisdictions
2000-2007



	Auburn	Colfax	Lincoln	Loomis	Rocklin	Roseville	Unincorp. County
New Units 2000-2007	514	164	12,486	179	5,945	12,262	5,355
2000	5,457	647	4,146	2,273	14,421	31,925	48,433

Age

Table 4 illustrates the age distribution in both unincorporated and incorporated Placer County and California in 2000. Compared to California, Placer County had a higher proportion of residents in the 35 and older age groups and a smaller proportion of residents in the younger age groups, especially the 20 to 34 age groups. Children under 5 and residents between 25 and 34 years of age represented a much smaller portion of the population in the unincorporated county compared to the incorporated county. Residents between the age of 45 and 64 made up a larger percentage of the unincorporated county population than the population in the county's incorporated cities. There were proportionally more seniors in Placer County in 2000 compared to the state, with seniors over 65 years of age making up approximately 13 percent of the population in both the unincorporated and incorporated county.

The median age of Placer County increased from 35 to 38 years old from 1990 to 2000, indicating that the county's population is getting older. California's median age also increased from 31 in 1990 to 33 years of age in 2000, but remains lower than the median age in Placer County.

TABLE 4
AGE CHARACTERISTICS
Placer County and California
2000

	Unincorporated		Incorporated		California	
Age Group	Number	Percent	Number	Percent	Number	Percent
Under 5	5,178	5.1%	10,746	7.3%	2,486,981	7.3%
5 to 14	15,104	15.0%	23,381	15.8%	5,296,702	15.6%
15 to 19	7,172	7.1%	10,222	6.9%	2,450,888	7.2%
20 to 24	4,198	4.2%	6,943	4.7%	2,381,288	7.0%
25 to 34	9,481	9.4%	19,774	13.4%	5,229,062	15.4%
35 to 44	17,103	17.0%	25,785	17.5%	5,485,341	16.2%
45 to 54	17,988	17.9%	19,717	13.4%	4,331,635	12.8%
55 to 64	11,107	11.0%	11,940	8.1%	2,614,093	7.7%
65 and over	13,394	13.3%	19,166	13.0%	3,595,658	10.6%
Total	**100,725**	**100.0%**	**147,674**	**100.0%**	**33,871,648**	**100.0%**

Source: U.S. Census 2000

Race and Ethnicity

Table 5 summarizes U.S. Census data related to the race and ethnicity of residents of Placer County and California in 2000. The table shows that 87 percent of unincorporated and 81 percent of incorporated Placer County's population was white in 2000. Placer County's non-Hispanic white population made up a significantly larger proportion of the population compared to California's non-Hispanic white population, which made up less than 47 percent. Hispanics made up 7.7 percent of the population in the unincorporated county and 11 percent in the incorporated county, compared to 32 percent of the state's total population. All other racial categories were represented in Placer County during the 2000 Census, but together made up less than 7 percent of the county's population. Placer County's population is less racially diverse than the State of California as a whole. This is especially true for the unincorporated areas of the county.

TABLE 5
POPULATION BREAKDOWN BY RACE/ETHNICITY
Placer County and California
2000

Race/Ethnicity	Unincorporated County		Incorporated County		California	
	Number	Percent	Number	Percent	Number	Percent
White (non-Hispanic)	87,596	87.0%	119,640	81.0%	15,816,790	46.7%
Hispanic	7,711	7.7%	16,308	11.0%	10,966,556	32.4%
Asian	1,836	1.8%	5,312	3.6%	3,648,860	10.8%
Two or more races	2,056	2.0%	3,697	2.5%	903,115	2.7%
Black or African-American	468	0.5%	1,428	1.0%	2,181,926	6.4%
American Indian & Alaska Native	815	0.8%	872	0.6%	178,984	0.5%
Some other race	148	0.1%	188	0.1%	71,681	0.2%
Native Hawaiian & Other Pacific Islander	95	0.1%	229	0.2%	103,736	0.3%
Total	**100,725**	**100.0%**	**147,674**	**100.0%**	**33,871,648**	**100.0%**

Source: U.S. Census 2000

Household Characteristics

Table 6 compares 1990 and 2000 Census data for a variety of housing characteristics, including tenure, vacancy, and household type for unincorporated and incorporated Placer County and California.

The rate of homeownership in unincorporated and incorporated Placer County increased between 1990 and 2000 from 77.3 percent to 79.2 percent in the unincorporated areas and from 64.6 percent to 69.2 percent in the incorporated areas. Placer County's homeownership rate is significantly higher than that for the state as a whole (56.9 percent in 2000).

Although the housing vacancy rate in unincorporated Placer County decreased by nearly 5 percent from 1990 to 2000, 22.9 percent of housing units in the unincorporated areas of the county were vacant in 2000. This vacancy rate is much higher than the 5.8 percent vacancy rate for housing units in all of California for 2000. The high vacancy rate in Placer County is due primarily to the predominance of vacation homes in the Lake Tahoe area. In 2000, 87.3 percent of vacant housing units in the unincorporated county were for seasonal, recreational, or occasional use. (Vacancy rates will be discussed later in the chapter.)

The Census divides households into two types depending on their composition. Family households are those that consist of two or more related persons living together. Non-family households include either persons who live alone or groups composed of non-related individuals.

As shown in Table 6, 73.5 percent of households in unincorporated Placer County were family households in 2000 compared to 68.9 percent in California. The proportion of family households in the unincorporated county decreased from 76.6 percent of households in 1990. This shift to a higher proportion of non-family households in the unincorporated county brought the county slightly closer to the proportion of family to non-family households seen across the state.

Table 7 shows the average household size for Placer County as a whole and the state of California. Average household size is a function of the number of people living in households (the population in group quarters is not counted) divided by the number of occupied housing units. In Placer County, the 2000 average persons per household was 2.63 persons, lower than the state's average of 2.87 persons. Unlike for the State of California in which the average household size increased from 1990 to 2000, Placer County's average household size decreased from an average 2.66 persons in 1990.

Since a majority of rental units are usually apartments with a small number of rooms, the average household size of renter households tends to be lower than that of owner households across the state. Placer County is no exception, with an average household size for renter-occupied households of 2.42 persons in 2000, compared to 2.71 persons per owner-occupied household.

TABLE 6
SUMMARY OF HOUSING CHARACTERISTICS
Placer County and California
1990 and 2000

	Unincorporated Placer County				Incorporated Placer County				California			
	1990		2000		1990		2000		1990		2000	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Total Population	**84,227**	**-**	**100,725**	**-**	**88,569**	**-**	**147,674**	**-**	**29,758,213**	**-**	**33,873,086**	**-**
Household Population												
Persons Living in Households	82,939	98.5%	99,140	98.4%	87,513	98.8%	146,371	99.1%	29,008,161	97.5%	33,051,894	97.6%
Persons Living in Group Quarters	1,288	1.5%	1,585	1.6%	1,056	1.2%	1,303	0.9%	751,860	2.5%	819,754	2.4%
Total Housing Units	**42,507**	**-**	**48,444**	**-**	**35,372**	**-**	**58,858**	**-**	**11,182,882**	**-**	**12,214,549**	**-**
Occupancy												
Occupied Housing Units	30,829	72.5%	37,345	77.1%	33,272	94.1%	56,037	95.2%	10,381,206	92.8%	11,502,870	94.2%
Vacant Housing Units	11,678	27.5%	11,099	22.9%	2,100	5.9%	2,821	4.8%	801,676	7.2%	711,679	5.8%
Tenure												
Owner-Occupied	23,830	77.3%	29,581	79.2%	21,489	64.6%	38,791	69.2%	5,773,943	55.6%	6,546,334	56.9%
Renter-Occupied	6,999	22.7%	7,764	20.8%	11,783	35.4%	17,246	30.8%	4,607,263	44.4%	4,956,536	43.1%
Total Households	**30,829**	**-**	**37,345**	**-**	**33,272**	**-**	**56,037**	**-**	**10,381,206**	**-**	**11,502,870**	**-**
Household Type												
Family households	23,612	76.6%	27,436	73.5%	24,174	72.7%	40,306	71.9%	7,139,394	68.8%	7,920,049	68.9%
Non-family households	7,217	23.4%	9,909	26.5%	9,098	27.3%	15,731	28.1%	3,241,812	31.2%	3,582,821	31.1%

Source: U.S. Census, 1990 and 2000

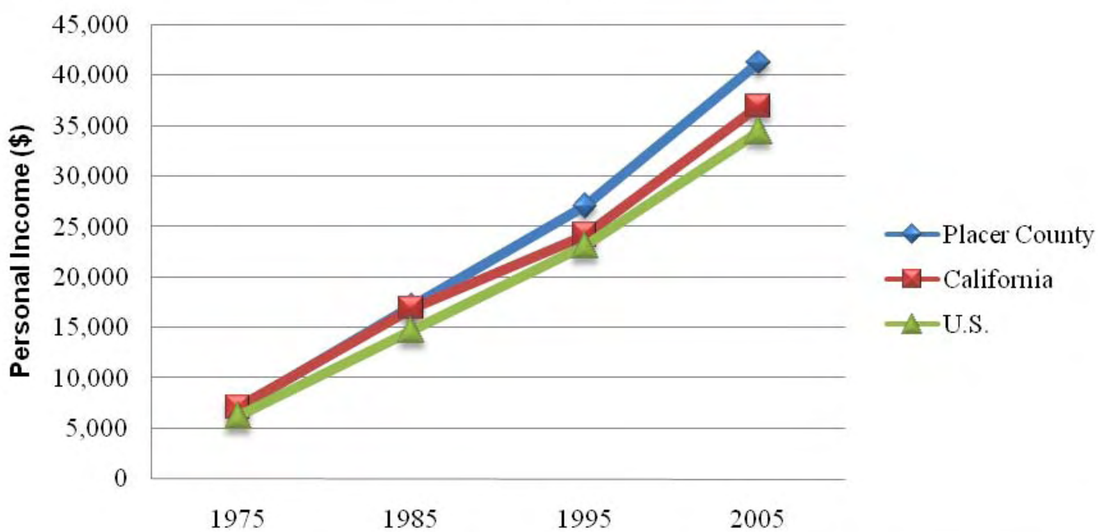
TABLE 7 AVERAGE HOUSEHOLD SIZE BY TENURE Placer County and California 1990 and 2000				
	Placer County		California	
	1990	2000	1990	2000
Persons per household	2.66	2.63	2.79	2.87
Household size: owner-occupied units	2.74	2.71	2.84	2.93
Household size: renter-occupied units	2.48	2.42	2.74	2.79

Source: U.S. Census, 1990 and 2000

Personal Income

Placer County has had an average or above average per-capita personal income for the past 30 years. As shown in Figure 4, from 1985 to 1995 Placer County's per-capita personal income rose 58 percent to $27,093 compared to the State of California, which rose approximately 42 percent to $24,161. From 1995 to 2005, per-capita personal income in Placer County rose by 52 percent, relatively the same rate as that of the State (53 percent). In 2005, Placer County's per-capita personal income was $41,248, while per-capita personal income for California was $36,936.

FIGURE 3
Per-Capita Personal Income
Placer County, California, and United States
1975-2005



Source: Department of Commerce, Bureau of Economic Analysis

Household Income

Table 8 shows the distribution of household incomes for Placer County and California for 2000, based on Census income data for 1999. In unincorporated Placer County, 28.1 percent of all households earned under $35,000 in 1999, compared to 36.9 percent of households in the state as a whole. At the other end of the income spectrum, 23 percent of households in the unincorporated county earned over $100,000 in 1999, higher than the 17.3 percent in California as a whole. The median household income in Placer County in 1999 was $57,535, which was significantly higher than California's median income of $47,493.

TABLE 8
HOUSEHOLD INCOME DISTRIBUTION
Placer County and California
1999

Income Group	Unincorporated Placer County		Incorporated Placer County		California	
	Number	Percent	Number	Percent	Number	Percent
Less than $10,000	1,713	4.6%	2,724	4.9%	967,089	8.4%
$10,000 to $14,999	1,641	4.4%	2,152	3.8%	648,780	5.6%
$15,000 to $24,999	3,376	9.0%	4,678	8.3%	1,318,246	11.5%
$25,000 to $34,999	3,781	10.1%	5,627	10.0%	1,315,085	11.4%
$35,000 to $49,999	5,493	14.7%	8,639	15.4%	1,745,961	15.2%
$50,000 to $74,999	7,704	20.6%	12,866	22.9%	2,202,873	19.1%
$75,000 to $99,999	5,118	13.7%	8,791	15.7%	1,326,569	11.5%
$100,000 to $149,999	4,711	12.6%	7,352	13.1%	1,192,618	10.4%
Over $150,000	3,881	10.4%	3,263	5.8%	794,799	6.9%
Total	**37,418**	**100.0%**	**56,092**	**100.0%**	**11,512,020**	**100.0%**

Source: U.S. Census, SF3, 2000

Existing and Projected Employment

Placer County has a healthy and diverse economy ranging from the tourism industry, focused mainly in the North Lake Tahoe Area, to technology, predominately located in the southwestern portion of the County. Table 9 shows the employment and unemployment rates along with industry employment by major classification for all of Placer County and California for 2000 and 2005. This data is from the California Employment Development Department (EDD).

The number of jobs that the EDD reports for Civilian Employment differs from the number of jobs reported for Total Industry Employment (also known as Wage and Salary Employment). Civilian Labor Force counts the number of working people by <u>where they live</u>. This includes business owners, the self-employed, unpaid family workers, private household workers, and wage and salary workers. A person with more than one job is only counted once. Total Industry Employment counts the number of jobs <u>by the place of work</u>. This does not include business owners, the self-employed, unpaid family workers, or private household workers. If someone holds more than one job, they may be counted more than once. These industry employment estimates are by place of work, not by place of residence, so they indicate the number of jobs within a given jurisdiction.

As shown in Table 9, Placer County had an unemployment rate of 4.3 percent in 2005, slightly lower than the 5.4 percent rate in California as a whole. However, both Placer County and California had higher unemployment rates in 2005 compared to 2000.

Table 9 also shows that Placer County has a diverse economy. While no single industry dominates the county's economy, the most significant employment contributors in Placer County include tourist-related jobs (retail trade, and leisure and hospitality) and government jobs. Other important industries include professional and business services and construction. While most industries either grew or remained stable between 2000 and 2005, the manufacturing industry lost a significant proportion of jobs from 2000 to 2005, decreasing from 10.2 percent to only 6.8 percent of total industry employment.

TABLE 9
EMPLOYMENT BY INDUSTRY
Placer County and California
2000 and 2005

	Placer County				California			
	2000		2005		2000		2005	
Civilian Labor Force	132,042	100.0%	166,233	100.0%	16,857,575	100.0%	17,740,383	100.0%
Civilian Employment	127,292	96.4%	159,058	95.7%	16,024,333	95.1%	16,782,258	94.6%
Civilian Unemployment	4,758	3.6%	7,183	4.3%	833,242	4.9%	958,125	5.4%
Total Industry Employment	111,508	100.0%	138,592	100.0%	14,894,383	100.0%	15,175,325	100.0%
Total Farm	383	0.3%	517	0.4%	406,608	2.7%	378,033	2.5%
Total Non-farm	111,125	99.7%	138,075	99.6%	14,487,775	97.3%	14,797,292	97.5%
Natural Resources and Mining	100	0.1%	100	0.1%	26,458	0.2%	23,542	0.2%
Construction	11,875	10.7%	16,658	12.1%	733,450	5.1%	905,267	6.1%
Manufacturing	11,292	10.2%	9,450	6.8%	1,864,058	12.9%	1,514,433	10.2%
Wholesale Trade	2,958	2.7%	3,275	2.4%	646,192	4.5%	675,775	4.6%
Retail Trade	14,908	13.4%	20,425	14.8%	1,563,208	10.8%	1,659,017	11.2%
Transport., Warehousing & Utilities	2,683	2.4%	2,767	2.0%	518,292	3.6%	487,067	3.3%
Information	2,533	2.3%	2,725	2.0%	576,692	4.0%	473,617	3.2%
Financial Activities	6,692	6.0%	10,992	8.0%	806,883	5.6%	927,133	6.3%
Professional and Business Services	12,517	11.3%	14,208	10.3%	2,210,333	15.3%	2,147,933	14.5%
Educational and Health Services	9,500	8.5%	13,500	9.8%	1,401,025	9.7%	1,586,417	10.7%
Leisure and Hospitality	13,650	12.3%	17,633	12.8%	1,335,458	9.2%	1,475,083	10.0%
Other Services	4,683	4.2%	4,142	3.0%	487,733	3.4%	505,458	3.4%
Government	17,733	16.0%	22,200	16.1%	2,317,992	16.0%	2,416,550	16.3%

Source: California Employment Development Department, Employment by Industry Data, 2000-2005

Potential Population Change and Job Growth Impacts on Housing Need

The Department of Finance (DOF) produces the official population projections by county for California. The most recent projections for 2000 to 2050 in 10-year increments were produced in July 2007. Table 10 shows the population estimates for Placer County and California for 2000 and 2007, along with the DOF population projections for 2010 and 2020. The table also shows the population AAGR for each time period. As shown in the table, Placer County's population grew at an AAGR of 3.7 percent from 2000 to 2007, a rate significantly higher than the AAGR for California as a whole for the 2000 to 2007 period (1.3 percent). Based on the 2010 and 2020 DOF population projection and the 2007 population estimate, Placer County is projected to have a 2007 to 2010 AAGR of 3.2 percent and a 2010 to 2020 AAGR of 2.3 percent, a rate higher than the projected AAGRs of 1.7 percent and 1.3 percent, respectively, for California for the same time periods. From 2007 to 2020, Placer County is projected to have approximately 110,000 additional people that will need housing.

TABLE 10
EXISTING AND PROJECTED POPULATION

Placer County and California
2000-2020

	Placer County				California			
	2000[1]	2007[2]	2010[3]	2020[3]	2000[1]	2007[2]	2010[3]	2020[3]
Population	252,223	317,498	347,543	428,535	34,105,437	37,195,240	39,135,676	44,135,923
AAGR from previous period	-	3.6%	2.6%	2.1%	-	1.3%	1.5%	1.2%

Sources:
[1] *July 1, 2007 DOF population estimate based on 2000 Census*
[2] *January 1, 2007 DOF Population Estimates* (Note: AAGR based on 6.5-year period)
[3] *2007 DOF Population Projections for July 1, 2010 and July 1, 2020* (Note: AAGR from 2007 to2010 based on 3.5-year period)

Table 11 shows employment projections for the incorporated cities and the unincorporated portion of Placer County based on statistics produced by SACOG in 2004. Employment in the unincorporated portion of the county is expected to grow at a slower rate than in the incorporated cities.

TABLE 11 SACOG EMPLOYMENT PROJECTIONS BY NUMBER OF EMPLOYEES Placer County 2005 to 2015				
Place	2005	2010	2015	AAGR 2000-2015
Unincorporated County	50,221	54,127	55,006	0.9%
Auburn	13,417	14,661	15,133	1.2%
Colfax	767	1,054	1,336	5.5%
Lincoln	6,158	8,354	10,405	5.4%
Rocklin	15,003	17,349	19,042	2.4%
Roseville	66,250	80,211	91,013	3.2%
Loomis	4,423	4,851	4,960	1.2%
County Total	**156,239**	**180,607**	**196,895**	**2.3%**

Source: SACOG Employment Projections for the State Implementation Plan and Metropolitan Transportation Plan 2005

2. Housing Characteristics and Trends

The discussion of the housing stock in Placer County in this subsection uses a significant amount of data from the 2000 Census Summary File 3 (SF3), whereas the housing unit totals shown in other sections of this document are based primarily on Summary File 1 (SF1). SF3 is based on a sample, whereas SF1 is based on a complete count. Therefore, totals from the two sources may vary.

Housing Inventory/Supply

Table 12 summarizes housing units by type for all housing units in Placer County and California in 2000 and 2007. Single-family homes continue to be the largest percentage of the housing stock in both unincorporated and incorporated Placer County. From 2000 to 2007, of the 5,355 new housing units constructed in the unincorporated county, 4,957, or 92.5 percent, were single-family houses. Approximately 6.4 percent of all new units built in the unincorporated county were multi-family units, and there were fewer than 70 new mobile homes added. In 2007, single-family homes made up 84.3 percent of all housing units in unincorporated Placer County, compared to 64.6 percent in all of California. In 2007, multi-family homes made up only 9.2 percent of the housing stock for the unincorporated county and 19.8 percent of the housing stock of the incorporated county. These percentages were much lower than for all of California, in which 31 percent of the housing stock was multi-family. Mobile homes made up only 3.4 percent of Placer County's total housing stock, which is only slightly lower than the 4.4 percent for all housing units in the state (See Table 9).

The majority of residential growth between 2000 and 2007 occurred in the incorporated areas of the county. Over 86 percent of all new units were constructed in the incorporated areas, and nearly 85 percent of all new single-family homes were built in the incorporated areas.

TABLE 12
HOUSING UNITS BY TYPE
Placer County and California
2000 and 2007

	2000		2007		Change in Units
	Units	Percent	Units	Percent	
Unincorporated Placer County					
Single Family	40,393	83.4%	45,350	84.3%	4,957
2 to 4 units	2,479	5.1%	2,569	4.8%	90
5+ units	2,103	4.3%	2,354	4.4%	251
Mobile Homes	3,458	7.1%	3,515	6.5%	57
Total	**48,433**	**100.0%**	53,788	100.0%	5,355
Incorporated Placer County					
Single Family	45,208	76.8%	71,297	78.9%	26,089
2 to 4 units	3,196	5.4%	3,727	4.1%	531
5+ units	9,254	15.7%	14,170	15.7%	4,916
Mobile Homes	1,211	2.1%	1,225	1.4%	14
Total	**58,869**	**100.0%**	**90,419**	**100.0%**	**31,550**
Placer County Total					
Single Family	85,601	79.8%	116,647	80.9%	31,046
2 to 4 units	5,675	5.3%	6,296	4.4%	621
5+ units	11,357	10.6%	16,524	11.5%	5,167
Mobile Homes	4,669	4.4%	4,740	3.3%	71
Total	**107,302**	**100.0%**	**144,207**	**100.0%**	**36,905**
California					
Single Family	7,815,035	64.0%	8,603,213	64.6%	788,178
2 to 4 units	1,024,896	8.4%	1,058,518	8.0%	33,622
5+ units	2,804,931	23.0%	3,059,069	23.0%	254,138
Mobile Homes	569,688	4.7%	591,656	4.4%	21,968
Total	**12,214,550**	**100.0%**	**13,312,456**	**100.0%**	**1,097,906**

Source: California Department of Finance, Table e-5, 2007

Housing Demolition

From April 2004 to September 2007, 185 single-family dwellings were demolished in unincorporated Placer County. These units represent a small portion of the total housing stock. The loss of affordable housing through demolition is not a significant problem facing Placer County.

Housing Conditions

Countywide

Placer County has not conducted a recent countywide housing conditions survey. While a few of the small communities within the unincorporated county have conducted housing conditions surveys (see Tables 15 and 16 below), the most recent countywide data available is from a survey conducted by Connerly & Associates, Inc. in 1995. The purpose of the 1995 survey was to rate the condition of Placer County's housing stock. It was conducted by using "windshield" and walk-by survey techniques, keeping within the public right of ways, to assess the exterior physical condition of each housing structure. The survey included all single family, multi family and duplex homes in the unincorporated areas of the county. The results of the survey are summarized in Table 13.

TABLE 13
HOUSING CONDITIONS SUMMARY
Placer County
1995

	Location	Units Surveyed	Standard	% of total	Substandard Suitable for Rehab	% of total	Substandard Not Suitable for Rehab	% of total
West	Dry Creek - West Placer	177	130	73.4%	44	24.9%	3	1.7%
West	Sheridan***	244	87	35.7%	153	62.7%	4	1.6%
West	Countywide* S. of Auburn	352	259	73.6%	93	26.4%	0	0.0%
Central	Horseshoes Bar - Penryn	347	267	76.9%	77	22.2%	3	0.9%
Central	Auburn - Bowman	2,001	1564	78.2%	428	21.4%	9	0.4%
Central	Meadow Vista	453	384	84.8%	69	15.2%	0	0.0%
East Placer	Foresthill***	244	87	35.7%	153	62.7%	4	1.6%
East Placer	Kings Beach	1,207	779	64.5%	426	35.3%	2	0.2%
East Placer	Lake Forest	166	101	60.8%	65	39.2%	1	0.6%
East Placer	Countywide** N. of Auburn	260	147	56.5%	106	40.8%	7	2.7%
East Placer	Tahoe City	193	135	69.9%	58	30.1%	0	0.0%
East Placer	Weimar	191	126	66.0%	60	31.4%	4	2.1%
	Unincorporated County Total	**5,835**	**4066**	**69.7%**	**1732**	**29.7%**	**37**	**0.6%**

Notes:
**Unincorporated Rocklin, east of Lincoln and Newcastle*
***Communities of Gold Run, Dutch Flat and Alta*
****The data for either Sheridan or Foresthill may be inaccurate. The information is from the 2003 Housing Element.*
Source: Placer County Housing Survey Report, by Connerly & Associates, Inc. January 1995

The table shows that almost 30 percent of the housing stock in the areas surveyed in Placer County in 1995 was in need of structural repair in order for the dwelling to remain habitable. A small portion of the housing stock (37 homes or 0.6 percent) were classified as not suitable for repair and would likely have to be torn down.

The survey concluded that greater attention needed to be given to the areas of Sheridan and Foresthill because they both had high percentages of housing that needed rehabilitation. The survey also concluded that special attention should be given to the Auburn-Bowman and Kings Beach areas since they had a large number of homes that needed rehabilitation. Statistically, these areas have a large number of lower income households and few are likely to have the financial resources to make needed repairs.

The U.S. Census provides limited data that can be used to infer the condition of Placer County's housing stock. For example, the Census reports on whether housing units have complete plumbing and kitchen facilities. Since only one percent of all housing units in Placer County lack complete plumbing or kitchen facilities (see Table 14 below), these indicators do not reveal much about overall housing conditions.

Since housing stock age and condition are generally correlated, one Census variable that provides an indication of housing conditions is the age of a community's housing stock. Table 14 shows the decade built for owner-occupied and renter-occupied housing units in unincorporated and incorporated Placer County and California in 2000. As shown in the table, Placer County's housing stock is relatively new compared to California's housing stock.

In 2000, 21.2 percent of the housing stock in the unincorporated county was less than 10 years old. While this percentage is lower than that of the incorporated areas of the county (49.3 percent), it is higher than that of California (15 percent). Placer County has a much smaller proportion of its housing stock older than 50 years compared to California as a whole, with only 9.1 percent of the unincorporated housing stock and 7.9 percent of the incorporated housing stock built before 1950. In California, 17.2 percent of the total housing stock was built prior to 1950.

The median year built for owner-occupied units in all of Placer County in 2000 was 1984, compared to 1971 for California. The median year built for renter-occupied units in Placer County in 2000 was 1979, compared to 1969 for California. This data regarding housing stock age and kitchen and plumbing facilities may suggest that, while the majority of homes in Placer County are relatively new, there is still a small proportion of the housing stock in Placer County that is in need of rehabilitation.

TABLE 14
AGE OF HOUSING STOCK & HOUSING STOCK CONDITIONS BY TENURE
Placer County and California
2000

	Unincorporated		Incorporated		California	
	Number	Percent	Number	Percent	Number	Percent
Owner Occupied Housing Units						
Built 1990 to March 2000	6,243	21.2%	19,154	49.3%	984,491	15.0%
Built 1980 to 1989	7,095	24.1%	8,375	21.5%	1,141,514	17.4%
Built 1970 to 1979	7,972	27.0%	4,751	12.2%	1,260,440	19.3%
Built 1960 to 1969	4,055	13.8%	2,424	6.2%	1,005,648	15.4%
Built 1950 to 1959	1,999	6.8%	1,636	4.2%	1,097,727	16.8%
Built 1940 to 1949	939	3.2%	1,041	2.7%	496,066	7.6%
Built 1939 or earlier	1,184	4.0%	1,500	3.9%	560,351	8.6%
Total	**29,487**	**100.0%**	**38,881**	**100.0%**	**6,546,237**	**100.0%**
Units Lacking Complete Plumbing Facilities	115	0.4%	123	0.3%	26,924	0.4%
Units Lacking Complete Kitchen Facilities	68	0.2%	46	0.1%	19,002	0.3%
Renter Occupied Housing Units						
Built 1990 to March 2000	967	12.4%	5,514	32.0%	475,189	9.6%
Built 1980 to 1989	1,122	14.4%	4,283	24.9%	829,835	16.7%
Built 1970 to 1979	2,141	27.4%	2,970	17.3%	1,093,120	22.1%
Built 1960 to 1969	1,365	17.5%	1,561	9.1%	921,555	18.6%
Built 1950 to 1959	915	11.7%	1,029	6.0%	711,424	14.4%
Built 1940 to 1949	643	8.2%	841	4.9%	395,297	8.0%
Built 1939 or earlier	649	8.3%	1,014	5.9%	530,213	10.7%
Total	**7,802**	**100.0%**	**17,212**	**100.0%**	**4,956,633**	**100.0%**
Units Lacking Complete Plumbing Facilities	75	1.0%	40	0.2%	58,536	1.2%
Units Lacking Complete Kitchen Facilities	181	2.3%	212	1.2%	98,380	2.0%
Total Occupied Housing Units						
Built 1990 to March 2000	7,210	19.3%	24,668	44.0%	1,459,680	12.7%
Built 1980 to 1989	8,217	22.0%	12,658	22.6%	1,971,349	17.1%
Built 1970 to 1979	10,113	27.1%	7,721	13.8%	2,353,560	20.5%
Built 1960 to 1969	5,420	14.5%	3,985	7.1%	1,927,203	16.8%
Built 1950 to 1959	2,914	7.8%	2,665	4.8%	1,809,151	15.7%
Built 1940 to 1949	1,582	4.2%	1,882	3.4%	891,363	7.7%
Built 1939 or earlier	1,833	4.9%	2,514	4.5%	1,090,564	9.5%
Total	**37,289**	**100.0%**	**56,093**	**100.0%**	**11,502,870**	**100.0%**
Units Lacking Complete Plumbing Facilities	190	0.5%	163	0.3%	85,460	0.7%
Units Lacking Complete Kitchen Facilities	249	0.7%	258	0.5%	117,382	1.0%

Source: U.S. Census 2000

Foresthill

In 2002, Mercy Housing California conducted an exterior housing conditions survey for the unincorporated community of Foresthill.[2] The survey rates the conditions of five housing elements: foundation, roofing, siding/stucco, windows and electrical. The survey concluded that 7.5 percent (126 homes) of the community's housing stock was in need of some form of rehabilitation. About 1 percent of the homes (14 homes) were considered in need of substantial rehabilitation, and over 2 percent (36 homes) were considered dilapidated (see Table 15).

TABLE 15
EXTERIOR HOUSING CONDITIONS SURVEY
Foresthill
2002

Condition	Number of Units	Percent of Total
Sound	1,551	92.5%
Minor	49	2.9%
Moderate	27	1.6%
Substantial	14	0.8%
Dilapidated	36	2.1%
Total Substandard	*126*	*7.5%*
Total Standard	*1,551*	*92.5%*
Total Units in Area	**1,677**	**100.0%**

Source: Mercy Housing California, 2002

Sheridan

In 2003, the Placer County Redevelopment Agency conducted a housing conditions survey to evaluate all residential structures within the Sheridan Sewer District. The survey methodology was similar to that of the Foresthill housing conditions survey, and covered 174 homes. The survey concluded that 57.3 percent (110 homes) of the community's housing stock was in need of some form of rehabilitation. Four homes (2.1 percent) were considered in need of substantial rehabilitation, and only one home (0.5 percent) was considered dilapidated (see Table 16).

[2] The survey covered all housing units in the 95631 zip code area. Multi-family complexes were considered one unit for the purpose of the survey.

TABLE 16 HOUSING CONDITIONS SURVEY Sheridan 2003		
Condition	**Number of Units**	**Percent of Total**
Sound	82	42.7%
Minor	89	46.4%
Moderate	16	8.3%
Substantial	4	2.1%
Dilapidated	1	0.5%
Total Substandard	*110*	*57.3%*
Total Standard	*82*	*42.7%*
Total Units in Area	**192**	**100.0%**

Source: Placer County Redevelopment Agency, 2003

Vacancy Rates

According to the DOF's Population and Housing Estimates, Placer County had a vacancy rate of 10.8 percent in 2007, significantly higher than the vacancy rate in California (5.9 percent). It is important to note that these counts include all vacant units, including those units held vacant for seasonal use; not all of the vacant units were offered for sale or for rent at the time of data collection. According to surveys conducted by local agencies for grant applications, in 2001 the vacancy rate for rental units was approximately 3 percent. Generally, a 6 percent rate for rental units and a 2 percent vacancy rate in units available for owner-occupancy are considered optimal to keep prices down and to ensure that units are available to new and relocating residents.

Table 17 below provides a detailed breakdown of the types of vacant units in unincorporated and incorporated Placer County and California at the time of the 2000 Census. Of the unincorporated county's vacant housing units in 2000, only 3.7 percent were classified as for rent, for sale, or already rented or sold but not occupied, compared to 46 percent in the incorporated county and 52.2 percent in California. In comparison with the incorporated areas of the county and California, a much larger percentage of vacant units were available for seasonal, recreational, or occasional use in the unincorporated county in 2000 (87.3 percent compared to 7.8 percent and 36.8 percent respectively). This high vacancy rate in the unincorporated county is due in large part to the predominance of vacation homes in the Lake Tahoe area.

TABLE 17
VACANT UNITS BY TYPE
Placer County and California
2000

Vacancy Status	Unincorporated Placer County		Incorporated Placer County		California	
	Number	Percent	Number	Percent	Number	Percent
For rent	412	3.7%	1,298	46.0%	201,388	28.3%
For sale only	292	2.6%	554	19.6%	115,343	16.2%
Rented or sold; not occupied	229	2.1%	412	14.6%	54,785	7.7%
For seasonal; recreational; or occasional use	9,684	87.3%	221	7.8%	261,950	36.8%
For migrant workers	8	0.1%	16	0.6%	2,194	0.3%
Other vacant	474	4.3%	320	11.3%	76,019	10.7%
Total	**11,099**	**100.0%**	**2,821**	**100.0%**	**711,679**	**100.0%**

Source: U.S. Census 2000

Overcrowded Housing

U.S. Census Bureau standards define a housing unit as overcrowded when the total number of occupants is greater than one person per room, excluding kitchens and bathrooms. A typical home might have a total of five rooms (three bedrooms, living room, and dining room). If more than five people were living in the home, it would be considered overcrowded. There is some debate about whether units with larger households where seven people might occupy a home with six rooms should really be considered overcrowded. Nonetheless, units with more than 1.5 persons per room are considered severely overcrowded, and should be recognized as a significant housing problem.

Table 18 compares occupants per room and overcrowding by tenure for unincorporated and incorporated Placer County and California in 2000. Both the unincorporated and incorporated areas of the county had very small proportions of overcrowded owner-occupied units compared to all of California in 2000 (2.1 percent and 1.9 percent compared to 8.6 percent). Severely overcrowded units made up less than 1 percent of owner-occupied units in the unincorporated and incorporated county, compared to more than 4 percent of owner-occupied housing units in California.

Overcrowding is typically more of a problem in rental units than owner units. When broken out by tenure, renter households accounted for less than 23 percent of all households in the unincorporated county; however, they accounted for over 57 percent of all overcrowded households in Placer County in 2000. To put it another way, 10.4 percent of renter-occupied households in the unincorporated county were overcrowded, in comparison to 2.1 percent of owner-occupied households. Six percent of rental units in the unincorporated county were severely overcrowded compared to 0.8 percent of owner-occupied units. A similar disparity between renters and owners is evident in the incorporated county; however the rates of overcrowding are slightly lower. In the state of California, the rate of overcrowding for renter-occupied households (23.9 percent) is much higher than in Placer County. Relative to the rest of the State, overcrowding is not a significant problem in the county.

Overcrowding was slightly more prevalent in households in the Tahoe Basin portion of Placer County (Lake Tahoe county subdivision in the Census) where some seasonal, lower-income wage-earners are crowding into homes, particularly in Kings Beach where overcrowding is an issue year-round. In 2000, nearly 10 percent of all households in the Tahoe Basin portion of the county were overcrowded, compared to less than 4 percent in the entire county; however, overcrowding in the Basin portion of the county was less prevalent than in California as a whole where 15 percent of all households were overcrowded in 2000.

TABLE 18
OVERCROWDING

Placer County and California
2000

Persons per Room	Unincorporated Placer County		Incorporated Placer County		California	
	Number	Percent	Number	Percent	Number	Percent
Owner-Occupied						
0.50 or less	22,357	75.8%	28,939	74.4%	4,210,011	64.3%
0.51 to 1.00	6,518	22.1%	9,207	23.7%	1,774,210	27.1%
1.01 to 1.50	370	1.3%	514	1.3%	278,471	4.3%
1.51 or more	242	0.8%	221	0.6%	283,545	4.3%
Total	**29,487**	**100.0%**	**38,881**	**100.0%**	**6,546,237**	**100.0%**
Renter-Occupied						
0.50 or less	3,836	49.2%	9,953	57.8%	2,012,190	40.6%
0.51 to 1.00	3,149	40.4%	5,857	34.0%	1,758,107	35.5%
1.01 to 1.50	346	4.4%	746	4.3%	421,839	8.5%
1.51 or more	471	6.0%	656	3.8%	764,497	15.4%
Total	**7,802**	**100.0%**	**17,212**	**100.0%**	**4,956,633**	**100.0%**
Total occupied						
0.50 or less	26,193	70.2%	38,892	69.3%	6,222,201	54.1%
0.51 to 1.00	9,667	25.9%	15,064	26.9%	3,532,317	30.7%
1.01 to 1.50	716	1.9%	1,260	2.2%	700,310	6.1%
1.51 or more	713	1.9%	877	1.6%	1,048,042	9.1%
Total	**37,289**	**100.0%**	**56,093**	**100.0%**	**11,502,870**	**100.0%**

Source: U.S. Census 2000

Household Size

As shown previously in Table 7, Placer County's average household size in 2000 was 2.63 persons, lower than the state average of 2.87 persons. Placer County had an average household size for renter households of 2.42 persons in 2000, compared to 2.71 persons per owner household.

Table 19 shows the number of persons per household by tenure in unincorporated and incorporated Placer County and California in 2000. The unincorporated and incorporated areas of the county had lower proportions of large households (five or more members) than California in 2000 (10.2 percent and 9.7 percent compared to 15.9 percent). Unincorporated and incorporated Placer County also had slightly higher proportions of one- and two-person households than California in 2000 (58 percent and 57.1 percent compared to 53.1 percent).

TABLE 19
HOUSEHOLD SIZE BY TENURE
Placer County and California
2000

	Unincorporated Placer County		Incorporated Placer County		California	
	Number	Percent	Number	Percent	Number	Percent
Owner Occupied						
1 Person	5,145	17.4%	6,272	16.1%	1,242,064	19.0%
2 Persons	11,976	40.6%	14,803	38.1%	2,162,319	33.0%
3 Persons	4,716	16.0%	6,620	17.0%	1,063,020	16.2%
4 Persons	4,712	16.0%	7,136	18.4%	1,057,933	16.2%
5 Persons	1,921	6.5%	2,824	7.3%	539,840	8.2%
6 Persons	727	2.5%	820	2.1%	253,814	3.9%
7 Persons	290	1.0%	406	1.0%	227,247	3.5%
Total	**29,487**	**100.0%**	**38,881**	**100.0%**	**6,546,237**	**100.0%**
Renter Occupied						
1 Persons	2,304	29.5%	6,136	35.6%	1,465,064	29.6%
2 Persons	2,179	27.9%	4,845	28.1%	1,246,918	25.2%
3 Persons	1,373	17.6%	2,851	16.6%	780,946	15.8%
4 Persons	1,096	14.0%	1,975	11.5%	649,947	13.1%
5 Persons	489	6.3%	894	5.2%	394,656	8.0%
6 Persons	214	2.7%	265	1.5%	209,867	4.2%
7 Persons	147	1.9%	246	1.4%	209,235	4.2%
Total	**7,802**	**100.0%**	**17,212**	**100.0%**	**4,956,633**	**100.0%**
All Households						
1 Person	7,449	20.0%	12,408	22.1%	2,707,128	23.5%
2 Persons	14,155	38.0%	19,648	35.0%	3,409,237	29.6%
3 Persons	6,089	16.3%	9,471	16.9%	1,843,966	16.0%
4 Persons	5,808	15.6%	9,111	16.2%	1,707,880	14.8%
5 Persons	2,410	6.5%	3,718	6.6%	934,496	8.1%
6 Persons	941	2.5%	1,085	1.9%	463,681	4.0%
7 Persons	437	1.2%	652	1.2%	436,482	3.8%
Total	**37,289**	**100.0%**	**56,093**	**100.0%**	**11,502,870**	**100.0%**

Source: U.S. Census 2000

Table 20 shows the number of bedrooms by housing unit in unincorporated and incorporated Placer County and California in 2000. As shown in the table, 67.8 percent of occupied housing units in the unincorporated areas of the county and 64 percent in the incorporated areas contained three or more bedrooms in 2000. This is significantly higher than the statewide percentage of 47.4 percent. The large number of housing units with three or more bedrooms is likely due to a combination of factors, including higher rates of homeownership and a larger percentage of newer units in Placer County.

Renter-occupied units tend to have a smaller number of bedrooms than owner-occupied units. This was the case in Placer County in 2000, where 76.7 percent of the owner-occupied units in unincorporated areas and 80.8 percent in incorporated areas had three or more bedrooms, compared to only 34.7 percent of the renter-occupied units in unincorporated areas and 26.3 percent in incorporated areas. However, this figure is much larger than the 18.4 percent of renter-occupied housing units with three of more bedrooms in California.

Based on this information regarding housing unit size, and the information on household sizes discussed earlier, Placer County has a much lower need for large housing units than California. Placer County has a smaller average household size, larger housing units, and lower overcrowding rates than the state average.

TABLE 20
NUMBER OF BEDROOMS BY TENURE
Placer County and California
2000

	Unincorporated Placer County		Incorporated Placer County		California	
	Number	Percent	Number	Percent	Number	Percent
Owner Occupied						
No bedroom	166	0.6%	138	0.4%	114,254	1.7%
1 bedroom	1,291	4.4%	848	2.2%	411,758	6.3%
2 bedrooms	5,436	18.4%	6,483	16.7%	1,485,676	22.7%
3 bedrooms	14,057	47.7%	17,536	45.1%	2,825,326	43.2%
4 bedrooms	7,016	23.8%	11,858	30.5%	1,417,027	21.6%
5 or more bedrooms	1,521	5.2%	2,018	5.2%	**292,196**	**4.5%**
Total	**29,487**	**100.0%**	**38,881**	**100.0%**	**6,546,237**	**100.0%**
Renter Occupied						
No bedroom	649	8.3%	972	5.6%	703,196	14.2%
1 bedroom	1,807	23.2%	5,022	29.2%	1,651,911	33.3%
2 bedrooms	2,639	33.8%	6,710	39.0%	1,685,750	34.0%
3 bedrooms	2,160	27.7%	3,331	19.4%	719,939	14.5%
4 bedrooms	455	5.8%	1,063	6.2%	170,580	3.4%
5 or more bedrooms	92	1.2%	114	0.7%	25,257	0.5%
Total	**7,802**	**100.0%**	**17,212**	**100.0%**	**4,956,633**	**100.0%**
All Households						
No bedroom	815	2.2%	1,110	2.0%	817,450	7.1%
1 bedroom	3,098	8.3%	5,870	10.5%	2,063,669	17.9%
2 bedrooms	8,075	21.7%	13,193	23.5%	3,171,426	27.6%
3 bedrooms	16,217	43.5%	20,867	37.2%	3,545,265	30.8%
4 bedrooms	7,471	20.0%	12,921	23.0%	1,587,607	13.8%
5 or more bedrooms	1,613	4.3%	2,132	3.8%	317,453	2.8%
Total	**37,289**	**100.0%**	**56,093**	**100.0%**	**11,502,870**	**100.0%**

Source: 2000 U.S. Census

Housing Affordability

Description of Measures

There are five main approaches to measuring housing affordability commonly used by housing researchers.[3]

- Share of income
- Supply-demand mismatch
- Housing wage
- Median ratios comparison
- Residual income

The **share of income approach** is the most common. It measures housing affordability in terms of the percentage of income that a household spends on its housing. Households allocating above a defined share of income on housing are classified as having a housing affordability problem. The standard threshold is 30 percent of gross income spent on gross housing costs, including utilities. Above this ratio, households are often referred to as suffering from a "housing cost burden."[4]

While simple to understand and relatively easy to calculate, this approach has several drawbacks:

- It considers how much people spend on housing but not what they get in return for it in terms of neighborhood and housing quality, as well as proximity to jobs and shopping.
- Focusing exclusively on housing costs as a share of income does not take into account tradeoffs households make to lower housing costs that add to other costs, such as longer commutes,[5] poor housing quality, distressed neighborhoods, or crowded conditions.
- It does not consider situations where spending large shares of income on housing is more of a choice rather than a necessity – some households choose to spend more on housing because they value it more. Determining whether a household is spending more by

[3] Categories and descriptions of each are derived from the report: Measuring The Nation's Rental Housing Affordability Problem, Joint Center For Housing Studies, Harvard University (June 2005).

[4] A "cost burden" is defined by HUD as the fraction of a household's total gross income spent on housing costs; in other words – the ratio between housing cost and income. However, the general term "cost burden" is often used as shorthand for a cost burden exceeding 30 percent of income. HUD defines a "moderate cost burden" as housing costs between 31 and 50 percent of reported income and a "severe cost burden" as housing costs exceeding 50 percent of reported income.

[5] A Center for Housing Policy (CHP) study found that the share of total household expenditures on transportation was three times higher for households spending less than 30 percent on housing than for households with half their expenditures on housing. Other trade-offs were also evident, including reduced spending on healthcare and food among households with higher housing expenditures. "Something's Gotta Give: Working Families and the Cost of Housing," *New Century Housing*, Vol. 5-1, Center for Housing Policy, 2005.

choice or necessity requires subjectively defined standards of minimally acceptable housing.

- It does not capture the extent to which changes in rental affordability over time may reflect changes in the quality of housing rather than differences in the rate of increase in rents of housing of constant quality relative to the changing incomes of the households that typically occupy these constant quality units. In other words, it does not distinguish changes in housing affordability caused by changes in the price of housing from changes in its quality.

In general, while cost burdens are heavily concentrated at the bottom of the income distribution nationwide, they also appear in higher income ranges. The *Measuring the Nation's Rental Housing Affordability Problem* report states that "recent studies by the National Housing Conference show high levels of cost burdens among working families, especially in the higher cost housing markets where incomes for some essential service occupations (including teachers, nurses, police officers, and janitors) are not adequately adjusted for the local cost of living. Furthermore, trade-offs of housing and transportation costs are more acutely observed among middle-income households, who often opt to live far away from employment centers in order to find affordable housing, but end up with longer and costlier commutes as a result."[6]

While nationally there is an increasing mismatch between the incomes of renter households in the bottom 20th percentile and the rents of housing in the bottom 20th percentile, a number of observers have also suggested that the affordable housing crisis is, at least in part, actually an income crisis.

In the **supply-demand mismatch approach**, the number of households with incomes at or below a particular level is compared with the number of rentals with rents that are affordable at 30 percent of the threshold income (with adjustments for household size and number of bedrooms). The difference between the number of households at or below the adjusted income thresholds and the number of rentals at or below the adjusted rent thresholds is considered a measure of the mismatch between the supply and demand for affordable housing. An extension of this "mismatch" approach subtracts units that are affordable but occupied by higher income households because they are not available for occupancy by households with incomes below the threshold.

While relatively straightforward, this approach is more easily misinterpreted than measures of the share of households reporting cost burdens for the following reasons:

- It implicitly assumes that rentals affordable at 30 percent of income are considered affordable by all those who might rent them.
- It implies that all the units below an income threshold are affordable to all households below those thresholds.

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[6] *Measuring The Nation's Rental Housing Affordability Problem*, Joint Center For Housing Studies, Harvard University (June 2005), p. 40.

- It does not take into account the location of "affordable" rentals and whether these align with the location of households that might "demand" them want to live.
- As one moves up the income distribution, results are harder to interpret meaningfully (e.g., what is the meaning of a "gap" between the number of rentals "affordable" to households earning between 80 and 100 percent of area median income and the number of these households when they can, by definition, afford all the rentals below the lower threshold cutoff?)

In the **housing wage approach**, the rent of a standard, modest quality rental with either one or two bedrooms in an area is compared to the multiples of full-time minimum wage work it would take to afford (at 30 percent of income) that apartment. The rent standard commonly used is HUD's fair market rent (FMR).[7] As stated in the *Measuring The Nation's Rental Housing Affordability Problem* report, this approach "provides a simple way to convey what turns out to be a consistent problem across all measured geographies – in every metro area it takes more than one full-time minimum wage job to afford a unit somewhat below the middle of the rent distribution." The National Low Income Housing Coalition (NLIHC) produced a 2004 report that showed that in no state is minimum-wage full-time work sufficient to afford the FMR for a two-bedroom apartment.[8]

In the **median ratios comparison approach**, a ratio is formed between the rent at some point in a rent distribution and the corresponding point in an income distribution. Most commonly, the median rent in an area is compared to the median household income in the same area. In this example, the share of income that the median household would have to spend to rent a median rental is used as a measure of how unaffordable the housing stock is in a particular market to households in that market.

While this approach provides a quick summary of the housing-income situation (and may be most useful when comparing different areas to each other), it's major drawback is that, like the supply-demand mismatch approach and the housing wage approach, it takes a criterion household and compares it to a criterion rent instead of comparing what individual households are actually spending for their housing.

The **residual income approach** examines the absolute amount of income left over after housing expenses, rather than the share of income allocated to housing, to identify affordability problems. This approach focuses on the proportion of households most harmed by high housing costs, and classifies households with too little income left over to meet basic needs as "shelter poor." This approach has several shortcomings, including potentially understating the affordability problems of larger households and those with children who may face additional necessary expenses.

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[7] HUD's FMR standard is typically the 40th percentile rent of recently rented apartments within an entire metropolitan area or of non-metropolitan areas of a state. It is estimated using a random-digit dialing survey.

[8] *Out of Reach 2003: America's Housing Wage Climbs*, National Low Income Housing Coalition. 2004.

When discussing housing affordability and notwithstanding the caveats discussed above, this Housing Element primarily uses the housing costs burden concept from the **share of income approach** for three reasons: 1) HCD requires a cost burden analysis; 2) it is a straightforward and easily understood measure; and 3) the data is readily available. However, we have supplemented the cost burden analysis with data regarding FMRs and local income levels.

Housing Cost Burdens

The HCD Housing Element Review Worksheet calls for an analysis of the proportion of "lower income" households "overpaying for housing." Lower-income households are defined as those that earn 80 percent or less of the area median income. This is a share of income approach to measure housing affordability in terms of the percentage of income that a household spends on its housing.

An assessment of housing cost burdens requires that information about household size be combined with information on household income for each household individually. HUD creates a special Census tabulation for use in Consolidated Plans.[9] The data in this section uses this Comprehensive Housing Affordability Strategy (CHAS) data from HUD's State of the Cities Data Systems (SOCDS) website.

A "moderate cost burden" is defined by HUD as gross housing costs between 31 and 50 percent of gross income. A "severe cost burden" is defined as gross housing costs exceeding 50 percent of gross income. For renters, gross housing costs include rent paid by the tenant plus utilities. For owners, housing costs include mortgage payment, taxes, insurance, and utilities.

Income groups are shown in the SOCDS CHAS tabulation based on the HUD-adjusted area median family income (HAMFI). In 1974, Congress defined "low-income" and "very low-income" for HUD rental programs as incomes not exceeding 80 and 50 percent, respectively, of the area median family income, as adjusted by HUD.[10]

Table 21 shows the SOCDS CHAS special tabulation data from the 2000 Census regarding the percentage of households with a moderate housing cost burden (greater than 30 percent) and severe cost burden (greater than 50 percent) by income group and tenure for unincorporated and incorporated Placer County and California. As shown in the table, 31 percent of all households in

[9] The Comprehensive Housing Affordability Strategy (CHAS) data file is a detailed tabulation of the Decennial Census sponsored by HUD. It includes extensive data on a variety of physical and financial housing characteristics and needs categorized by HUD-defined income limits (30, 50, and 80 percent of area median income) and HUD-specified household types. As with the long form in the Decennial Census, CHAS indicators are estimates based on a sample of households. These "special tabulation" data are used by local governments for housing planning as part of the Consolidated Planning process and by HUD for various allocation formulas to distribute funds to localities.

[10] Statutory adjustments now include upper and lower caps for areas with low or high ratios of housing costs to income and, for each non-metropolitan county, a lower cap equal to its state's non-metropolitan average. Estimates of the median family income and the official income cutoffs for each metropolitan area and non-metropolitan county are based on the most recent Decennial Census results and updated each year by HUD. Each base income cutoff is assumed to apply to a household of four, and official cutoffs are further adjusted by household size: one person, 70 percent of base; two persons, 80 percent; three persons, 90 percent; five persons, 108 percent; six persons, 116 percent; etc.

the unincorporated county and 29.1 percent of all households in the incorporated county had a moderate housing cost burden in 2000. These percentages are lower than the percentage of households in California with a moderate housing cost burden (34.5 percent). As would be expected, housing cost burdens were more severe for households with lower incomes. Among lower-income households (incomes less than or equal to 80 percent of the area median income), 57.4 percent of households in the unincorporated county had a moderate housing cost burden in 2000 compared to just 20 percent of non-lower-income households. The percentage of lower-income households with a moderate housing cost burden in the unincorporated county is slightly lower than that for California (62.1 percent).

Housing cost burden was generally higher among renter households. For example, 36.9 percent of all renter households paid 30 percent or more of their monthly incomes for housing costs in unincorporated Placer County in 2000, compared to 29.5 percent of all owner households. However, while the percentage of renters that experienced moderate cost burdens was higher than the percentage of owners, in absolute numbers the number of renters with housing cost burdens was lower than the number of owners with cost burdens in the unincorporated county: 2,827 renter households compared to 8,715 owner households when combining all income groups.

Table 22 shows housing cost burden information for unincorporated Placer County for 2000 by household type, tenure, and income group. The low-income household types with the largest numbers of households with a housing cost burden greater than 30 percent, are “small related” owner households and elderly owners. However, these are also the two household types with the largest number of households, and the percentages of these households with a moderate and severe housing cost burden are relatively low. 59.2 percent of elderly renters had a moderate housing cost burden and 35.5 percent had a severe housing cost burden; however, elderly renter households make up only 5.7 percent of all households. The information in this table regarding senior and large households is addressed in more detail in the Special Needs Housing section of this report.

TABLE 21
HOUSING COST BURDEN BY HOUSEHOLD INCOME CLASSIFICATION
Placer County and California
2000

	Unincorporated Placer County			Incorporated Placer County			California		
	Owners	Renters	Total	Owners	Renters	Total	Owners	Renters	Total
Household Income <= 80% MFI									
Total Households	6,910	4,097	11,007	7,237	8,928	16,165	1,697,563	2,814,415	4,511,978
Number w/ cost burden > 30%	3,808	2,506	6,313	4,359	5,786	10,146	993,816	1,806,179	2,799,995
Percent w/ cost burden > 30%	55.1%	61.2%	57.4%	60.2%	64.8%	62.8%	58.5%	64.2%	62.1%
Number w/ cost burden > 50%	2,398	1,151	3,550	2,466	2,844	5,310	592,910	948,084	1,540,994
Percent w/ cost burden > 50%	34.7%	28.1%	32.2%	34.1%	31.9%	32.8%	34.9%	33.7%	34.2%
Household Income > 80% MFI									
Total Households	22,605	3,570	26,175	31,617	8,377	39,994	4,848,664	2,137,109	6,985,773
Number w/ cost burden > 30%	4,907	321.115	5,229	5,558	635	6,192	974,581	188,066	1,162,647
Percent w/ cost burden > 30%	21.7%	9.0%	20.0%	17.6%	7.6%	15.5%	20.1%	8.8%	16.6%
Number w/ cost burden > 50%	959	28	987	613	44	657	169,703	17,097	186,800
Percent w/ cost burden > 50%	4.2%	0.8%	3.8%	1.9%	0.5%	1.6%	3.5%	0.8%	2.7%
Total Households									
Total Households	29,515	7,667	37,182	38,854	17,305	56,159	6,546,227	4,951,524	11,497,751
Number w/ cost burden > 30%	8,715	2,827	11,542	9,917	6,421	16,338	1,968,397	1,994,245	3,962,642
Percent w/ cost burden > 30%	29.5%	36.9%	31.0%	25.5%	37.1%	29.1%	30.1%	40.3%	34.5%
Number w/ cost burden > 50%	3,357	1,179	4,536	3,079	2,888	5,967	762,613	965,181	1,727,794
Percent w/ cost burden > 50%	11.4%	15.4%	12.2%	7.9%	16.7%	10.6%	11.6%	19.5%	15.0%

Source: HUD SOCDS, Comprehensive Housing Affordability Strategy (CHAS) database, 2000

TABLE 22
HOUSING COST BURDEN BY HOUSEHOLD TYPE & INCOME CLASSIFICATION
Unincorporated Placer County
2000

	Owners					Renters					Total
	Elderly (1 & 2)	Small Related (2 to 4)	Large Related (5 or more)	All Other	Total House-holds	Elderly (1 & 2)	Small Related (2 to 4)	Large Related (5 or more)	All Other	Total House-holds	
Household Income <= 80% MFI											
Total Households	3,492	1,945	433	1,040	6,910	622	1,652	330	1,493	4,097	11,007
Number w/ cost burden > 30%	1,524	1,294	298	689	3,808	368	983	181	970	2,506	6,313
Percent w/ cost burden > 30%	43.6%	66.5%	68.8%	66.2%	55.1%	59.2%	59.5%	54.8%	65.0%	61.2%	57.4%
Number w/ cost burden > 50%	775	950	176	497	2,398	221	447	42	437	1,151	3,550
Percent w/ cost burden > 50%	22.2%	48.9%	40.6%	47.8%	34.7%	35.5%	27.1%	12.7%	29.3%	28.1%	32.2%
Household Income > 80% MFI											
Total Households	4,804	12,963	2,485	2,353	22,605	302	1,554	468	1,246	3,570	26,175
Number w/ cost burden > 30%	738	2,907	599	678	4,907	30	170	30	88	321	5,229
Percent w/ cost burden > 30%	15.4%	22.4%	24.1%	28.8%	21.7%	10.0%	10.9%	6.4%	7.1%	9.0%	20.0%
Number w/ cost burden > 50%	210	492	101	160	959	14	1	0	8	28	987
Percent w/ cost burden > 50%	4.4%	3.8%	4.1%	6.8%	4.2%	4.6%	0.1%	0.0%	0.6%	0.8%	3.8%
Total Households											
Total Households	8,296	14,908	2,918	3,393	29,515	924	3,206	798	2,739	7,667	37,182
Number w/ cost burden > 30%	2,261	4,201	897	1,368	8,715	399	1,153	211	1,058	2,827	11,542
Percent w/ cost burden > 30%	27.3%	28.2%	30.7%	40.3%	29.5%	43.1%	36.0%	26.4%	38.6%	36.9%	31.0%
Number w/ cost burden > 50%	985	1,443	277	657	3,357	234	448	42	445	1,179	4,536
Percent w/ cost burden > 50%	11.9%	9.7%	9.5%	19.4%	11.4%	25.4%	14.0%	5.3%	16.2%	15.4%	12.2%

Source: HUD SOCDS, Comprehensive Housing Affordability Strategy (CHAS) database, 2000

Ability to Pay for Housing

The following section compares 2007 income levels and ability to pay for housing with actual housing costs. Housing is classified as "affordable" if households do not pay more than 30 percent of income for payment of rent (including a monthly allowance for water, gas, and electricity) or monthly homeownership costs (including mortgage payments, taxes, and insurance). Since above moderate-income households do not generally have problems in locating affordable units, affordable units are frequently defined as those reasonably priced for households that are low- to moderate-income. The list below shows the definition of housing income limits as they are applied to housing units in Placer County.

- **Extremely Low-Income Unit:** affordable to households whose combined income is between the floor set at the minimum Supplemental Security Income (SSI) and 30 percent of the median income for Placer County as established by the U.S. Department of Housing and Urban Development (HUD) for the Sacramento Primary Metropolitan Statistical Area (PMSA) which consists of El Dorado, Placer and Sacramento Counties.

- **Very Low-Income Unit**: affordable to households whose combined income is at or lower than 50 percent of the median income as established by HUD for the Sacramento PMSA.

- **Low-Income Unit**: affordable to a household whose combined income is at or between 51 percent to 80 percent of the median income as established by HUD for the Sacramento PMSA.

- **Median-Income Unit:** affordable to a household whose combined income is at or between 81 percent and 100 percent of the median income as established by HUD for the Sacramento PMSA. Note that the California Department of Housing and Community Development (HCD) defines the median income at 100 percent.

- **Moderate-Income Unit**: affordable to a household whose combined income is at or between 101 percent to 120 percent of the median income as established by HUD for the Sacramento PMSA.

- **Above Moderate-Income Unit**: affordable to a household whose combined income is above 120 percent of the median income as established by HUD for the Sacramento PMSA.

According to HUD, the median family income for a four-person household in the Sacramento PMSA was $67,200 in 2007. Income limits for larger or smaller households were higher or lower, respectively, and are calculated by formula by HUD (See Table 23).

TABLE 23 INCOME LIMITS Placer County 2007					
	Persons per Household				
Income Categories	1	2	3	4	5
Extremely Low-Income	$14,100	$16,100	$18,150	$20,150	$21,750
Very Low-Income	$23,500	$26,900	$30,250	$33,600	$36,300
Low-Income	$37,650	$43,000	$48,400	$53,750	$58,050
Median-Income	$47,000	$53,800	$60,500	$67,200	$72,600
Moderate-Income	$56,400	$64,500	$72,500	$80,600	$87,000

Source: California Department of Housing and Community Development, 2007

Table 24 shows the 2007 HUD household income limits for Placer County by number of persons in the household for the income categories discussed above. The table also shows maximum affordable monthly rents and maximum affordable purchase prices for homes. For example, a three-person household was classified as low-income (80 percent of median) with an annual income of up to $48,400 in 2007. A household with this income could afford to pay a monthly gross rent (including utilities) of up to $1,210 or to purchase a house priced at $150,611 or below.

Table 25 shows HUD-defined fair market rent levels (FMR) for Placer County in 2007. In general, the FMR for an area is the amount that would be needed to pay the gross rent (shelter rent plus utilities) of privately owned, decent, safe, and sanitary rental housing of a modest (non-luxury) nature with suitable amenities.[11] HUD uses FMRs for a variety of purposes: FMRs determine the eligibility of rental housing units for the Section 8 Housing Assistance Payments program; Section 8 Rental Certificate program participants cannot rent units whose rents exceed the FMRs; and FMRs also serve as the payment standard used to calculate subsidies under the Rental Voucher program.

As stated above, a three-person household classified as low-income (80 percent of median) with an annual income of up to $48,400 could afford to pay $1,210 monthly gross rent (including utilities). The 2007 FMR for a two-bedroom unit in Placer County was $992. Therefore, a low-income household at the top of the income range could afford to rent a unit at the FMR level, assuming that such a unit is available for rent.

However, a three-person household classified as very low-income (50 percent of median) with an annual income of up to $30,250 could afford to pay only $756 for monthly gross rent. This household could neither afford the FMR rent of $992 for a two-bedroom unit, or the FMR rent of $813 for a one-bedroom unit. Households with incomes below 50 percent of median would have even less income to spend on rent.

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[11] According to HUD, "the level at which FMRs are set is expressed as a percentile point within the rent distribution of standard-quality rental housing units. The current definition used is the 40th percentile rent, the dollar amount below which 40 percent of the standard-quality rental housing units are rented. The 40th percentile rent is drawn from the distribution of rents of all units occupied by recent movers (renter households who moved to their present residence within the past 15 months). Public housing units and units less than 2 years old are excluded."

TABLE 24
ABILITY TO PAY FOR HOUSING BASED ON HUD INCOME LIMITS
Placer County*
2007

Extremely Low-Income Households at 30% of 2007 Median Family Income						
	Studio	**1 BR**	**2 BR**	**3 BR**	**4 BR**	**5 BR**
Number of Persons	1	2	3	4	5	6
Income Level	$14,100	$16,100	$18,150	$20,150	$21,750	$23,375
Max. Monthly Gross Rent[1]	$353	$403	$454	$504	$544	$584
Max. Purchase Price[2]	$43,876	$50,100	$56,479	$62,703	$67,682	$72,738
Very Low-Income Households at 50% of 2007 Median Family Income						
	Studio	**1 BR**	**2 BR**	**3 BR**	**4 BR**	**5 BR**
Number of Persons	1	2	3	4	5	6
Income Level	$23,500	$26,900	$30,250	$33,600	$36,300	$39,000
Max. Monthly Gross Rent[1]	$588	$673	$756	$840	$908	$975
Max. Purchase Price[2]	$73,127	$83,707	$94,132	$104,556	$112,958	$121,360
Low-Income Households at 80% of 2007 Median Family Income						
	Studio	**1 BR**	**2 BR**	**3 BR**	**4 BR**	**5 BR**
Number of Persons	1	2	3	4	5	6
Income Level	$37,650	$43,000	$48,400	$53,750	$58,050	$62,350
Max. Monthly Gross Rent[1]	$941	$1,075	$1,210	$1,344	$1,451	$1,559
Max. Purchase Price[2]	$117,159	$133,807	$150,611	$167,259	$180,640	$194,021
Moderate-Income Households						
Median-Income Households at 100% of 2007 Median Family Income						
	Studio	**1 BR**	**2 BR**	**3 BR**	**4 BR**	**5 BR**
Number of Persons	1	2	3	4	5	6
Income Level	$47,000	$53,800	$60,500	$67,200	$72,600	$77,950
Max. Monthly Gross Rent[1]	$1,175	$1,345	$1,513	$1,680	$1,815	$1,949
Max. Purchase Price[2]	$146,255	$167,415	$188,264	$209,113	$225,917	$242,565
Moderate-Income Households at 120% of 2007 Median Family Income						
	Studio	**1 BR**	**2 BR**	**3 BR**	**4 BR**	**5 BR**
Number of Persons	1	2	3	4	5	6
Income Level	$56,400	$64,500	$72,500	$80,600	$87,000	$93,500
Max. Monthly Gross Rent[1]	$1,410	$1,613	$1,813	$2,015	$2,175	$2,338
Max. Purchase Price[2]	$175,506	$200,711	$225,606	$250,811	$270,727	$290,953

Notes:

* Based on the Sacramento MSA (El Dorado, Placer and Sacramento Counties); FY 2007 Median Family Income: $67,200; HUD FY 2007 Section 8 Income Limits.

[1]Assumes that 30% of income is available for either: monthly rent, including utilities; or mortgage payment, taxes, mortgage insurance, and homeowners insurance

[2]Assumes 95% loan @ 7% annual interest rate and 30 year term; assumes taxes, mortgage insurance, and homeowners insurance account for 21% of total monthly payments

Sources: HUD FY 2007 Placer County Income Limits (April 18, 2007); and Mintier & Associates.

TABLE 25 HUD FAIR MARKET RENT Placer County 2007	
Bedrooms in Unit	**Fair Market Rent (FMR)**
Studio	$715
1 Bedroom	$813
2 Bedrooms	$992
3 Bedrooms	$1,431
4 Bedrooms	$1,641

Source: HUD User Data Sets: 2007 FY FMR

Affordable Housing by Income/Occupation

Table 26 shows an abbreviated list of occupations and annual incomes for residents of the Sacramento-Arden Arcade-Roseville MSA[12] such as nursing aides, managers, school teachers, police officers, retired individuals, and minimum wage earners. The table shows the amounts that households at these income levels could afford to pay for rent as well as the purchase prices that they could afford to buy a home.

Households with a single wage earner working in any one of the occupations listed in the table−including nurses, police officers, and teachers−would have difficulty purchasing a home in unincorporated Placer County, where the median sales price for homes was $618,750 for 2006 through 2007 (see Table 28). A police officer in Placer County could afford a home costing an estimated $182,572. A secondary school teacher could afford a home costing around $176,053. Even households with two wage earners would have difficulty finding a home in their price range in the city. A household comprised of a fire fighter and a preschool teacher in Placer County could afford to pay approximately $313,417 for a home.

Of particular interest are those households with limited incomes, such as minimum wage workers, individuals on Supplemental Security Income (SSI), or Social Security recipients. The FMR for a one-bedroom unit is $813 and for a studio unit its $715. An individual working at the minimum wage could afford to pay only $390 monthly for housing expenses, and an SSI recipient $257. None of these individuals could afford the rent for a one-bedroom unit or even a studio unit at fair market rent.

[12] The "Sacramento-Arden Arcade-Roseville MSA" is defined by EDD as including El Dorado, Placer, Sacramento, and Yolo Counties. This data is not available for smaller geographies from EDD.

TABLE 26
AFFORDABLE RENTS & PURCHASE PRICES FOR SELECTED HOUSEHOLDS AND OCCUPATIONS
Sacramento-Arden Arcade-Roseville MSA 2007

Occupations and Households	Average Annual Income	Affordable Monthly Gross Rent	Affordable House Price
General Occupations			
All Occupations	$44,756	$1,119	$139,272
Lawyers	$109,705	$2,743	$341,380
Management Occupations	$97,457	$2,436	$303,267
Registered Nurses	$80,849	$2,021	$251,586
Computer Programmers	$69,905	$1,748	$217,530
Computer Support Specialists	$52,364	$1,309	$162,946
Machinists	$38,764	$969	$120,626
Construction Laborers	$34,992	$875	$108,888
Office Clerks, General	$29,125	$728	$90,631
Nursing Aides, Orderlies, and Attendants	$27,570	$689	$85,792
Retail Salespersons	$25,269	$632	$78,632
Janitors and Cleaners, Except Maids and Housekeeping	$24,730	$618	$76,955
Farming, Fishing, and Forestry Occupations	$23,532	$588	$73,227
Cooks, Restaurant	$23,419	$585	$72,875
Cashiers	$22,427	$561	$69,788
Child Care Workers	$21,994	$550	$68,441
Waiters and Waitresses	$17,347	$434	$53,980
Cooks, Fast Food	$17,254	$431	$53,691
Schools			
Preschool Teachers	$25,449	$636	$79,192
Kindergarten Teachers	$50,299	$1,257	$156,520
Elementary School Teachers	$55,296	$1,382	$172,070
Middle School Teachers	$55,492	$1,387	$172,680
Secondary School Teachers	$56,576	$1,414	$176,053
Public Employees			
Police and Sheriff's Patrol Officers	$58,671	$1,467	$182,572
Librarians	$57,258	$1,431	$178,175
Fire Fighters	$44,143	$1,104	$137,364
Examples of Two Wage Earners			
Fire Fighter and Preschool Teacher	$100,719	$2,518	$313,417
Retail Sales and Nursing Aide	$52,839	$1,321	$164,424
Cashier and Janitor	$47,157	$1,179	$146,743

TABLE 26 AFFORDABLE RENTS & PURCHASE PRICES FOR SELECTED HOUSEHOLDS AND OCCUPATIONS Sacramento-Arden Arcade-Roseville MSA 2007			
Occupations and Households	**Average Annual Income**	**Affordable Monthly Gross Rent**	**Affordable House Price**
Minimum Wage Earners ($7.50 per hour)			
Single Wage Earner	$15,600	$390	$48,544
Two Wage Earners	$31,200	$780	$97,088
SSI (Aged or Disabled) (2007)			
One person household with SSI only	$10,272	$257	$31,964
Couple with SSI only	$18,024	$451	$56,087
HUD-Defined Income Groups for Placer County (3-person household)			
Extremely Low-Income (below 30%)	$18,150	$454	$56,479
Very Low-Income (below 50%)	$30,250	$756	$94,132
Low-Income (below 80%)	$48,400	$1,210	$150,611
Median-Income (below 100%)	$60,500	$1,513	$188,264
Moderate-Income (below 120%)	$72,500	$1,813	$225,606

Source: Labor Market Info, Employment Development Department, 2007 1st Quarter

Housing Values

Table 27 shows median home values and rents for Placer County and California in 2000. As shown in the table, the median value of mobile homes in Placer County in 2000 ($43,400) was much higher than California ($37,800). The median value of owner-occupied single-family homes in Placer County ($213,900) was only slightly higher than California ($211,500). However, the median asking price of $223,800 for vacant for-sale units was significantly higher in Placer County compared to $151,900 for California.

As shown in Table 27, the median contract rent in Placer County in 2000 ($687) was slightly higher than California ($677). The median gross rent in Placer County in 2000 ($780) was also slightly higher than California ($747). The split between gross rent (which includes all utilities payments) and contract rent (the amount paid to the property manager) can differ among areas not just because of different utility prices, but also because contract rents may or may not include utilities, while gross rents always do. For most housing analysis, comparing gross rents rather than contract rents is a better choice since gross rents are a more comprehensive measure of renters' costs and using it ensures that the same housing cost components are included for all renters.

It should be noted that Placer County's rent levels shown in Table 27 are not influenced by the large number of seasonal homes, some of which are vacation rentals. While some data sources, such as the American Housing Survey (AHS), estimate the contract rents of vacant units, in the Census, rents on vacant units are unavailable and are therefore excluded.

TABLE 27
MEDIAN HOME VALUES
Placer County and California
2000

	Placer County	California
Owner Units		
Median Value for Mobile Homes[(1)(2)]	$43,400	$37,800
Median Value[(1)(3)]	$213,900	$211,500
Median Price Asked[(4)]	$223,800	$151,900
Rental Units		
Median Contract Rent[(5)]	$687	$677
Median Gross Rent[(6)]	$780	$747
Median Rent Asked[(7)]	$952	$621

Notes:
(1) Value is the respondent's estimate of how much the property (house and lot) would sell for if it were for sale.
(2) For all owner-occupied mobile homes.
(3) For only "specified owner-occupied housing units" - one-family houses on less than 10 acres without a business or medical office on the property. These data exclude mobile homes, houses with a business or medical office, houses on 10 or more acres, and housing units in multi-unit structures. vacant-for-sale housing units.
(4) For "specified vacant-for-sale-only housing units"
(5) For "specified renter-occupied housing units paying cash rent." Contract rent is the monthly rent agreed to or contracted for, regardless of any furnishings, utilities, fees, meals of services that may be included.
(6) For "specified renter-occupied housing units paying cash rent." Gross rent is the contract rent plus estimated cost of utilities and fuels if these are also paid by or for the renter. Data exclude rental units with no cash rent and one-family houses on 10 or more acres.
(7) For "specified vacant-for-rent housing units".
Sources: U.S. Census 2000

Table 28 shows the average sale price for homes sold in unincorporated Placer County from January 2006 through mid-October 2007. During this period, the median sales price for homes in unincorporated Placer County (excluding the Tahoe Basin) was $618,750. Sale prices varied greatly among the different communities in the county. The median sales price for homes in Granite Bay was $795,000 during this period, while the median sales price for homes in Sheridan was $264,500. Homes in the Tahoe Basin sold at even higher prices, with a median sales price of $641,000.

TABLE 28 AVERAGE AND MEDIAN SALES PRICE OF HOMES Unincorporated Placer County January 2006 - October 2007		
Location	Average Sale Price	Median Sale Price
Unincorporated Placer County (excluding Tahoe Basin)	**$711,656**	**$618,750**
Granite Bay	$902,150	$795,000
Meadow Vista	$652,613	$510,000
Newcastle	$625,248	$621,250
Penryn	$617,898	$600,000
Soda Springs	$586,914	$605,000
Foresthill	$401,209	$380,000
Alta	$349,380	$310,000
Dutch Flat	$332,389	$285,000
Sheridan	$319,975	$264,500
Tahoe Basin	**$886,440**	**$641,000**
Olympic Valley	$1,096,390	$699,977
Truckee	$896,144	$630,000
Tahoma	$1,036,325	$760,000
Tahoe City	$968,124	$755,000
Homewood	$1,025,486	$785,000
Kings Beach	$788,740	$485,500
Carnelian Bay	$964,685	$670,000
Tahoe Vista	$523,578	$459,000

Source: DataQuick, January 2006 through mid-October 2007

Table 29 shows the average and median sale prices based on number of bedrooms for homes in unincorporated Placer County from January 2006 through mid-October 2007. The median sales price for a 3-bedroom home was $520,000 in the unincorporated areas of the county outside of the Tahoe basin, and $657,000 within the Tahoe Basin.

These median home prices are not affordable to most of the workers listed in Table 26. For example, the median sale prices for most communities in Placer County are significantly above the amounts that an elementary school teacher ($172,070), a registered nurse ($251,586), or a lawyer ($341,380) could afford to pay. Even in the case of households that have two wage earners the average prices are not generally affordable. For example, a preschool teacher and firefighter with a combined income of $100,719 could afford to pay up to $313,417 for a house.

TABLE 29
AVERAGE AND MEDIAN SALES PRICE BY NUMBER OF BEDROOMS
Unincorporated Placer County
January 2006 – October 2007

Number of Bedrooms	Average Sale Price	Median Sale Price
Unincorporated Placer County (excluding Tahoe Basin)		
1 Bedroom	$306,274	$288,000
2 Bedrooms	$399,330	$370,000
3 Bedrooms	$577,469	$520,000
4 Bedrooms	$874,081	$775,000
5 Bedrooms	$1,122,691	$1,050,000
6 or more Bedrooms	$1,446,200	$1,315,000
Tahoe Basin		
1 Bedroom	$441,082	$410,000
2 Bedrooms	$564,841	$502,250
3 Bedrooms	$804,592	$657,000
4 Bedrooms	$1,265,387	$935,000
5 Bedrooms	$1,882,177	$1,225,000
6 or more Bedrooms	$2,271,667	$1,545,000

Source: DataQuick, January 2006 through mid-October 2007

Table 30 shows the number of units sold, average sales price, and median sales price for all homes sold in Placer County, including both the incorporated and the incorporated areas of the county, from 2004 through July 2007. As shown in the table, an average of 4,650 units were sold per year between 2004 and 2006 in Placer County. Between 2004 and 2007, the average sale price increased by over 13.5 percent.

TABLE 30
RESIDENTIAL SALES PRICE TRENDS
Placer County
2004-2007

Year	Sales	Median	Average
2004	4,892	$409,000	$460,069
2005	5,100	$478,000	$542,225
2006	3,958	$439,700	$491,058
2007[1]	2,127	$419,000	$522,270

Note: [1] January 1, 2007 to July 31, 2007
Source: Placer County Association of Realtors, year-end reports

Average Monthly Rents

Table 31 shows the average monthly rents for apartments and homes in Placer County based on internet rental listings in August 2007. Average monthly rents for studio, 1-, 2-, and 4-bedroom units are higher than the HUD FMR figures shown in Table 22. At these rent levels, an average 1-bedroom rental ($872 monthly rent) would likely be affordable (depending on utility costs) to a 2-person low-income household (can afford $1,075 monthly rent and utilities). An average 2-bedroom rental ($1,041 monthly rent) is possibly affordable for a 3-person low-income household depending on the utility costs (can afford $1,210 monthly rent and utilities). An average 4-bedroom unit ($1,928), on the other hand, would not be affordable to a low-income family of 5 (can afford $1,451 monthly rent and utilities).[13]

TABLE 31
AVERAGE MONTHLY RENTS
Placer County
2007

Unit Type	Rent
Studio apartment	$805
1-bedroom, 1 bath apartment	$872
2-bedroom, 1 bath apartment	$1,041
3-bedroom, 2 bath single family home	$1,335
4-bedroom, 2 bath single family home	$1,928

Source: Mintier & Associates, August 2007

Unlike the cost of homeownership in Placer County, rents are more affordable to households with median and low-incomes; however market rents are still out of reach to individual and families with very low-incomes. As shown in Table 21, a very low-income family of 4 can afford to spend a maximum of $840 for monthly rent and utilities. The average 3-bedroom apartment ($1,335) is out of the affordable price range.

B. Housing Needs

Under the State housing element requirements, housing needs are defined in three categories: existing needs, needs of special groups within the community, and projected needs over the next five-year housing element planning period. Projected housing needs are the total additional housing units required to adequately house a jurisdiction's projected population over the housing element planning period in units that are affordable, in standard condition, and not overcrowded. These needs, therefore, include those of the existing population, as well as the needs of the additional population projected to reside in the jurisdiction.

[13] The high average rent for 4-bedroom units in Placer County may be due to the small sample size; however, the difference between 3- and 4-bedroom units is likely attributable to the fact that rental homes tend to be more costly than rental apartments. The majority of 4-bedroom units inventoried were homes, while the majority of 3-bedroom units were apartments.

1. Special Housing Needs

Within the general population there are several groups of people who have special housing needs. These needs can make it difficult for members of these groups to locate suitable housing. The following subsections discuss these special housing needs of six groups identified in State Housing Element Law (Government Code, Section 65583(a)(6): "elderly, persons with disabilities, large families, farmworkers, families with female heads of households, and families and persons in need of emergency shelter." Where possible, estimates of the population or number of households in Placer County belonging to each group are shown.

Homeless Persons

The *Ten-Year Plan to End Homelessness in Placer County* (2004) is the culmination of a community-based effort that began in June 2003 under the auspices of the Placer Consortium on Homelessness and Affordable Housing (PCOH). The *Ten-Year Plan* merges the experiences and expertise within the Placer community with those of the region and nation. This process has generated a series of interlinking and complementary strategies to tackle a variety of homeless issues and causes. These are categorized into four general areas: Prevention, Access, Teamwork and Housing (PATH).

Those who are homeless or at-risk of becoming homeless have varying housing needs. Some require emergency shelter, while others require other assistance to enable them to become productive members of society. Some are just passing through Placer County, while others are long-time residents. There is often a crossover between homeless populations and other "special needs" groups. For example, farmworkers may become homeless due to seasonal employment, or female heads of household may due to domestic violence.

Homelessness is usually the end result of multiple factors that converge in a person's life. The combination of loss of employment and the inability to find a job because of the need for retraining leads to the loss of housing for some individuals and families. For others, the loss of housing is due to chronic health problems, physical disabilities, mental health disabilities, or drug and alcohol addictions, along with an inability to access the services and long-term support needed to address these conditions.

Measuring the number of homeless individuals is a difficult task, in part because in most cases, homelessness is a temporary, not permanent, condition. Therefore, a more appropriate measure of the magnitude of homelessness is the number of people who experience homelessness over time, not the exact number of homeless people at any given time. However, the most recent information available for the county is a "point-in-time" count of sheltered and unsheltered homeless persons by Placer Consortium on Homelessness, conducted in the last week of January 2007 (there was a more comprehensive survey done in 2002). The survey covered the entire county (incorporated and unincorporated areas) and found a total of 591 homeless persons, of whom 401 were sheltered and 190 were unsheltered. Of the total, 41 percent were adult males and 31 percent were adult females, and 23 percent were children under 18 accompanied by an adult. Table 32 below shows the results of this count.

TABLE 32
HOMELESS POPULATION AND SUBPOPULATION SURVEY
Placer County
January 30, 2007

Homeless Subpopulations	Sheltered	Unsheltered	Total
Chronically Homeless	21	22	43
Mentally Ill	98	40	138
Substance Abuse	126	53	179
Persons with HIV/AIDS	0	5	5
Veterans*	16	0	16
Victims of Domestic Violence*	52	0	52
Unaccompanied Youth (under 18)	0	0	0
Total Homeless Persons	**401** 62 (Emergency) 339 (Transitional)	**190**	**591**

*Notes: *Only asked of sheltered persons*
Source: Placer Consortium on Homeless, Continuum of Care Report, 2007

A previous “point-in-time” homeless survey in March 2002, by the firm Sergei Shkurkin and Associates, LLC, provided detailed demographic details about the homeless population. At the time of the count there were 405 homeless people in Placer County, of which 109 were women and 88 were children. The majority (59 percent) of the homeless population was white, 28 percent was multi-racial, 7 percent was Hispanic, and 2 percent was African American. Approximately a third (36 percent) completed high school and 25 percent finished two years of college. About 11 percent worked at least part time, and of those, many had little work history. On average, the homeless persons surveyed had lived in their community 7.8 years. The vast majority (89 percent) indicated current or past problems with alcohol or drugs, and nearly 25 percent had been physically or sexually abused as a child. In addition, 121 (45 percent) reported having been diagnosed as mentally ill.

Table 33 summarizes the demand, inventory, and unmet need for the range of shelter types in Placer County. Since the preparation of the last housing element, the shelter inventory has increased, and the total estimated need and unmet need have declined; however, there is still a significant unmet need of 412 beds.

TABLE 33
CURRENT INVENTORY AND ESTIMATED NEED OF SERVICES FOR HOMELESS PERSONS
Placer County
2007

	Current Inventory	Unmet Need/Gap
Individuals		
Emergency Shelter Beds	3	40
Transitional Housing	144	30
Permanent Supportive Housing	67	150
Subtotal Individuals	214	220
Families		
Emergency Shelters	12	12
Transitional Housing	245	20
Permanent Supportive Housing	37	160
Subtotal Families	294	192
Total Individuals and Families	**508**	**412**

Note: The Gathering Inn, which is not included in this table, has a capacity of 50 emergency shelter beds.
Source: Placer Consortium on Homelessness Continuum of Care Report, 2007

In Placer County, homelessness is viewed as an inter-jurisdictional problem, with any solution requiring the cooperation of the County and cities together. Over the years, Placer County has developed a Continuum of Care approach to homelessness. A Continuum of Care is a community-based process that provides a comprehensive response to the different needs of homeless individuals and families. It is designed by the community as a coordinated housing and service delivery system, which serves as a framework to bring homeless housing and service providers together. A Continuum of Care approach helps communities plan for and provide a balance of emergency, transitional, and permanent housing and service resources to address the needs of homeless persons so they can make the critical transition from the streets to jobs and independent living. The Continuum of Care System also includes a homeless prevention component. The fundamental components of Placer County's Continuum of Care system are:

- Emergency shelter through motel vouchers and support for the Gathering Inn program;
- Shelter for those fleeing domestic violence;
- Transitional housing with supportive services;
- Permanent housing with or without subsidized rent; and
- Additional supportive services that address basic, therapeutic and income needs.

Emergency shelter services in Placer County include motel voucher programs, dispersed through divisions of Placer County Health and Human Services (HHS), and domestic violence shelters (year-round and seasonal) run by PEACE for Families, the Gathering Inn, and Tahoe Women's Services (domestic violence). Table 34 lists emergency shelter providers and their capacity.

TABLE 34
EMERGENCY HOUSING FOR HOMELESS PERSONS
Placer County
As of Jan. 31, 2006

Provider Name	Facility Name	Target Population	Year-Round Beds				Other Beds		Location (city or unincorp. area)
			Family Units	Family Beds	Individual Beds	Total	Seasonal	Overflow/ Voucher	
Emergency Shelter									
PEACE for Families	Emergency Confidential Shelter	M, DV	0	12	5	15	0	6	Auburn
Placer County Health and Human Services	Motel Vouchers	M	0	0	0	0	0	1	Varies
Tahoe Women's Services	TWC Safe House	M, DV	0	6	0	6	0	0	Unincorporated area
The Gathering Inn	The Gathering Inn	M	0	0	0	0	50	5	Varies*
The Salvation Army – Auburn	Motel Vouchers	M	0	0	0	0	0	1	
The Salvation Army - Roseville	Motel Vouchers	M	0	0	0	0	0	1	
PEACE for Families	New Domestic Violence Shelter	M, DV	12	28	0	28	0	0	Auburn
Emergency Shelter Subtotal			**12**	**46**	**5**	**49**	**50**	**14**	

Notes: M = mixed, DV = domestic violence victims
* The Gathering Inn headquarters are in Roseville, but the actual sleeping quarters move all around west Placer County on a rotational basis.
Source: Placer Consortium on Homelessness, Continuum of Care Report, 2007

Transitional housing is designed to assist homeless individuals and families in moving beyond emergency shelter and into permanent housing by helping them develop independent living skills through the provision of supportive services. Supportive services should address both the immediate and long term needs of disabled or homeless individuals, and may include education, job counseling, health care, child care, transportation, substance abuse treatment and mental health care, and other services. Facilities generally target a particular subpopulation of homeless, whether families, single men, families with children, or female domestic violence victims. Some transitional housing facilities charge rent, while others are free. The most appropriate sites for transitional housing are those sites located in close proximity to public services and facilities including public transportation.

Table 35 shows the range of organizations providing transitional housing to homeless persons in Placer County. The supply of transitional housing in the County is far larger than that of emergency shelter or permanent supportive housing. As a result, many homeless people go directly to transitional housing, rather than emergency shelters. Also, it is difficult to place persons in transitional housing into permanent housing due to inadequate supply. Typically, there are few openings in transitional housing facilities.

TABLE 35 TRANSITIONAL HOUSING FOR HOMELESS PERSONS Placer County As of Jan. 31, 2006							
			Year-Round Beds				Location (city or unincorp. area)
Provider Name	Facility Name	Target Population	Family Units	Family Beds	Individual Beds	Total	
Acres of Hope	Acres of Hope	FC	11	33	0	33	unincorp. area
Adult System of Care (ASOC) - AMIH	Transitional Housing - Roseville	SMF	0	0	10	10	Roseville
ASOC - AMIH	Transitional Housing - Auburn and Rocklin	SMF	0	0	21	21	Auburn & Rocklin
ASOC - AMIH	Transitional Housing - Rocklin	SM	0	0	1	1	Rocklin
ASOC - AMIH	Transitional Housing - Auburn	SMF	0	0	6	6	Auburn
Hope, Help, & Healing	Agape House	SM	0	0	6	6	unincorp. Auburn
Hope, Help, & Healing	Cornerstone House	SM	0	0	6	6	unincorp. Auburn
Hope, Help, & Healing	Foundation House	SM	0	0	6	6	unincorp. Auburn
Hope, Help, & Healing	Salvation House	SF	0	0	6	6	unincorp. Auburn
Hope, Help, & Healing	True Step		0	0	6	6	unincorp. Auburn
New Leaf Counseling	Courage House: Byron Street	M	4	12	3	15	
New Leaf Counseling	Courage House: College Way	M	1	3	5	8	
New Leaf Counseling	Courage House: Garfield A	FC	1	4	0	4	
New Leaf Counseling	Courage House: Garfield B	FC	1	4	0	4	
New Leaf Counseling	Courage House: Foresthill	M	4	10	4	14	
New Leaf Counseling	Courage House: Lincoln Way	M	4	9	3	12	
PEACE for Families	Battered Women's Recovery Program	M, DV	0	2	8	10	
PEACE for Families	Permanent Housing Program	M, DV	14	32	2	34	
Re-Entry Program	Women's House	M	3	7	4	11	unincorp. area

TABLE 35
TRANSITIONAL HOUSING FOR HOMELESS PERSONS

Placer County
As of Jan. 31, 2006

Provider Name	Facility Name	Target Population	Year-Round Beds: Family Units	Family Beds	Individual Beds	Total	Location (city or unincorp. area)
Re-Entry Program	Ranch 1	SM	0	0	6	6	unincorp. area
Re-Entry Program	Ranch 2	SM	0	0	6	6	unincorp. area
Re-Entry Program	Ranch 3	SF	0	0	6	6	unincorp. area
Re-Entry Program	Ranch 4	SM	0	0	6	6	unincorp. area
Re-Entry Program	Roseville	SM	0	0	6	6	unincorp. area
Re-Entry Program	Roundhouse	SM	0	0	10	10	unincorp. area
Re-Entry Program	Square House	SM	0	0	6	6	unincorp. area
Roseville Home Start	Roseville Home Start	FC	15	47	0	47	Roseville
Roseville Home Start	Roseville Home Start Expansion	FC	13	52	0	52	Roseville
St. Vincent de Paul	New Beginnings: B Street Apartments	FC	24	60	0	60	
St. Vincent de Paul	New Beginnings: Cherry Street	SM	0	0	1	1	
St. Vincent de Paul	New Beginnings: Wildwood	FC	1	4	0	4	
The Lazarus Project	Schiele House	SF	0	0	6	6	Roseville
The Lazarus Project	Sierra House	SM	0	0	6	6	unincorp. Roseville
The Lazarus Project	Somers House	SM	0	0	6	6	Roseville
Transitional Housing Total			**96**	**279**	**162**	**441**	

Notes: M = mixed, SM = single males, SF = single females, SMF = single males and females, DV = domestic violence victims, FC = families with children

Source: Placer Consortium on Homelessness, Continuum of Care Report, 2007

Table 36 shows the organizations offering permanent supportive housing. Generally, people have to have a disability of some kind to qualify for permanent supportive housing. Permanent supportive housing is designed to allow those with disabilities or other impediments to live as independently as possible, and typically offers supportive services similar to those provided in transitional housing, such as GED classes, therapy sessions, and job counseling. Permanent supportive housing is considered a more effective method for addressing homelessness than the combination of emergency and transitional housing. An inadequate supply of permanent housing for formerly homeless residents is a major challenge in Placer County. There are no permanent supportive housing facilities in unincorporated Placer County.

TABLE 36
PERMANENTLY SUPPORTIVE HOUSING FOR HOMELESS PERSONS
Placer County
Jan. 31, 2006

Provider Name	Facility Name	Target Population	Year-Round Beds				Location (city or unincorp. area)
			Family Units	Family Beds	Individual Beds	Total	
Adult System of Care (ASOC)	Boardman	SMF	0	0	6	6	within city
ASOC	Edna's Place	SMF	0	0	2	2	within city
ASOC	APSH	M	7	14	22	36	both
ASOC	Shelter + Care 2003	SMF	2	4	7	11	both
ASOC	Shelter + Care 2004	M	2	7	3	10	both
ASOC	AB 2034 Scattered Sites	M	6	12	27	39	within city
Roseville Home Start (Expected Occupancy, 5/08)	Permanent Housing	M	30	120	120	240	
Permanent Supportive Housing Subtotal			**47**	**157**	**187**	**344**	

Note: M = mixed, SMF = single males and females
Source: Placer Consortium on Homelessness, Continuum of Care Report, 2007

Farmworkers

The Migrant Health Program of the U.S. Department of Health and Human Services released the Migrant and Seasonal Farmworker Enumeration Profiles Study in 2000 estimating the number of migrant and seasonal farmworkers and their non-farmworker household members in California. The study was based on secondary source information, including existing database information and interviews. According to the report, there are an estimated 802 migrant and seasonal farm workers in unincorporated Placer County. Approximately 371 (46 percent) are migrant farmworkers and 431 (64 percent) are seasonal workers. The report defined a seasonal farmworker as an individual whose principal employment (51 percent of time) is in agriculture on a seasonal basis, who has been so employed within the last 24 months. A migrant farmworker meets the same definition but establishes for the purposes of such employment a temporary abode.

The 2002 U.S. Census of Agriculture is another source of information on farmworkers. As shown in Table 37, the Census reports that there were 1,395 farmworkers in Placer County that worked fewer than 150 days in 2002, and 27 of these workers were migrant farmworkers in Placer County. It is likely that the number of migrant farmworkers is closer to the 2000 estimate by the Migrant Health Program, and the number of seasonal and migrant farmworkers in the county is roughly 1,000 workers.

TABLE 37
FARMWORKERS

Placer County
2002

Type of Farm Labor	Number of Workers
Hired farm labor (farms)	197
Hired farm labor (workers)	1,738
Workers by days worked - 150 days or more	343
Workers by days worked - Less than 150 days	1,395
Migrant farm labor on farms with hired labor	27
Migrant farm labor on farms reporting only contract labor	-

Source: U.S. Census of Agriculture 2002

Farmworkers have special housing problems due to seasonal income fluctuations, very low-incomes, and substandard housing conditions. Seasonal workers are more likely to have their families with them, although some migrant workers bring their families if they feel they can locate suitable housing. Many workers are Latino immigrants.

Housing for migrant farmworkers needs to be affordable and flexible. Bunk style housing with bathrooms and kitchens is adequate, particularly if it is built so that if a family needs to stay in group quarters, there is a way to provide privacy. For seasonal farmworkers, housing needs to be affordable at extremely low incomes and provide large units to accommodate larger families. Therefore, the type of housing needed for seasonal farmworkers does not differ significantly from the type of housing needed by other very low-income households.

While housing for farmworkers is most convenient when located on or adjacent to farms, housing affordable at very low-income levels tends to be more feasible in cities. Housing in cities, with services located nearby, may also be more suitable for seasonal farmworkers whose families live with them. Since many of these types of workers receive housing on private farms, separately from governmental programs, it is difficult to assess supply and demand.

Because the number of farmworkers in the County is quite small and the majority of farmworkers are non-migrant, efforts to provide affordable rental housing will help address the housing needs of this special needs group. Nevertheless, the County recognizes there is a small migrant population.

Persons with Disabilities

While there is limited data available on the housing needs of persons with disabilities in Placer County, data on the number of persons with disabilities and the types of these disabilities is useful in inferring housing needs.

Table 38 shows information from the 2000 Census on the disability status and types of disabilities by age group for persons five years and older in Placer County and California. As shown in the table, 16.4 percent of the total population in Placer County five years and older had one or more disabilities in 2000, compared to 19.2 percent in California.

In terms of the three age groups shown in the table, 4.5 percent of Placer County's population 5 to 15 years of age, 15.2 percent of the population 16 to 64 years of age, and 38.7 percent of seniors (65 years and older) had one or more disabilities in 2000. These percentages are smaller than those of California. Thus, while Placer County had a larger senior population (65 years and older) percentage than California in 2000 (13.2 percent compared to 10.6 percent; see Table 4 above), the senior population in Placer County was less likely to have one or more disabilities than the senior population in California as a whole.

Table 38 also provides information on the exact nature of these disabilities. The total disabilities number shown for all age groups in Placer County (66,078) exceeds the number of persons with disabilities (37,907) because a person can have more than one disability. Among school age children, the most frequent disability was mental. For persons aged 16 to 64 years, the most frequent disabilities were employment and /or physical disabilities. Finally, for seniors, physical and go-outside-home disabilities were the most frequent.

TABLE 38
DISABILITY STATUS & TYPES OF DISABILITIES BY AGE GROUPS FIVE YEARS & OLDER
Placer County and California
2000

	Unincorporated County		Total County		California	
	Number	Percent	Number	Percent	Number	Percent
5-15 Years						
Total Persons 5-15 years	16,553	-	42,357	-	5,813,105	-
Persons 5-15 with a disability	694	4.2%	1919	4.5%	277,503	4.8%
Total disabilities tallied	966	100.0%	2,619	100.0%	373,407	100.0%
Sensory disability	119	12.3%	315	12.0%	51,855	13.9%
Physical disability	107	11.1%	391	14.9%	54,991	14.7%
Mental disability	625	64.7%	1,593	60.8%	205,676	55.1%
Self-care disability	115	11.9%	320	12.2%	60,885	16.3%
Go-outside-home disability	n/a	n/a	n/a	n/a	n/a	n/a
Employment disability	n/a	n/a	n/a	n/a	n/a	n/a

TABLE 38
DISABILITY STATUS & TYPES OF DISABILITIES BY AGE GROUPS FIVE YEARS & OLDER
Placer County and California 2000

	Unincorporated County		Total County		California	
	Number	Percent	Number	Percent	Number	Percent
16-64 Years						
Total Persons 16-64 years	64,882	-	157,074	-	21,570,148	-
Persons 16-64 with a disability	10,182	15.7%	23,937	15.2%	4,180,265	19.4%
Total disabilities tallied	17,294	100.0%	40,259	100.0%	7,241,881	100.0%
Sensory disability	1,478	8.5%	3,337	8.3%	430,965	6.0%
Physical disability	3,923	22.7%	8,521	21.2%	1,183,313	16.3%
Mental disability	2,131	12.3%	5,285	13.1%	777,304	10.7%
Self-care disability	937	5.4%	2,089	5.2%	361,699	5.0%
Go-outside-home disability*	2,246	13.0%	5,722	14.2%	1,718,472	23.7%
Employment disability*	6,579	38.0%	15,305	38.0%	2,770,128	38.3%
65 years and over						
Total Persons 65 and over	12,814	-	31,176	-	3,469,810	-
Persons 65+ with a disability	4,968	38.8%	12,051	38.7%	1,465,593	42.2%
Total disabilities tallied	9,500	100.0%	23,200	100.0%	2,977,123	100.0%
Sensory disability	1,902	20.0%	4,528	19.5%	501,450	16.8%
Physical disability	3,195	33.6%	8,076	34.8%	985,115	33.1%
Mental disability	1,382	14.5%	3,139	13.5%	423,518	14.2%
Self-care disability	964	10.1%	2,274	9.8%	345,113	11.6%
Go-outside-home disability*	2,057	21.7%	5,183	22.3%	721,927	24.2%
Employment disability	n/a	n/a	n/a	n/a	n/a	n/a
Total 5 years and over						
Total Persons 5 years and over	94,249	-	230,607	-	30,853,063	-
Persons 5+ with a disability	15,844	16.8%	37,907	16.4%	5,923,361	19.2%
Total disabilities tallied	27,760	100.0%	66,078	100.0%	10,592,411	100.0%
Sensory disability	3,499	12.6%	8,180	12.4%	984,270	9.3%
Physical disability	7,225	26.0%	16,988	25.7%	2,223,419	21.0%
Mental disability	4,138	14.9%	10,017	15.2%	1,406,498	13.3%
Self-care disability	2,016	7.3%	4,683	7.1%	767,697	7.2%
Go-outside-home disability*	4,303	15.5%	10,905	16.5%	2,440,399	23.0%
Employment disability*	6,579	23.7%	15,305	23.2%	2,770,128	26.2%

Notes: *Due to a design problem with the interview form of the 2000 Census, the go-outside-home disability and employment disability population estimates are not accurate. The two estimates are likely to overestimate the actual number of persons with such disabilities. The go-outside-home disability does not apply to persons under five years old and the employment disability applies only to persons between the ages of 16 and 64.

Source: U.S. Census 2000

Supplemental Security Income is a needs-based program that pays monthly benefits to persons who are 65 or older, blind, or have a disability. Seniors who have never worked or have insufficient work credits to qualify for Social Security (OASDI) often receive SSI benefits. SSI is the only source of income for a number of low-income seniors. With the maximum monthly benefit of $856 as of 2007, SSI recipients are likely to have difficulty finding housing that fits within their budgets since they can afford to pay only $257 for rent, as shown earlier in Table 26.

Table 39 below shows Supplemental Security Income (SSI) recipients by category in Placer County and California in 2006. In 2006, a total of 4,758 persons in Placer County received Supplemental Security Income (SSI) from the Federal government because they were aged, blind, or disabled, representing 1.5 percent of the total Placer County population. California as a whole had a much higher percentage of the total population that received SSI benefits at 3.3 percent. Out of all SSI recipients, a lower percentage of seniors received SSI in Placer County than in California as a whole (29.5 percent compared to 43.3 percent). These numbers do not represent the thousands of others who also have special needs due to their height, weight, or mental or temporary disability from injury or illness, and whose conditions impede their ability to afford housing and to perform daily tasks within typical houses and apartments.

TABLE 39
SSI RECIPIENTS BY CATEGORY
Placer County and California
2006

	Placer County		California	
	Number	Percent	Number	Percent
Total Population	317,498		37,195,240	
Total SSI Recipients	4,758	1.5%	1,224,901	3.3%
Category				
Aged	823	17.3%	359,975	29.4%
Blind and Disabled	3,935	82.7%	864,926	70.6%
Age				
Under 18	294	6.2%	99,566	8.1%
18-64	3,062	64.4%	594,587	48.5%
65 or older	1,402	29.5%	530,748	43.3%
SSI Recipients also receiving Social Security [1]	2,263	47.6%	477,163	39.0%

Notes: [1] OASDI (Old Age, Survivors, or Disability Insurance)

Sources: SSA, SSI Recipients by State and County, 2006; DOF, Table E-5 City / County Population and Housing Estimates, 2006, with 2000 DRU Benchmark.

Persons with disabilities in Placer County have different housing needs depending on the nature and severity of the disability. Physically disabled persons generally require modifications to their housing units such as wheelchair ramps, elevators or lifts, wide doorways, accessible cabinetry, modified fixtures and appliances, etc. If a disability prevents a person from operating a vehicle, then proximity to services and access to public transportation are particularly important. If a disability prevents an individual from working or limits income, then the cost of housing and the costs of modifications are likely to be even more challenging. Those with severe physical or mental disabilities may also require supportive housing, nursing facilities, or care facilities. In addition, many disabled people rely solely on Social Security Income, which is insufficient for market rate housing.

A growing number of architects and developers are integrating universal design principles into their buildings to increase the accessibility of the built environment. The intent of universal design is to simplify design and construction by making products, communications, and the built environment usable by as many people as possible without the need for adaptation or specialized design. Applying these principles, in addition to the regulations specified in the Americans with Disabilities Act (ADA), to new construction in Placer County will increase the opportunities in housing and employment for everyone. Furthermore, studies have shown the access features integrated into the design of new facilities in the early conceptual stages increase costs less than 1/2 of 1 percent in most developments.

The following are the seven principles of universal design as outlined by the Center for Universal Design:

- *Equitable Use* - The design is useful and marketable to people with diverse abilities.
- *Flexibility in Use* - The design accommodates a wide range of individual preferences and abilities.
- *Simple and Intuitive* - Use of the design is easy to understand, regardless of the user's experience, knowledge, language skills, or current concentration level.
- *Perceptible Information* - The design communicates necessary information effectively to the user, regardless of ambient conditions or the user's sensory abilities.
- *Tolerance for Error* - The design minimizes hazards and the adverse consequences of accidental or unintended action.
- *Low Physical Effort* - The design can be used efficiently and comfortably with minimum fatigue.
- *Size and Space for Approach and Use* - Appropriate size and space is provided for approach, reach, manipulation, and use regardless of user's body size, posture, or mobility.

There are several organizations in Placer County that serve disabled clients. The following organizations were contacted in evaluating the needs of Placer County disabled residents: Placer Independent Resources Services (PIRS), California Foundation for Independent Living Centers, and the Placer County Department of Health and Human Services. These groups all provide services to a clientele that have a wide variety of needs.

Senior Households

Seniors are defined as persons 65 years and older, and senior households are those households headed by a person 65 years and older. The unincorporated County's 65 and over population increased from 10,154 to 13,349 (32 percent) from 1990 to 2000, which outpaced the overall increase (20 percent) in the unincorporated areas, and the State's increase in its 65 and older population (13 percent). In addition, over 7 percent of the total households in Placer County are made up of seniors who live alone.

Seniors often face unique housing problems. While many may own their homes outright, fixed retirement incomes may not always be adequate to cover rising utility rates and insurance. Also, many elderly homeowners do not have sufficient savings to finance the necessary repairs costs – this is a situation commonly described as "house-rich and cash-poor."

While some seniors may prefer to live in single-family detached homes, others desire a smaller, more affordable home with less upkeep, such as condos, townhouses, apartments or mobile homes. Currently (2007), 81 percent (43,434 units) of the housing stock in unincorporated areas of Placer County is made up of single-family detached homes, leaving only 19 percent (10,354 units) of the housing stock for those who choose to or have to live in other forms of housing.

Table 40 shows information on the number of seniors, the number of senior households, and senior households by tenure in unincorporated and incorporated Placer County and California in 2000. As discussed earlier (and shown in Table 4), Placer County's population is slightly older than California as a whole. Senior persons (the 65 and over age group) represented 13.3 percent of the population in unincorporated Placer County in 2000 compared to 10.6 percent in California. Because of smaller household sizes, senior households as a percentage of all households is larger than the percentage of seniors in the population. Senior households represented 21.6 percent of all households in the unincorporated county, compared to 18.9 percent in California. Senior households have a high homeownership rate. In the unincorporated county, 91 percent of senior households owned their homes in 2000, compared to 79.2 percent of all households.

TABLE 40
SENIOR POPULATION AND HOUSEHOLDS
Placer County and California
2000

	Unincorporated Placer County		Incorporated Placer County		California	
	Number	Percent	Number	Percent	Number	Percent
Population						
Total Population	100,701		147,698		33,871,648	-
Number of Persons 65 years and over	13,394		19,166		3,595,658	-
Senior Population as a % of the Total Population		13.3%		13.0%	-	10.6%
Households						
Total Households	*37,345*	*100.0%*	*56,037*	*100.0%*	*11,512,020*	*100.0%*
Owner	29,581	79.2%	38,791	69.2%	6,555,387	56.9%
Renter	7,764	20.8%	17,246	30.8%	4,956,633	43.1%
Senior-Headed Households	*8,068*	*100.0%*	*11,994*	*100.0%*	*2,173,596*	*100.0%*
Owner	7,340	91.0%	9,295	77.5%	1,653,855	76.1%
Renter	728	9.0%	2,699	22.5%	566,238	26.1%
Seniors as a % of All Households	-	21.6%	-	21.4%	-	18.9%
% of Owner Households Headed by a Senior	-	24.8%	-	24.0%	-	25.2%
% of Renter Households Headed by a Senior	-	9.4%	-	15.7%	-	11.4%

Source: U.S. Census 2000

Table 41 shows the housing cost burdens by age and tenure for unincorporated and incorporated Placer County and California in 2000. As shown in the table, 26.9 percent of all senior owner households and 43.7 percent of all senior renter households in the unincorporated county had a housing cost burden greater than 30 percent (moderate housing cost burden) in 2000. The percentage of senior owner households with at least a moderate housing cost burden in the incorporated county was slightly smaller than in the unincorporated areas, and the percentage of senior renter households with a moderate housing cost burden was slightly higher in the incorporated cities.

The proportion of senior owner households with a moderate cost burden was slightly lower than non-senior households in both areas of the county; however, the proportion of senior renter households was considerably higher than non-senior renter households. Overall, the proportion of senior households with a cost burden greater than 30 percent in the unincorporated county was slightly smaller than the proportion of non-seniors. Overall, there is a smaller proportion of seniors in Placer County with a moderate housing cost burden compared to California as a whole.

TABLE 41 HOUSING COST BURDEN BY AGE AND TENURE Placer County and California 2000									
	Unincorporated Placer County			Incorporated Placer County			California		
	Total	Cost Burden Greater than 30%		Total	Cost Burden Greater than 30%		Total	Cost Burden Greater than 30%	
Owner	23,570	7,339	31.1%	36,228	9,755	26.9%	5,527,618	1,612,778	29.2%
Householder 15-64	18,204	5,898	32.4%	27,757	7,871	28.4%	4,219,084	1,283,139	30.4%
Householder 65+	5,366	1,441	26.9%	8,471	1,884	22.2%	1,308,534	329,639	25.2%
Renter	7,411	2,942	39.7%	17,168	6,685	38.9%	4,921,581	2,079,695	42.3%
Householder 15-64	6,631	2,601	39.2%	14,498	5,163	35.6%	4,359,345	1,765,557	40.5%
Householder 65+	780	341	43.7%	2,670	1,522	57.0%	562,236	314,138	55.9%
Total	30,981	10,281	33.2%	53,396	16,440	30.8%	10,449,199	3,692,473	35.3%
Householder 15-64	24,835	8,499	34.2%	42,255	13,034	30.8%	8,578,429	3,048,696	35.5%
Householder 65+	6,146	1,782	29.0%	11,141	3,406	30.6%	1,870,770	643,777	34.4%

Source: U.S. Census 2000

Some seniors have the physical and financial ability to continue driving well into their retirement; however, those who cannot or chose not to drive must rely on alternative forms of transportation. This includes not only bus routes and ride sharing programs, but also safe, walkable neighborhoods. In order to accommodate transit access in senior housing, it must be located near transit corridors, and in neighborhoods that cater to pedestrians by providing well-lit, wide, shaded sidewalks, clearly marked crosswalks, and longer walk signals at intersections.

Large Families/Households

The U.S. Department of Housing and Urban Development (HUD) defines a large family as one with five or more members. Large families may have specific needs that differ from other families due to income and housing stock constraints. The most critical housing need of large families is access to larger housing units with more bedrooms than a standard three-bedroom dwelling.

In general, housing for families should provide safe outdoor play areas for children and should be located to provide convenient access to schools and child-care facilities. These types of needs can pose problems particularly for large families that cannot afford to buy or rent single family houses, as apartment and condominium units are most often developed with childless, smaller households in mind. Thus, for the large families that are unable to rent single family houses, it is likely that these large renter households are overcrowded in smaller units. When planning for new affordable and market-rate multi-family housing developments, therefore, the provision of three- and four-bedroom units is an important consideration due to the likely demand for affordable, larger multi-family rental units.

Table 42 below shows the number and share of large households in unincorporated and incorporated Placer County and California in 2000. Census data availability makes it necessary to analyze data for all households, including non-family households, for this document. As shown in the table, 3,788 households, or 10.2 percent of the total households in unincorporated Placer County, had five or more members. This proportion is slightly higher for renters (10.9 percent) than for owners (10.0 percent). The number of large owner households (2,938) was significantly greater than the number of large renter households (850).

The share of large households out of total households in unincorporated Placer County (10.2 percent) was slightly higher than the proportion of large households in the incorporated areas (9.7 percent), and much lower than the proportion in California as a whole (15.9 percent of total households). As discussed previously and shown in Table 20, 34.7 percent of the renter-occupied units in unincorporated Placer County in 2000 had three or more bedrooms. However, the figure is much larger than the 18.4 percent figure for California. The 2000 Census data suggests that there is much less of a need for large units in Placer County than statewide to accommodate large households.

TABLE 42
LARGE HOUSEHOLDS
Placer County and California
2000

	Unincorporated Placer County		Incorporated Placer County		California	
	Number	Percent	Number	Percent	Number	Percent
Owner Occupied						
Less than 5 Persons	26,549	90.0%	34,831	89.6%	5,525,336	84.4%
5+ Persons	2,938	10.0%	4,050	10.4%	1,020,901	15.6%
Total	**29,487**	**100.0%**	38,881	100.0%	**6,546,237**	**100.0%**
Renter Occupied						
Less than 5 Persons	6,952	89.1%	15,807	91.8%	4,142,875	83.6%
5+ Persons	850	10.9%	1,405	8.2%	813,758	16.4%
Total	**7,802**	**100.0%**	17,212	100.0%	**4,956,633**	**100.0%**
All Households						
Less than 5 Persons	33,501	89.8%	50,638	90.3%	9,668,211	84.1%
5+ Persons	3,788	10.2%	5,455	9.7%	1,834,659	15.9%
Total	**37,289**	**100.0%**	56,093	100.0%	**11,502,870**	**100.0%**

Source: 2000 U.S. Census

As shown in Table 22 earlier in this report, out of all "large related households" (a household of five or more persons which includes at least two related persons) classified as lower-income in unincorporated Placer County in 2000, 68.8 percent of the owner households and 54.8 percent of renter households had a housing cost burden greater than 30 percent (defined by HUD as a "moderate cost burden"). This compares to 55.1 percent of all lower-income owner and 61.2 of all lower-income renter households in Placer County. When considering all (not just lower-income) large related households in Placer County in Table 22, only 30.7 percent of owner households and 26.4 percent of the renter households had a moderate cost burden. This indicates that, lower-income large related owner households in the unincorporated county have an excessive housing cost burden problem, while large renter households do not.

Female-Headed Households

According to the U.S. Census Bureau, a single-headed household contains a household head and at least one dependent, which could include a child, an elderly parent, or non-related child.

Table 43 below shows the number of female-headed households in unincorporated and incorporated Placer County and California in 2000. As shown in the table, there were 7,694 female-headed households in the unincorporated area of the county, representing 20.6 percent of all households. This percentage is less than in the incorporated areas of the county (26.5 percent) and California (28.8 percent). About half (3,841 of 7,694, or 49.9 percent) of the female-headed households in Placer County were one-person households. It is possible that many of these householders are 65 years and older. A small percentage (5.1 percent) of the households in unincorporated Placer County were single female-headed households with children under 18 years of age. Single mothers made up a smaller percentage of the total population in the unincorporated county that in the incorporated county (7.3 percent) and statewide (8.6 percent).

TABLE 43
FEMALE-HEADED HOUSEHOLDS
Placer County and California
2000

Type of Household	Unincorporated Placer County		Incorporated Placer County		California	
	Number	Percent	Number	Percent	Number	Percent
Total Households	**37,345**	**100.0%**	**56,037**	**100.0%**	**11,502,870**	**100.0%**
Total Female Householders	***7,694***	*20.6%*	**14,861**	26.5%	***3,313,163***	***28.8%***
Single Female Householder, Living Alone	3,841	10.3%	**7,721**	13.8%	1,496,243	13.0%
Single Female Households with Related Children < 18	1,897	5.1%	**4,096**	7.3%	987,380	8.6%

Source: 2000 U.S. Census

Due to generally lower incomes, single female-headed households often have more difficulties finding adequate affordable housing than do families with two adults. Also, female-headed households with small children may need to pay for childcare, which further reduces disposable income. This special needs group will benefit generally from expanded affordable housing opportunities. More specifically, the need for dependent care also makes it important that housing for female-headed families be located near childcare facilities, schools, youth services, medical facilities, and senior services.

Extremely Low-Income Households

Extremely low-income households are defined as those households with incomes under 30 percent of the county's median income. Extremely low-income households typically consist of minimum wage workers, seniors on fixed incomes, disabled persons, and farmworkers. This income group is likely to live in overcrowded and substandard housing conditions. In Placer County, a household of three persons with an income $18,150 in 2007 would qualify as an extremely low-income household.

Table 44 shows the number of extremely low-income households and their housing cost burden in Placer County and California in 2000. As shown in the table, both the unincorporated and incorporated areas of Placer County had lower percentages of extremely low-income households (7.0 and 7.1 percent, respectively) than the state (12 percent). The unincorporated area had a larger proportion of extremely low-income owner households and a smaller proportion of extremely low-income renter households than the incorporated cities. Roughly three-quarters of extremely low-income households in the county had a moderate housing cost burden and about 60 percent had a severe housing cost burden.[14]

TABLE 44
HOUSING COST BURDEN OF EXTREMELY LOW-INCOME HOUSEHOLDS
Placer County and California
2000

	Unincorporated County			Incorporated County			California		
	Owners	Renters	Total	Owners	Renters	Total	Owners	Renters	Total
Number of Extremely Low-Income Households	1,683	929	2,612	1,260	2,700	3,960	384,014	1,000,250	1,384,264
Percent of Total Households	5.7%	12.0%	7.0%	3.2%	15.7%	7.1%	5.9%	20.2%	12.0%
Number w/ cost burden > 30%	1,238	761	1,999	899	2,029	2,928	273,802	767,192	1,040,967
Percent w/ cost burden > 30%	73.6%	81.9%	76.5%	71.3%	75.2%	73.9%	71.3%	76.7%	75.2%
Number w/ cost burden > 50%	935	680	1,615	716	1,686	2,402	222,728	637,159	859,628
Percent w/ cost burden > 50%	55.6%	73.2%	61.8%	56.8%	62.5%	60.7%	58.0%	63.7%	62.1%

Source: HUD SOCDS, Comprehensive Housing Affordability Strategy (CHAS) Database, 2000

[14] See pages 42 and 43 for a discussion of housing cost burden.

State Government Code Section 65583(a)(1) states:

> "Local agencies shall calculate the subset of very low income households allotted under Section 65584 that qualify as extremely low income households. The local agency may either use available census data to calculate the percentage of very low income households that qualify as extremely low income households or presume that 50 percent of the very low income households qualify as extremely low income households. The number of extremely low income households and very low income households shall equal the jurisdiction's allocation of very low income households pursuant to Section 65584.

Based on Placer County's 2006-2013 regional housing needs allocation, there is a projected need for 769 extremely low-income units (which assumes 50 percent of the very low-income allocation) within the county.

2. Regional Housing Allocation

This section evaluates projected future housing needs in the unincorporated areas of Placer County based upon the adopted Regional Housing Needs Allocation (RHNA) prepared by the Sacramento Area Council of Governments (SACOG). State law requires councils of governments to prepare allocation plans for all cities and counties within their jurisdiction. SACOG adopted its final Plan for Allocation of Regional Housing Needs Allocation in February 2008.

The intent of a housing allocation plan is to ensure adequate housing opportunities for all income groups. The State Department of Housing and Community Development provides guidelines for preparation of the plans, and ultimately certifies the plans as adequate.

The core of the RHNA is a series of tables that indicate for each jurisdiction the distribution of housing needs for each of four household income groups. The tables also indicate the projected new housing unit targets by income group for the ending date of the plan. These measures of units define the basic new construction that needs to be addressed by individual city and county housing elements. The allocations are intended to be used by jurisdictions when updating their housing elements as the basis for assuring that adequate sites and zoning are available to accommodate at least the number of units allocated. Table 45 below shows the current and projected housing needs for the planning period from January 1, 2006 to June 30, 2013 for the unincorporated areas of Placer County

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TABLE 45
REGIONAL HOUSING NEEDS ALLOCATION BY INCOME
Unincorporated Placer County & Tahoe Basin
January 1, 2006 to June 30, 2013

	Very Low	Low	Moderate	Above Moderate	TOTAL
RHND Allocation	1,538	1,178	1,231	2,282	6,229
Percent of Total	24.6%	18.9%	19.8%	36.6%	100.0%

Note: There is a projected need for 769 extremely low-income units based on the assumption that 50 percent of the very low-income household need is extremely low-income.
Source: Sacramento Area Council of Governments (SACOG), Draft Plan for Allocation of Regional Housing Needs for January 1, 2006, through June 30, 2013 (October 2007).

As shown in the table, the RHNP allocated 6,229 new housing units to unincorporated Placer County for the 2006 to 2013 planning period. For analytical purposes, SACOG broke out the Tahoe Basin as a subarea. The county's total allocation assumes 375 units for the Tahoe Basin. The time frame for this Regional Housing Needs process is January 1, 2006, through June 30, 2013, (a 7½-year planning period). The allocation is equivalent to a yearly need of approximately 830 housing units for the 7½-year time period. Of the 6,229 housing units, 3,947 units are to be affordable to moderate-income households and below, including 1,538 very low-income units, 1,178 low-income units, and 1,231 moderate-income units.

SECTION II: RESOURCE INVENTORY

This section analyzes the resources and opportunities available for the development, rehabilitation, and preservation of affordable housing in Placer County. Included is an evaluation of the availability of land resources and the financial administrative resources available to support housing activities.

A. Availability of Land and Services

The State law governing the preparation of Housing Elements emphasizes the importance of an adequate land supply by requiring that each Housing Element contain "an inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites" (Government Code Section 65583(a)(3).

This section provides an inventory of the residential projects built or planned since the start of the Housing Element planning period (January 1, 2006) and the vacant land that is suitable and available within unincorporated Placer County for higher-density residential development. It compares this inventory to the County's RHNA-assigned need for new housing. In addition to this assessment, this section considers the availability of sites to accommodate a variety of housing types suitable for households with a range of income levels and housing needs. Finally this section discusses the adequacy of public facilities, services, and infrastructure for residential development during the Housing Element planning period.

1. Residential Sites Inventory

The residential land inventory is required "to identify sites that can be developed for housing within the planning period and that are sufficient to provide for the jurisdiction's share of the regional housing need for all income levels" (Government Code Section 65583.2(a)). The phrase "land suitable for residential development" in Government Code Section 65583(a)(3) includes all of the following:

- Vacant sites zoned for residential use;
- Vacant sites zoned for nonresidential use that allows residential development;
- Residentially zoned sites that are capable of being developed at a higher density; and
- Sites zoned for nonresidential use that can be redeveloped for, and as necessary, rezoned for, residential use.

The inventory is required to include the following (Government Code Section 65583.2(b)):

- A listing of properties by parcel number or other unique reference;
- The size of each property listed and the general plan designation and zoning of each property;
- For non-vacant sites, a description of the existing use of each property;
- A general description of any environmental constraints to the development of housing within the jurisdiction, the documentation for which has been made available to the jurisdiction. This information need not be identified on a site-specific basis.
- A general description of existing or planned water, sewer, and other dry utilities supply, including the availability and access to distribution facilities. This information need not be identified on a site-specific basis.
- Sites identified as available for housing for above-moderate income households in areas not served by public sewer systems. This information need not be identified on a site-specific basis.
- A map that shows the location of the sites included in the inventory, such as the land use map from the jurisdiction's general plan for reference purposes only.

In order to calculate the number of units that will accommodate its share of the regional housing need for lower-income households, a jurisdiction is required to do either of the following (Government Code Section 65583.2(c)(3)):

- Provide an analysis demonstrating how the adopted densities accommodate this need. The analysis shall include, but is not limited to, factors such as market demand, financial feasibility, or information based on development project experience within a zone or zones that provide housing for lower-income households.

- Use the "default density standards" that are "deemed appropriate" in State law to accommodate housing for lower-income households given the type of the jurisdiction. Placer County is classified as a "suburban jurisdiction" and the density standard is defined as "sites allowing at least 20 units per acre." HCD is required to accept sites that meet this density standard as appropriate for accommodating Placer County's share of the regional housing need for lower-income households.

Inventory of Vacant Sites Within Specific Plans

As described on page 143, Placer County has utilized the Sacramento Area Council of Government's (SACOG) Affordable Housing Compact as guidance for its affordable housing requirements. While the SACOG compact provides for voluntary production standards, the County has mandated a minimum of 10 percent of all units built within Specific Plan areas be made available to very low-, low-, and moderate-income households. 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.

The Bickford Ranch, Placer Vineyards and Regional University Specific Plans have been approved by the Placer County Board of Supervisors with affordable housing requirements. More than 1,900 affordable housing units have been entitled. Due to the current economic conditions and depressed new-home construction market, it is unlikely that construction will start on any homes in these projects in the near-term, but it is possible that construction could begin before the end of the planning period. The land is available and properly zoned for the affordable housing units required as a condition of their approval, however. The Riolo Vineyards Specific Plan is not yet approved, but is expected to be reviewed by the Planning Commission on December 18, 2008 and by the Board of Supervisors in the first quarter of 2009. The project would generate an additional 60 affordable housing units.

While the specific plans will provide affordable units through specific affordable housing agreements, not all of the locations of the affordable units are known making it difficult to project realistic development capacity within the time frame of the Housing Element. However, all of the specific plans include areas designated as high-density housing–some with allowed densities of up to 25 units per acre. The following describes the realistic capacity for medium and high-density housing as well as the affordability requirements. For the purpose of inventorying residential development capacity, the analysis focuses on the capacity on higher-density sites.

Bickford Ranch Specific Plan

The County approved the Bickford Ranch Specific Plan on December 18, 2001. The plan includes 17.3 acres of land designated Village Residential (VR) with an expected 172 units. This land use designation is intended to provide for high-density attached residential units that could include apartments, condominiums, or townhomes. Of the 172 units planned under this designation, 106 are expected to be built as senior, affordable units (parcel R-7C). The other units are expected to be townhomes, and will likely be affordable moderate-income households based on the expected density of 9.9 units/acre.

Pursuant to the terms of the executed Development Agreement, the developer of Bickford Ranch is required to develop or cause to be developed 180 below-market rate housing units, affordable to lower-income households earning not more than 80 percent of the Placer County median income. The developer is required to construct up to 106, and no less than 90, of the units on site. The Development Agreement requires the developer to provide 'gap financing' needed to provide the balance of the below market rate units not constructed on site. Units may be developed as an affordable age-restricted multifamily project. Upon creation of the parcel designated "Village Residential," the landowner is required to record a notice of restriction on the parcel restricting the development and use of the property to affordable housing.

The following is a description of the requirements for the affordable units in the Specific Plan:

The affordable housing will be constructed in a staged process as specified in the Development Agreement:

- Prior to approval of the final subdivision map creating the 900th residential lot, the landowner must obtain approval of the applicable development entitlement for the construction of a senior affordable multi-family project on the Village Residential site, or submit a complete application to the County or show proof of submission of a complete application to a city within the County for an off-site affordable housing project.
- Prior to County approval of the final subdivision map creating the 1,300th residential lot, the landowner shall have commenced construction of either the on-site or off-site affordable housing project.
- Prior to County approval of the final subdivision map creating the 1,500th residential lot, the landowner shall have commenced construction of the affordable housing units that constitute the remaining obligation pursuant to the Development Agreement.

Figure 4 shows the land use summary and phasing for Bickford Ranch. The plan claims that all residential development could occur within six to eight years from start to finish. The plan calls for residential development to generally occur from Sierra College Boulevard to the east. The parcel planned for senior affordable housing (see parcel R-7C of Figure XX) is located along the main arterial, Bickford Ranch Road, and within the area planned to be constructed during Phase I. Therefore, it is realistic to assume that the 106 units planned for affordable senior housing could be constructed within the timeframe of the Housing Element. Since the developer is only required to build 90 units on-site, this Housing Element inventories the R-7C parcel as having realistic capacity for 90 units.

Regional University Specific Plan

The County Board of Supervisors approved the Regional University Specific Plan on November 4, 2008. The plan includes 44.3 acres of High Density Residential (HDR) land (16-25 units/acre), 139.9 acres of Medium Density Residential (MDR) land (8-15.9 units/acre), and 10 acres of Commercial Mixed Use (CMU) land. Based on HCD's "default density standard" the sites designated as HDR have a capacity for 931 very low-income residential units. The MDR sites have a capacity for 1,508 moderate-income units.

However, the plan calls for phasing. University Boulevard will be constructed in two phases. Phase I, which includes 59.1 acres of MDR and 16.4 acres of HDR, could realistically be completed during the timeframe of the Housing Element. These HDR and MDR sites have a realistic capacity for 295 very low-income units and 650 moderate-income units.

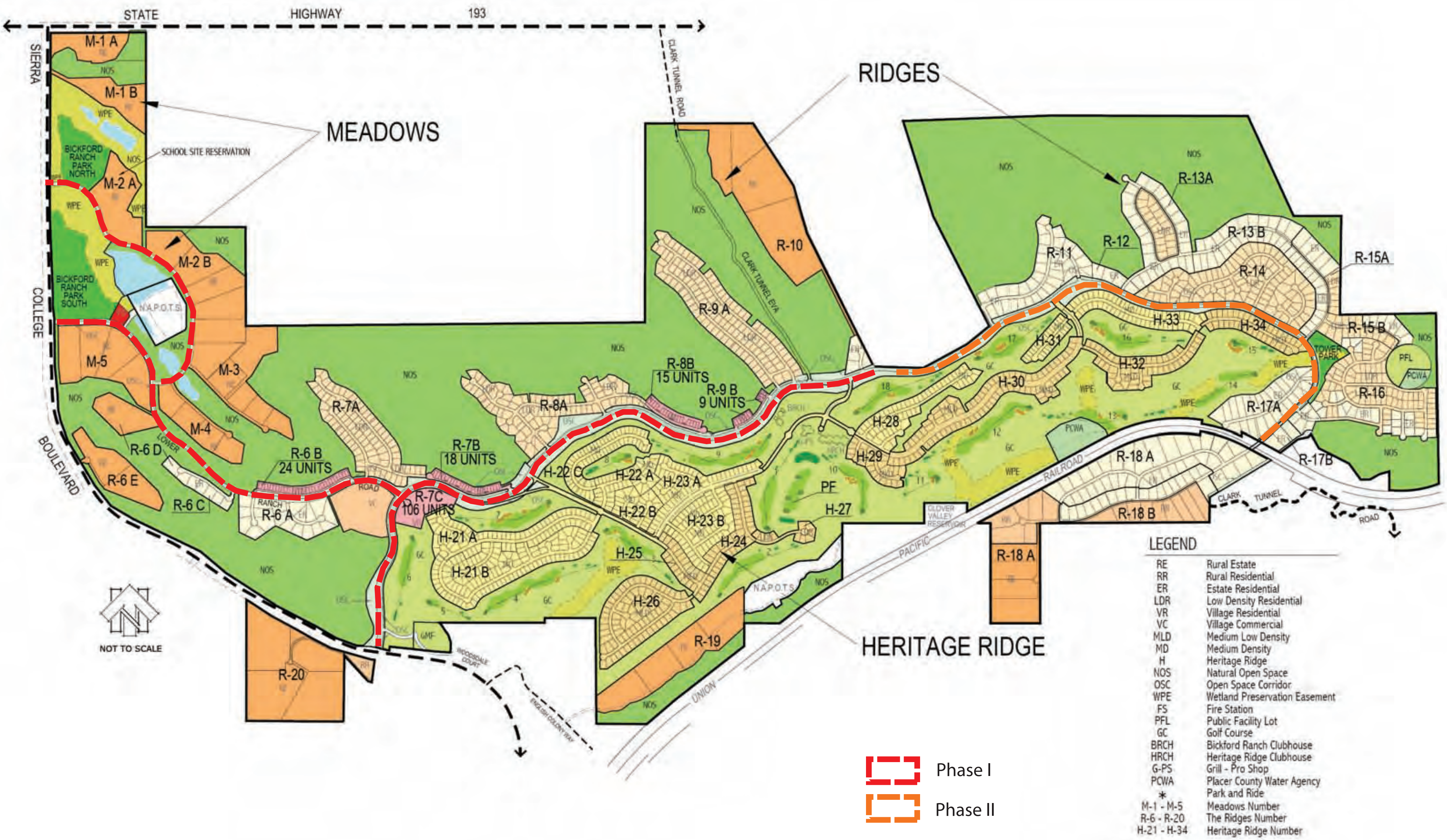
Figure 5 shows the land use summary of the Regional University Specific Plan. As shown in the figure, the HDR, MDR, and CMU designated sites are all located along the main arterial, University Boulevard. However, only the eastern part of University Boulevard is expected to be constructed during Phase I. Therefore, this Housing Element only inventories capacity on the sites included in Phase I of the plan.

The development agreement requires the following affordable units: 126 very low-income, 127 low-income, and 63 moderate-income. The higher-density sites have a greater capacity for affordable units than are required in the affordable housing agreement for the specific plan. The following is a description of the requirements for each level of affordable units in the Specific Plan:

Four percent very-low income. The developer has one of three options: A $5.04 million lump sum payment amount; $50,000 per required very-low income affordable unit based upon development milestones within the community; or a per-unit building permit fee equal to $2,500 per residential unit and adjusted annually based upon a construction cost index. The developer is obligated to construct 126 units of housing for very-low income households according to the "Campus Master Plan."

Low-income units. A deed restriction will be recorded on Parcel 15 within the community to accommodate 127 units of low-income affordable housing. There is no obligation to build, but the applicant must also execute and record an irrevocable offer to dedicate the site to the County within 15 years.

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.



Source: Bickford Ranch Specific Plan

Figure 4
Bickford Ranch Specific Plan

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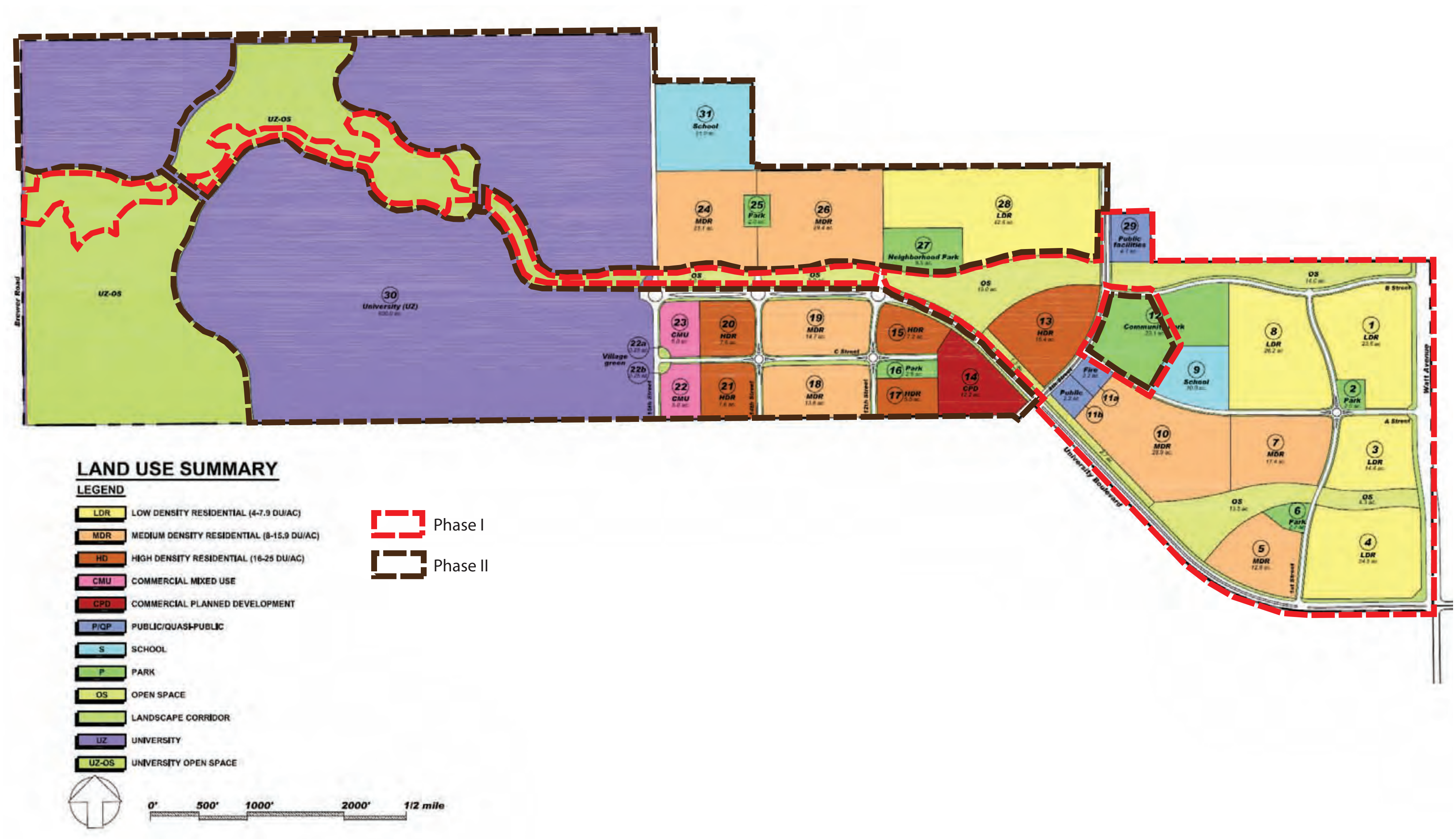

Source: Regional University Specific Plan, Land Use Plan, December 13, 2006

Figure 5
Regional University Specific Plan

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Placer Vineyards Specific Plan

The Planning Commission approved the Placer Vineyards Specific Plan on July 16, 2007. The plan includes 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 development. 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 6 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 following is a description of the requirements for each level of affordable units in the Specific Plan.

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 Planning Commission approved the Riolo Vineyards Specific Plan on December 18, 2008. 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 development. The MDR sites have a realistic capacity for 277 moderate-income units (see Table A-2).

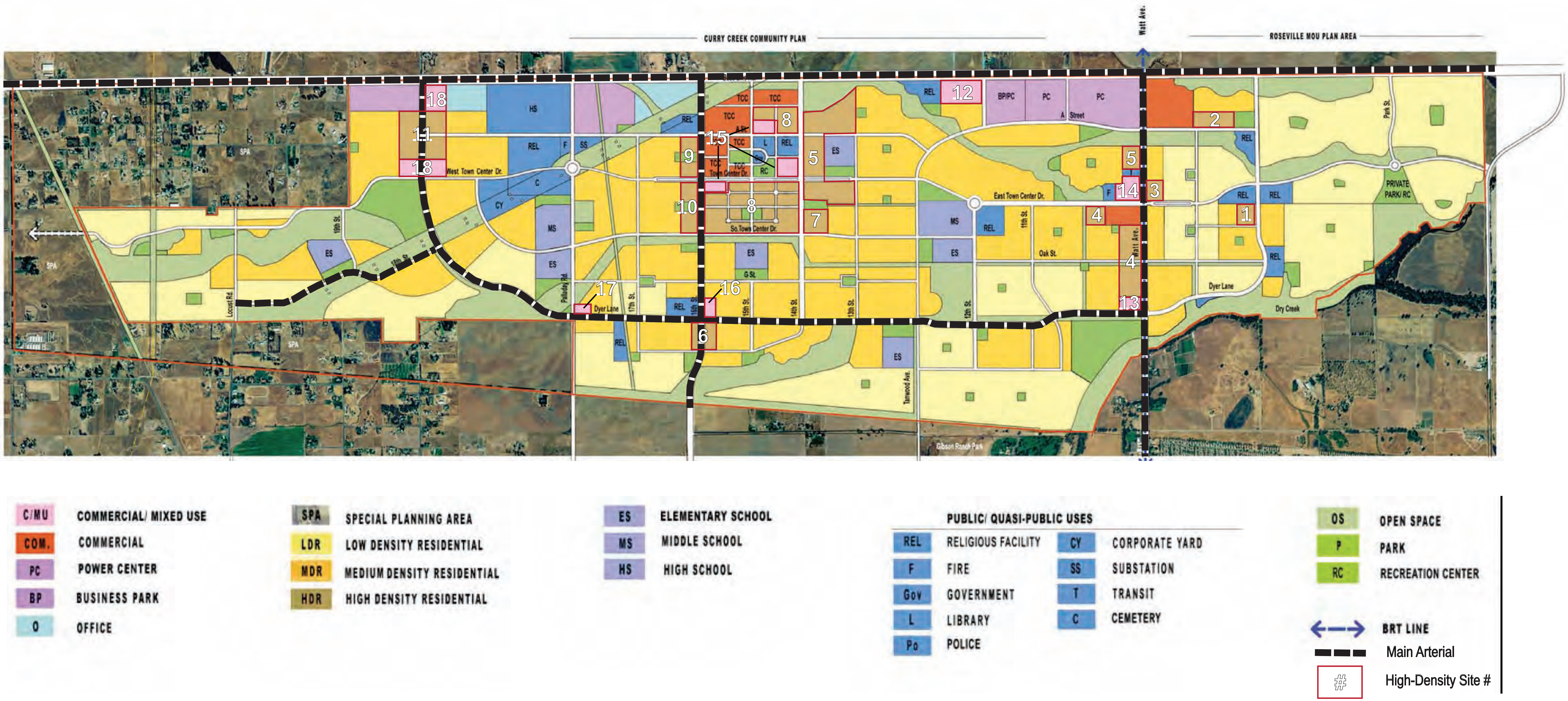
The realistic capacity assumption is based on the location of the HDR- and MDR-designated sites. The 3.2-acre HDR site is located at the corners of two major roads: Watt Avenue and PFE Road. The 36.3 acres of MDR-designated sites is located along PFE Road to the east of the HDR site (see Figure 7).

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 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.



Source: Placer Vineyards Specific Plan, July 2007

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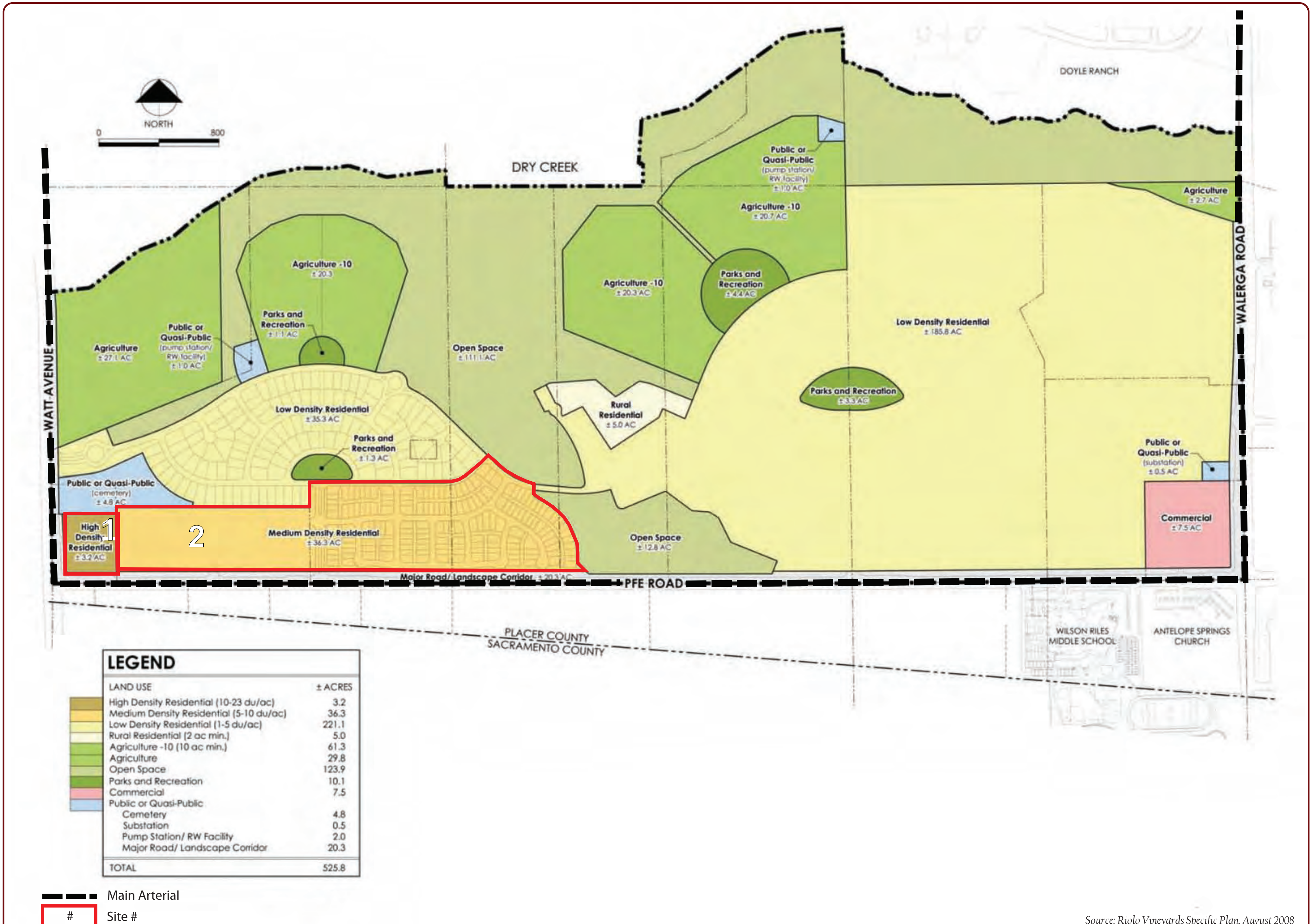

Source: *Riolo Vineyards Specific Plan, August 2008*

Figure 7
Riolo Vineyards Specific Plan

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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, 2006, to June 30, 2013, the County's Regional Housing Needs Allocation (RHNA) can be reduced by the number of new units built or approved since January 1, 2006.

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, 2006);
- Units currently (as of January 1, 2008) under construction; or
- Units currently (as of January 1, 2008) "planned" (whether approved or in the planning process) and scheduled to be built by the end of the current Housing Element planning period (June 30, 2013)

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, 2008, 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 $353 in 2008 when adjusted for inflation. These wages would qualify the average resort worker as 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 have been two projects with an affordable residential component constructed since January 1, 2006: Atwood Village and Sawmill Heights. The other projects shown in the table are at various stages in the approval process.

As shown in the table, there are a total of 2,884 planned and built affordable units: 725 very low-income, 1,584 low-income, and 575 moderate-income.

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, 2008), 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, such as Placer Ranch (Roseville). 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 January 1, 2008. 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, and 054-171-008) are commercially-zoned (Highway Service) properties. The property owner did have a project in the pre-development stage but later withdrew the application. The two-phased project proposed a three-story, 182 unit senior independent living center along with a 100 unit hotel/conference center. Though a new project has not been proposed for the site, it is assumed that the owner is open to redeveloping the property to a higher density use with a residential component. There are no significant barriers to such redevelopment. Since the site is in a Redevelopment Area, fifteen percent of any units constructed would be required to remain affordable for 55 years.

- **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 49 (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 51 (Housing Types Permitted by Zone)):
  - Multi-Family Residential (RM)
  - Neighborhood Commercial (C1)
  - General Commercial (C2)
  - Commercial Planned Development (CPD)
  - Highway Services (HS)
  - Motel District (MT)
  - Resort (RES)
  - High Density Residential (HDR) (Squaw Valley Community Plan only)

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

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

The following assumptions were made in the inventory:

- **Type of sites.** The table shows two types of sites that are classified by State law (Government Code Section 65583.2(a)) as "land suitable for residential development": 1) vacant sites zoned for residential use and 2) vacant sites zoned for nonresidential use that allows residential development.
- **Relation of density to income categories.** The following assumptions were used to determine the inventoried income categories according to the maximum allowed density for each site:
    - Sites with a land use designation/zoning district combination with a maximum allowable density of at least 20 units per acre were inventoried as available for very low-income residential development in accordance with the "default density standard" set forth in Government Code Section 65583.2(c)(3).

      *(**Note to HCD:** deleted second bullet)*
    - 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:

- The Orchard at Penryn project is currently under construction. It consists of 150 condominium units on a 15.1-acre site with RM-DL10 PD=10 zoning. The density of 9.93 units per acre is close to the maximum allowed 10 units per acre

- The Colonial Village project was built as a 56-unit apartment complex on a 5.93-acre site with RM- DL10 zoning. The density of 9.4 units per acre is 94 percent of the maximum allowed 10 units per acre.

- The Pardee Court Subdivision project was approved for 35 for-sale townhomes on a 3.57-acre site with CPD-Dc 10 zoning. The density of 9.8 units per acre is close to the maximum allowed 10 units per acre.

- Auburn Court was built as a 60-unit apartment complex on a 3.7-acre site with RM-DL15-DC zoning. The density of 16.2 units per acre is over the maximum allowed 15 units per acre.

- Terracina Oaks was built as a 56-unit apartment complex on a 3.1-acre site with RM-DL15-DC zoning. The density of 18 units per acre is over the maximum allowed 15 units per acre.

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

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

Table A-2 (in Appendix A) shows the inventory of vacant higher-density residential sites within the Placer County unincorporated area. The effective inventory date is January 1, 2008 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 4,922 affordable units (3,512 very low-, 286 low-, and 1,124 moderate-income) on vacant sites with residential land use designations and zoning allowing higher density housing; and 2,728 affordable units (2,728 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, 2008:

- 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 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 407 lower-income units (0 very low-, 392 low-, and 15 moderate-income) on vacant sites.

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

Table 46 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 the RHNA allocation are from Table 45. 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 (8,898) in excess of its RHNA for affordable units (3,947). Additionally, Placer County has sufficient capacity for above moderate-income (market rate) housing to meet its RHNA numbers. However, as described previously, a complete inventory of all vacant residential land within unincorporated Placer County was not conducted.

TABLE 46
AFFORDABLE RESIDENTIAL HOLDING CAPACITY COMPARED TO RHNA BY INCOME
Unincorporated Placer County
January 1, 2006 to June 30, 2013

	Very Low	Low	Moderate	TOTAL AFFORDABLE
RHNA	**1,538**	**1,178**	**1,231**	**3,947**
Affordable Residential Holding Capacity	**6,266**	**1,176**	**1,456**	**8,898**
Built and Planned Projects with an Affordability Component (see Table A-1)	26	498	317	841
Residential Holding Capacity on Vacant Land w/ Residential Designations (see Table A-2)	3,512	286	1,124	4,922
Residential Holding Capacity on Vacant Land w/ Non-Residential Designations (see Table A-2)	2,728	0	0	2,728
Residential Holding Capacity on Vacant Land in Tahoe Basin (see Table A-3)	0	392	15	407

Source: Placer County, TRPA. Mintier & Associates

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 18 community plans to maintain the scale and general character of the specific geographic areas within the unincorporated county.

Manufactured Housing

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

Manufactured Homes on Lots

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

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

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

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

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

Mobile Home Parks

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

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

Housing for Employees

Caretaker and employee housing (including 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.

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."

Housing for Agricultural Employees (Permanent and Seasonal)

Farmworker labor housing is an allowed use with a minor use permit in the Agricultural Exclusive (AE), Farm (F), and Residential Agricultural (RA) zoning districts. There are 225,000 acres, or approximately 23 percent of the total area, in the County in the AE, F, and RA zones. These zones are sufficient to accommodate the housing needs for farmworkers.

The zoning districts in Placer County that allow lower density residential development are not conducive to permanent farmworker housing development due to housing costs. Therefore, in most cases it is not financially feasible to accommodate permanent farmworkers' housing needs in these zones. However, this need is addressed by the identified affordable housing sites. Multi-Family Residential (RM) zones have high enough densities to accommodate residential units for farmworkers. In addition, the Neighborhood Commercial (C1), Highway Services (HS), Resort (RES), General Commercial (C2), and Commercial Planned Development (CPD) zones are also available because they allow higher density housing.

Program 42 in the 2003 Placer County Housing Element 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. These amendments were not addressed under the previous Housing Element planning period. The County is currently in the process of drafting these amendments and expects to adopt them within six months of the Housing Element Update adoption.

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."

In Placer County regulations, emergency shelters, transitional housing, and supportive housing that involve group living configurations fall under the category of "residential care homes". Residential care homes are defined in the Zoning Ordinance as facilities that provide:

> "residential, social, and personal care for children, the elderly, and people with some limits on their ability for self-care, but where medical care is not a major element. Includes: children's homes; halfway houses; orphanages; rehabilitation centers; self-help group homes."

Placer County's Zoning Ordinance permits residential care homes with six or fewer clients with Zoning Clearance (C) in all residential districts, the Motel (MT) district, the Resort (RES) district, and the Farm (F) district. Residential care homes with seven or more clients are permitted with a Minor Use Permit (MUP) in the Residential Multi-Family (RM) district, the Residential Agricultural (RA) district, the Motel (MT) district, and the Farm (F) district.

Emergency shelters, transitional housing, and supportive housing are not explicitly defined or discussed in the Zoning Ordinance. The Zoning Ordinance needs to be updated to state that transitional and supportive housing is a residential use subject only to those restrictions that apply to other residential uses 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.

Local governments that already have one or more emergency shelters within their jurisdiction or "pursuant to a multijurisdictional agreement" that accommodates that jurisdiction's need for emergency shelter are only required to identify a zone or zones where new emergency shelters are allowed with a conditional use permit.

As described previously, the County allows emergency shelters under its provisions for "residential care homes." Residential care homes with six or fewer clients are permitted with a

Zoning Clearance (C) in all residential districts, the Motel (MT) district, the Resort (RES) district, and the Farm (F) district. Residential care homes with seven or more clients are permitted with a Minor Use Permit (MUP) in the Residential Multi-Family (RM) district, the Residential Agricultural (RA) district, the Motel (MT) district, and the Farm (F) district.

The County has included a program to amend the zoning ordinance to include emergency shelters "by right" (with zoning clearance) in the Residential Multi-family (RM) zones. The vacant sites inventory identifies approximately 180 acres of vacant RM-zoned land. Most RM-zoned land is located near services, such as transit. The program specifies that the County will ensure that the development standards, which will be established at a later date, do not pose a constraint on 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.

The Zoning Ordinance needs to be updated to explicitly discuss emergency shelters.

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. However, the Zoning Ordinance needs to be updated to explicitly state that transitional housing is a residential use subject only to those restrictions that apply to other residential uses of the same type in the same zone.

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(c) defines "supportive housing" as:

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

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

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

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

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

Based on this State zoning preemption, supportive housing facilities that involve group living are a permitted use in all residential zones. In Placer County regulations, for supportive 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. However, the Zoning Ordinance needs to be updated to explicitly state that supportive housing is a residential use subject only to those restrictions that apply to other residential uses of the same type in the same zone.

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 47 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 47 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.
- The maximum floor area allowed for a secondary dwelling shall be based on the area of the lot as shown in Table 48 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 48 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.

In 2006, 49 building permits were issued for the development of second units in Placer County. In 2007, 38 permits for second units were issued.

Sites Suitable for Redevelopment for Residential Use

Redevelopment is a tool local agencies can use to preserve and upgrade deteriorating areas in the community. Funding can be created for affordable housing development activities such as acquisition of building sites, construction of lower income housing, preservation of units affordable to lower income households at risk of converting to market rate units, and rehabilitation of older structures.

The Placer County Redevelopment Agency is the primary agency with the responsibility of eliminating blight and encouraging development in distressed areas as well as increasing and improving the supply of affordable housing in the unincorporated area of the county. The Agency identifies communities–usually older, economically distressed areas–which meet State and Federal redevelopment standards, and assists community members, private individuals and organizations, and public agencies in the rebuilding of these communities and in the provision of affordable housing.

The County currently (2007) has three redevelopment project areas: the North Tahoe Redevelopment Project, the North Auburn Redevelopment Project, and the Sunset Industrial Park Redevelopment Project. The Sunset Industrial Park Project Area does not include residential uses.

An *Affordable Housing Development Incentive Study* (2007) by PMC for the 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 Placer County General Plan and Zoning Ordinance do not explicitly address SROs or other types of residential hotels. The Zoning Ordinance defines hotels and motels as follows (17.04.030):

> "guest rooms or suites, provided with or without meals or kitchen facilities, rented to the general public for overnight or other temporary lodging (generally less than thirty (30) days). Hotels provide access to most guest rooms from an interior walkway. Motels provide access to most guest rooms from an exterior walkway. Also includes accessory guest facilities such as swimming pools, tennis courts, indoor athletic facilities, etc. See Section 17.56.130 for specific use requirements applicable to hotels and motels. (SIC: Group 701)"

Hotels and motels are allowed uses in the C1, C2, C3, CPD, HS, RES, APT, and MT zoning districts.

The Zoning Ordinance defines "multifamily dwelling" as follows:

> "a building or a portion of a building used and/or designed as residences for two or more families living independently of each other. Includes: halfplex structures (a halfplex is a single dwelling unit that is half of a two-unit building where a property line separates the two units), duplexes, triplexes, and fourplexes (detached buildings under one ownership with two, three, or four dwelling units (respectively) in the same building) and apartments (five or more units under one ownership in a single building); common ownership, attached unit projects such as condominiums and townhouses; and rooming and boarding houses (single dwellings where bedrooms are rented to five or more people and at least one common meal is offered each day). The boarding of four or fewer renters is not considered to be a land use different from a single-family dwelling.

SROs would not be permitted as a hotel or motel use but are allowed in all of the zoning districts where multifamily housing is allowed (see Table 53 below).

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 (June 30, 2013). County facilities, services, and infrastructure are generally adequate to accommodate development of vacant residential sites to meet the identified housing need of 6,229 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.

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 in Western Placer County; 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 six County Service Area zones: Livoti Sanitary Sewer, Blue Canyon Sanitary Sewer, Dry Creek Sanitary Sewer, Applegate Sanitary Sewer, Sheridan Sanitary Sewer, and Sunset Industrial Park Sanitary Sewer.

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, except for the communities of Sheridan and Applegate, which have their own treatment ponds.

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 (2007) sewer capacity is inadequate in Sewer Maintenance District 1, but Districts 2 and 3 have adequate capacity. Applegate and Sheridan issued a moratorium on extensions due to sewer capacity issues. In Sheridan, the county historically dumped treated wastewater into Yankee Slough during heavy rains; however, the permit expired necessitating construction of another pond to accommodate the runoff. The building moratorium will remain in effect until a long-term solution to the sewer capacity issue is found (i.e., a new plant or connection to the regional treatment plant near Lincoln).

To improve sewer capacity in the North Auburn Redevelopment Area, the Placer County Redevelopment Agency has committed $2 million to upgrade a major sewer siphon system and lift station currently serving the Project Area. The improvements will increase system capacity and prevent future spills. In the past, the system's capacity deficiency has hindered private development efforts. The project is currently in the design stage.

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

While sewer capacity is an issue in several areas of the county, including Dry Creek, Foresthill, and Sheridan, Placer County generally has adequate public facilities, services, and infrastructure to accommodate planned residential growth during the timeframe of this Housing Element (to June 30, 2013). 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 Redevelopment Agency

The Placer County Redevelopment Agency was created in 1996. The County has three redevelopment project areas: the North Tahoe Redevelopment Project, the North Auburn Redevelopment Project, and the Sunset Industrial Redevelopment Project. The Sunset Industrial Project Area does not include residential land uses. According to State Community Redevelopment Law (Health and Safety Code Section 33000 (*et seq.*)), one of the primary purposes of redevelopment is to increase and improve the community's supply of low and moderate-income housing.

Tax Increment Financing

A portion of the increased property tax revenue (tax increment) resulting from new private investment in the redevelopment project areas is directed to the redevelopment agency rather than the County, or independent districts. Redevelopment agencies must apply tax increment funds to public improvements and affordable housing development within the project area, or in some circumstances, outside the project area.

Tax increment financing in the redevelopment areas has generated several million dollars for the "housing set-aside fund." State law requires 20 percent of redevelopment tax revenues be set aside to increase, improve, and preserve the supply of affordable housing. The annual growth of the tax increment in these areas averaged 27 percent between 2001 and 2006. During this period, the North Auburn Project Area generated $785,000 for the Housing Set-Aside Fund, and is projected to generate an additional $1,561,000 from 2007 to 2012. The Sunset Industrial Park Project Area generated $1,038,572 for affordable housing from tax increment financing from 2001 to 2006, and is projected to generate an additional $2,366,000 from 2007 to 2012. North Lake Tahoe, the largest of the redevelopment projects, is projected to generate $5,475,000 from 2006 to 2011 in tax increment financing for the housing set-aside fund.

Housing set-aside funds are used for a number of ongoing Redevelopment Agency programs. Set-aside funds are used to preserve the existing stock of affordable housing through the County Housing Rehabilitation Program which supports Housing Element Policy D-1 (rehabilitation loans to low-income households), Policy E-1 (preserve at-risk dwelling units), and Program E-3 (Preservation of At-Risk Properties). Set-aside funds are also used for the First-Time Homebuyer Program which supports Policy B-7 (facilitate expanded affordable housing opportunities).

The Multi-Family Rental New Construction Program utilizes set-aside funding. The focus of this program is in the Tahoe area to address the need for additional affordable employee housing. It supports Policy A-1 (maintain an adequate supply of appropriately-zoned land) by purchasing infill housing sites, Policy E-1 (preserve at risk units) by redeveloping existing affordable multi-family housing, and Program B-2 (Assisting Affordable Housing Developers).

Set-aside funds are used to support the County's Mixed-Use Development Program which helps identifies sites and provides loans for the development of mixed-use projects. The Mixed-Use Program supports Housing Element Program B-2 (Assisting Affordable Housing Developers) and Program B-13 (Land Banking).

The Housing Rehabilitation Program also utilizes set-aside funds. The program supports Housing Element Policy D-1 (provide rehabilitation loans to low-income households) and Policy D-4 (abatement of unsafe housing conditions).

On November 5, 2007, Placer County released a Request for Proposals for $2 million of Redevelopment Housing Set-Aside Bond Funds for the western portion of Placer County. At this time, the County has not yet received any proposals for the funds.

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.

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.

Several proposed projects, including those discussed above, are expected to use set-aside funding during the Housing Element timeframe:

- Highlands Village- $1 million towards low income senior units (Program B-2, Assisting Affordable Housing Developers)

- Domus CEP Projects- $3.9 million for property acquisition (Program B-2, Assisting Affordable Housing Developers)

- Ridgeview Villas Site Acquisition/Development- Redevelopment-owned site available for affordable housing development- potential set-aside funding to assist with construction. (Program A-1, Land Supply and B-13, Land Banking)

In addition, the Redevelopment Agency will likely assist with the Vista Village workforce housing project once the EIR/EIR is certified.

Under of Article 15 of the Placer County Code and in conformance with State Redevelopment Law, the housing requirements for the Placer County Redevelopment Project areas are:

- **The inclusionary rule.** At least 15 percent of all new dwelling units in a residential project constructed in the North Auburn or North Lake Tahoe project areas of the Placer County redevelopment areas shall be affordable (Placer County Code Article 15, Section 15.65.130 Building and Development).

  - Forty percent of the affordable units, which are required to be constructed in connection with construction of rental market rate units, shall be available at affordable rents to very low-income households. The remaining sixty percent of the required affordable units shall be available at affordable rents to low-income households (Placer County Code Article 15, Section 15.65.160 Building and Development).

  - Forty percent of the affordable units which are required to be constructed in connection with the construction of market rate units intended for owner-occupancy shall be available at affordable sales prices to very low-income households. The remaining sixty percent of the required affordable units shall be available at affordable sales prices to low- or moderate-income households (Article 15, Section 15.170 Building and Development).

- **The replacement rule.** Low and moderate-income housing, which is removed as a result of a redevelopment project in a Project Area, must be replaced (California Health & Safety Code Section 33413(a)).

- **The set-aside rule.** At least 20 percent of tax increment revenue must be spent to increase, improve, and preserve the supply of low and moderate-income housing in the Project Area (California Health & Safety Code Section 33334.2).

In order to meet the State-mandated housing requirements, the Redevelopment Agency developed the Placer County Affordable Housing Strategy, which was adopted in 1999. The Affordable Housing Strategy established goals and objectives for satisfying the County's affordable housing needs. The Agency pursues these targets through the following programs described below.

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 2007, the County received approximately $5.8 million in CDBG funds for housing rehabilitation, public works, economic development, and planning and technical assistance projects.

The Placer County Redevelopment Agency applies CDBG funds and redevelopment set-aside 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 $175,000 for CDBG and $150,000 for Set-aside funds) 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 redevelopment 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.

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 $635,000, which was 95 percent of the median purchase price for the county unincorporated areas in 2006.

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. None of this money has been spent as of January 1, 2008.

Multi-Family Rental New Construction Program

The Redevelopment Agency plans to assist in the production of new affordable housing through its Multi-Family Rental New Construction Program. The Agency estimates that at least $3.9 million of housing set aside bond funds and housing set aside tax increment funds will be used to acquire three infill housing sites, redevelop existing affordable multi-family housing, and assist in the development of affordable multi-family rental housing in the North Lake Tahoe area for low- and moderate-income households that live or work in the area. The Agency's goal is to use this program to address the substantial need for affordable employee housing in the North Tahoe Project Area due to high demand for lower paying service and tourism related jobs in the region. The Western County Housing Bond Funds, as described in the November 2007 RFP, are anticipated to be used mostly for this program in the western part of the County.

Mixed-Use Development Program

Through its Mixed-Use Development Program, the Redevelopment Agency identifies and assists in the development of mixed-use projects to create affordable housing opportunities and ease the demand for employee rental housing. Redevelopment set-aside funds are used for a variety of actions to assist in the development of mixed-use projects including, but not limited to, the identification of sites, loans for the development of mixed-use projects, assistance with County fees, and assistance with expenses associated with TRPA requirements. In order to expedite the construction of affordable multi-family rental housing throughout the County, this program provides predevelopment grants and loans to qualified private and non-profit developers. Eligible expenses include architecture, appraisals, site planning, environmental review, permit assistance, impact fees and other soft costs associated with project development.

Housing Rehabilitation Program

The Redevelopment Agency's Housing Rehabilitation Program provides low-interest loans of up to $150,000 to address health and safety hazards, increase energy conservation, and extend the useful life of owner-occupied or affordable rental units occupied by low- and moderate-income households. The loans are used for various rehabilitation projects including the correction of electrical, plumbing, or roof problems, construction of additional rooms, improved insulation, and replacement of inefficient appliances. A mix of funding is utilized for this program including Tax Increment, CDBG and Housing Trust Fund monies. To date, six rehabilitation loans have been funded in Kings Beach, six in Foresthill, and five in Sheridan. Nine rehabilitation loans have been funded since 2002 using program income.

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, Timilik, Siller Ranch, Hopkins Ranch, and Martis Ranch. The Employee Housing Policy is not a Redevelopment Agency program, but Agency staff provides technical assistance to the Placer County Planning Department and developers to implement the housing requirements. Table 49 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 was completed under this policy. As of August 2008, one other project has been approved, three projects are currently in the approval process, and one project is being proposed.

TABLE 49 EMPLOYEE HOUSING PROJECTS Sierra Nevada And Lake Tahoe Areas, Placer County August 2008		
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	50 affordable ownership units for Siller Ranch
Squaw Creek Resort	Required, not yet approved	9 employee units for Phase II. Housing Mitigation Plan required.
Northstar	Required, not yet 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.
Sena at Squaw Valley	Proposed	30 affordable employee units to support a 240-unit condominium/timeshare proposal

Source: Placer County Planning Department, August 2008

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 November 2007. Most of the money is budgeted for new multi-family construction in North Tahoe.

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.

At of the end of 2007, Placer County had 276 vouchers available and currently 261 are utilized. 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.

Integrated Services for Homeless Adults with Severe and Persistent Mental Illness (AB 2034)

The Adult System of Care (ASOC), a division of HHS, serves approximately 1,800 individuals at a given time though a variety of programs. The number of homeless persons served has increased immensely over the years, decreasing the numbers of days the homeless persons of Placer County are spending on the streets or in psychiatric hospitals and increasing the number of days they are employed. The ASOC and the National Alliance for the Mentally Ill (NAMI) developed a Housing Team to manage nine transitional homes and two permanent housing sites to try to meet the ever-increasing housing need.

In 2000, the California Department of Mental Health began awarding an annual grant of $800,000 to the ASOC to implement the Integrated Services for Homeless Adults with Severe and Persistent Mental Illness (AB 2034). The program, called Placer HEARTS locally, was designed to provide outreach, community mental health services, employment, and housing to mentally ill adults who are homeless or at risk of homelessness. ASOC allocated a large portion of its AB 2034 budget to hotel vouchers. The program continued to receive nearly $800,000 annually to assist approximately 75 clients until August 2007 when the Governor vetoed funding for AB2034 programs.

Other Local Organizations

The Salvation Army

The Salvation Army, with branches in Roseville and Auburn, provides a wide variety of community services including medical, social, educational, and housing. In addition to providing vouchers for nights of shelter in local hotels, the Salvation Army provides monthly food boxes to needy individuals and families, provides food to transients, and offers vouchers for utility bills.

Placer Consortium on Homelessness and Affordable Housing (PCOH)

The PCOH is a countywide group of county and city officials, area agencies, homeless resource providers, and interested individuals concerned with the provision of housing services to homeless persons and the low-income community. The goal of the PCOH partner organization is to establish a “Housing First Model” that relies less on emergency shelters and transitional housing and more on providing permanent housing and self-sufficiency.

PCOH is a collaborative effort working to find solutions to homelessness in Placer County. Representatives from nonprofit and faith-based organizations, governmental agencies, business, education, health care, advocacy, as well as homeless persons, constitute the membership. PCOH was organized under the auspices of the Placer Collaborative Network, a wider collaborative of governmental, profit and non-profit agencies and companies that provide social services to people in Placer County. Placer County and Roseville pass-through HUD funding to PCOH.

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.

2. State and Federal Funding Programs

In addition to the funding programs available through the Placer County Redevelopment Agency, the Placer 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.

The County can help sponsor grant and loan applications, provide matching funds, or furnish land at below-market cost. However, there are also programs, such as CalHFA's HELP program, to which the County applies directly.

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.

The following are several of the State and Federal funding programs that are available to fund affordable housing opportunities.

Building Equity and Growth in Neighborhoods (BEGIN) Program

Sponsored by the California Department of Housing and Community Development (HCD), the BEGIN program is 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. The maximum amount of the loan is $30,000 or 20 percent of the purchase price, whichever is less.

Infill Incentive Grant (IIG) Program

Sponsored by HCD, the Infill Incentive Grant program provides funds to local government to make infrastructure improvements that are necessary to encourage the development of infill housing.

Section 515 Program

This program of the U.S. Department of Agriculture's (USDA) Rural Development arm provides direct loans to developers building affordable multi-family rental homes in rural areas. Funding for the program has been decreasing since the mid-1990s, and financial and physical preservation of existing units is a major need as increasing numbers of owners are pre-paying mortgages, and many properties have significantly deteriorated.

Section 811 Program

The Section 811 program, sponsored by HUD, provides interest-free capital advances and project rental assistance to private, non-profit sponsors to help finance the development of housing for persons with disabilities. Public sponsors are not eligible to apply for Section 811 funds. The capital advance can cover the construction, rehabilitation, or acquisition of supportive housing. The sponsor does not have to repay the capital advance as long as the project serves the target population for 40 years. Additionally, rental assistance funds are provided for three years to cover the difference between the HUD-approved operating cost for the development and the rent paid by tenants–usually 30 percent of adjusted income. These three-year contracts are renewable based on the availability of funds.

Section 202 Program

The Section 202 program, also sponsored by HUD, is similar to the Section 811 Program; however, the target population for the Section 202 program is the very low-income elderly. The same capital advance and rental assistance is available to private, non-profit sponsors of affordable elderly housing. As with the Section 811 program, public sponsors are not eligible for the Section 202 program.

Low Income Housing Tax Credits

The Low Income Housing Tax Credit (LIHTC) program was created in 1986 by the Federal government as a method for funding affordable housing. Depending on the project, the program gives either a nine percent or four percent income tax credit over a 10-year period to the housing developer to help leverage the private costs of construction and rehabilitation of affordable housing units. Since the amount of credit available to the owner often exceeds the amount that the owner can use, private investors frequently participate in the LIHTC project through a syndication process and receive federal tax credits in return for an upfront investment.

Applying for the LIHTC program is a competitive process. Projects are ranked relative to each other based on criteria in the State's Qualified Allocation Plan (QAP). The QAP considers factors such as cost, amenities, and project location when comparing proposed projects. To qualify for the LIHTC program, projects must also meet specific minimum requirements. These requirements are as follows:

- At least 20 percent of the residential units must be affordable to individuals whose income is 50 percent or less of the area median household income; or
- At least 40 percent of the residential units must be affordable to individuals whose income is 60 percent or less of the area median household income; and
- The housing units must remain affordable for a 30-year period.

Private Funding

The 1977 Community Reinvestment Act (CRA) directs the Department of the Treasury, the Federal Reserve System, the Federal Deposit Insurance Corporation (FDIC) and the Federal Home Loan Bank (FHLB) Board to encourage and assist the institutions they regulate to meet the credit needs of their communities. These agencies must assess the records of their member institutions when evaluating applications for a charter or other regulated transactions. As a result of the CRA, many major financial institutions have elected to actively participate in funding low and moderate-income housing developments developed by non-profit corporations.

The FHLB provides direct project financing through its member institutions as part of its Affordable Housing Program. The Savings Associations Mortgage Company (SAMCO), which is an organization of savings institutions also provides financing for affordable housing developments. The California Community Reinvestment Corporation (CCRC) was formed to pool the resources of the state's banks to assist in financing affordable housing. Finally, the Federal National Mortgage Association (Fannie Mae) provides permanent financing for affordable housing development by purchasing or securitizing the lender-originated first mortgages on mutually agreeable terms.

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. Table 50 lists all assisted housing projects in Placer County.

TABLE 50
ASSISTED RENTAL HOUSING PROJECTS
Placer County
2007

Property	Units	Bedrooms	Target Population	Subsidy	Expiration
Snowcap View Apartments *3540 Snowcap View Circle (N. Auburn)*	80	1, 2, and 3	Low-, median-, and moderate-income	Section 515	4/12/2022
Auburn Court Apartments *12199 Gateway Court (N. Auburn)*	60	2, 3, and 4	Very low- and low-income	Tax credits	2/14/2056
Sawmill Heights *Northstar Village*	12	Studio, 2, and 4	Low	Housing Trust Fund (HTF)	2026
Terracina Oaks *12200 Gateway Court (N. Auburn)*	56	2 and 3	Very low and low	HCD	2021
Colonial Village *2205 Colonial Village (N. Auburn)*	56	2 and 3	Very low and low	Tax credits	2045
Foresthill Apartments *5771 Gold Street*	34 (29 affordable units)	1, 2, and 3	Family	Section 515	2016

Source: "Multifamily Affordable Housing in Placer County," 2007, and "Housing in Placer County," ASOC Housing Team, 2007

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 during the current planning period (January 1, 2006, through June 30, 2013) and the subsequent five years (July 1, 2013, through June 30, 2018).

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 2007, the Placer County Redevelopment Agency 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 five years following the Housing Element planning period.

Foresthill Apartments currently (2008) 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. The County contacted the property manager, but was unable to get a response. However, if Foresthill Apartments were able to retain its rental subsidies through Rural Development, the estimated cost of continuing to subsidize the 29 assisted is $236 per unit per month based on the difference between the 2007 HUD FMR rate of $992 and the $756 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 $2.67 million.

Table 51 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 $5.37 million ($185,000 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 51
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 $350,000/acre)	$490,000	$17,000
Construction ($150/sq. ft. x 800 sq. ft./unit x 29 units)	$3,500,000	$120,000
Typical Residential Development Fees (See Table 60)	$800,000	$28,000
Financing/Other Soft Costs	$580,000	$20,000
Total Estimated Cost	**$5,370,000**	**$185,000**

Source: Mintier Harnish

Table 52 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 $40,000 less per unit than replacement.

TABLE 52 ESTIMATED REHABILITATION COSTS OF FORESTHILL APARTMENTS		
Fee/Cost Type	**Total Project Cost**	**Cost Per Unit**
Acquisition	$3,500,000	$120,000
Rehabilitation	$500,000	$17,000
Financing/Other Soft Costs	$290,000	$10,000
Total Estimated Cost	**$4,290,000**	**$145,000**

Source: Mintier Harnish

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

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

Federal Programs to Preserve At-Risk Units

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

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

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

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

Several resources are available for preservation of Section 515 resources. Non-profit organizations can acquire Section 515 properties and assume the current mortgage or receive a new mortgage to finance acquisition and rehabilitation of the structures. Section 538 Rental

Housing Loan Guarantees are available for the Section 514 and 516 loans and grants are also available for purchase and rehabilitation of Section 515 properties that are occupied by farmworkers. Section 533 provides a Housing Preservation Grant Program, which funds rehabilitation, but not acquisition.

State Programs to Preserve At-Risk Units

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

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

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

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

Local Programs to Preserve At-Risk Units

Local redevelopment agencies must set aside 20 percent of their tax increment revenues from redevelopment areas for housing needs for very low-, low-, and moderate-income households. Some of these funds can be directed towards preservation purposes, through gap financing to assist non-profits in securing an ownership share in complexes that contain at-risk units. The County can also pursue direct negotiations with at-risk project owners to extend affordability restriction terms.

In addition, the Redevelopment Agency applies for and receives HOME and CDBG funds that it can direct through grants and loans to extend affordability covenants on expiring properties.

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

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

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

C. Energy Conservation Opportunities

State Housing Element Law requires an analysis of the opportunities for energy conservation in residential development. Energy efficiency has direct application to affordable housing because the more money spent on energy, the less available for rent or mortgage payments. High energy costs have particularly detrimental effects on low-income households that do not have enough income or cash reserves to absorb cost increases and must choose between basic needs such as shelter, food, and energy. In addition, energy price increases since 2001 combined with rolling electricity blackouts 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 2005 (effective date of October 1, 2005). 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.

Placer County fully enforces the provisions of Title 24 of the California Administrative Code, which provides for energy conservation in new residences. The standards found in Title 24 create energy savings of approximately 50 percent over residential construction practices used prior to the standards. Placer County does not have any additional energy conservation standards in place.

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.

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 53 below, the Land Use Element establishes four residential land use designations and two commercial land use designations that permit residential uses.

TABLE 53
LAND USE DESIGNATIONS PERMITTING RESIDENTIAL USE
Placer County

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

Source: Placer County General Plan

Other Local Plans

Placer County has adopted eighteen 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 54 below shows minimum lot area and average residential density allowed in each zoning district that allows residential uses.

TABLE 54
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)	10,000 square feet	Lake Tahoe area: 15 all other areas: 22
General Commercial (C2)	6,000 square feet-corner lots 5,000 square feet-interior lots	22
Commercial Planned Development (CPD)	not specified	22
Highway Services (HS)	6,000 square feet	22
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

Table 55 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:

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 55
HOUSING TYPES PERMITTED BY ZONE
Placer County
2007

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
Farm labor housing	-	-	MUP	-	-	-	-	-	-	MUP	MUP
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, <21	-	C	-	-	MUP	CUP	CUP	MUP	MUP	-	-
Multifamily dwellings, 21+	-	MUP	-	-	MUP	CUP	CUP	MUP	MUP	-	-
Residential care homes, 6 or less	C	C	C	C	-	-	-	-	C	-	C
Residential care homes, 7 +	-	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

Source: Placer County Zoning Ordinance, 2007

The setback requirements for residential uses in residential and commercial zones, as specified in the Placer County Zoning Ordinance, are shown below in Table 56. 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 56
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 1/2 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 1/2 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.	20%	36 ft.
Residential-Farm	50 ft.	30 ft.	30 ft.	25%	36 ft.
Commercial[1]					
Neighborhood Commercial	10 ft.	15 ft. total, 5 ft. min.-one story; 7 1/2 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 1/2 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 1/2 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 1/2 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, 2007

[1]The 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.

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

Overlay and Combining Districts

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

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

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

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

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

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

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

Planned Development. The Zoning Ordinance implements the Planned Development (PD) land use overlay through the Planned 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 has recently approved two significant specific plans (Bickford Ranch and Placer Vineyards) and is currently processing three others (Riolo Vineyards, Regional University and Forest Ranch).

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.

Placer County has adopted the 2006 International Building Code as adopted in the 2007 California Building Code (CBC). 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.

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, 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 five weeks 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 one to four weeks.

Some projects require discretionary review (minor use permit or conditional use permit). As previously shown in Table 53, 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.

Placer County proposes to add a new program to the Housing Element to address multi-family development in C1 and C2 zone districts (Program B-15: Multi-Family Housing on Commercial Sites). Amendments such as those outlined in the new Program B-15 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.

6. Development Fees and Exactions

Overview
According to 2007 financial proformas for multi-family developments, development fees per unit ranged from approximately $22,500 to $33,850 in Placer County.

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 57 shows the major application-related fees according to the 2007 fee schedule for Placer County.

TABLE 57
MAJOR FEES ASSOCIATED WITH NEW HOUSING DEVELOPMENT
Placer County
July 2007

Type of Fee	Amount
Planning Review	
Plan Check Building Permit	Total Valuation x .0035 Total Valuation x .0035
Inspection Fees (plumbing, elec., mech.)	Total Valuation x ..001 for each
Conditional Use Permit	o Type A: $3,500 minimum fee/deposit o Type B: $2,610 minimum fee/deposit o Type C: $2,500 minimum fee/deposit
Minor Use Permit	o Type A: $2,630 o Type B: $1,785 o Type C: $1,750
Site Plan Review (residential)	$200
Tentative Map	(four lots or less): $1,200/lot (five lots or more): $1,210 +$100/lot
Major Subdivision (50+ units)	Staff cost of project review
Design Review	o Type A: $3,515 minimum fee/deposit o Type B: $3,500 o Type C: $1,655 o Type D: $655 o Single-Family Dwelling: $200
Annexation/Policy Changes	
Variance	$1,200
Minor Boundary Line Adjustment	$765 per adjustment
Voluntary Merger	$110
Minor Land Division	$1,200 per resulting lot
General Plan Amendment	$3,145 min. fee/deposit plus staff costs
Rezoning/Zoning Text Amendment	$2,680 minimum fee/deposit
Other	
Appeals to Staff and Planning Commission	$465
Development Impact Fees	
Fire Development Fees	Fees dependent upon location - set by local fire protection agencies in unincorporated Placer County
Sewer	o Single family dwelling hook-up fee: $7,505 o Annexation Fee: $1,500-5,500/acre o Single-family dwelling average user fee[15] = $72 per month
Traffic Mitigation Fees	(See Table 54)
Park Fee	o Single-family dwelling: $3,855 o Multi-family/Second Dwelling/Mobile Home: $2,725 o Senior Dwelling: $2,465 o Subdivision: $595 per lot

Source: Placer County Fee Schedule, July 2007

[15] Average fee based on 2007/2008 proposed service fees 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 58 shows the base fees for the two groups of residential developments.

TABLE 58
TRPA BASE FEES FOR NEW RESIDENTIAL CONSTRUCTION

Tahoe Basin
Effective August 25, 2007

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, July 2007 (Effective August 25, 2007)

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 59 summarizes TRPA's fee multipliers.

TABLE 59
TRPA FEE MULTIPLIERS
Tahoe Basin
Effective August 25, 2007

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, July 2007 (Effective August 25, 2007)

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 $310 Shoreland scenic review fee applied to projects located in the Shoreland area of Lake Tahoe. Table 60 lists these and other fees charged by TRPA in the land development process.

TABLE 60
OTHER TRPA FEES
Tahoe Basin
Effective August 25, 2007

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.	$310
Information Technology (I.T.) Surcharge—applied to all applications	$88
Bonus Unit Allocation Transfer	$512
Land Coverage Transfer	$515
Lot Line Adjustment	$575 (2 lots) + $100 per add. lot

Source: Tahoe Regional Planning Agency Application Filing Fee Schedule, July 2007

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:** $1.54 per square foot of land coverage;
- **Off-site land coverage mitigation fee:** $6.50 per square foot of coverage created in the public right of way;

- **Excess land coverage mitigation fee:** $200 minimum (dependent upon square footage of excess land coverage and project location);
- **Air Quality mitigation fee:** $2,700 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 $6,700.

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 61).

TABLE 61
TRAFFIC MITIGATION FEES BY BENEFIT DISTRICT
Placer County
2007

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	$4,443	-	-	-	$4,443
Dry Creek	$3,175	-	$671	$861	$4,707
Foresthill	$3,538	-	-	-	$3,538
Granite Bay	$5,524	-	$1,792	$57	$7,373
Meadow Vista	$4,592	-	-	-	$4,592
Newcastle/Horseshoe Bar/Penryn	$4,377	-	$1,760	$37	$6,174
Placer Central	$1,884	-	$1,911	$43	$3,838
Placer East	$3,047	-	-	-	$3,047
Placer West	$2,334	-	$2,155	$91	$4,580
Sunset	$2,638	$1,335	$1,569	$233	$5,775
Tahoe	$4,332	-	-	-	$4,332

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 7/9/2007; SPRTA fees effective 8/6/2007; Hwy 65 JPA fees effective 7/3/07; PC/CR has not yet been revised for2007

Source: Placer County Department of Public Works, 2007

Typical Residential Development Fees

Table 62 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 $39,665 for a typical, 1,500 square foot single-family home, and $27,784 for an 800-square-foot multi-family unit.

TABLE 62
TYPICAL RESIDENTIAL DEVELOPMENT FEES
Placer County
2007

Type of Fee	Single-Family	Multi-Family
Sewer Hook-up Fee	$7,505	$5,792
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	$1,550 based on 1500 sq. ft. residence	$810 based on 800 sq. ft. unit
County Traffic Fee	Low: $3,047 High: $7,373	Low: $1,870, High: $4,527
Fire Fee	$.37/sq. ft. $555 based on 1500 sq. ft. residence	$.55/sq. ft. $440 based on 800 sq. ft. unit
Facility Fee	$3,569	$2,562
Park Fee	$3,855	Low: $1,075 High: $2,725
Water (PCWA)- base connection	Low: $9,927 High: $14,414	Low: $6,949 High: $14,414
TOTAL AVERAGE COST	**$39,665**	**$27,784**

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
- 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 17.54.050 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 shard 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.

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 (2007) $3,745 per single-family dwelling; $2,725 per multi-family dwelling, second unit dwelling, or mobile home; $2,465 per senior dwelling; and $595 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.

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 certain areas within redevelopment project areas. The County's Code of Ordinances Section 15.65.130 explains the residential development inclusionary requirement that applies to residential projects in the North Auburn and North Lake Tahoe project areas. At least 15 percent of all new housing units in a residential project constructed in these two areas must be affordable units. For renter-occupied housing units, 40 percent of the affordable units must be reserved for very low-income households, and 60 percent of the affordable units are to be reserved for low-income households. For owner-occupied affordable units, 40 percent must be reserved for very low-income households and 60 percent must be reserved for either low- or moderate-income households. Under certain circumstances, and when approved by the County, developers can meet the affordability requirement through alternative means such as the dedication of vacant land or the construction of affordable units on another site.

There are no inclusionary requirements for the remainder of the unincorporated county. The Placer County Planning Commission recently (2007) rejected a proposed countywide inclusionary zoning ordinance. While The County is not likely to adopt such an ordinance within the next five years, it is exploring the possibility of providing affordable housing through an impact fee. Roseville is the only city in the county with an inclusionary ordinance.

Conclusions

Placer County's inclusionary housing requirements within redevelopment 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 63 below. These numbers are the total number of parking spaces including guest parking and handicapped parking.

TABLE 63 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 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 2007 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. While 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.

Zoning

<u>*Overview*</u>
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 is assigned to a Plan Area Statement (PAS) or Community Plan (CP) district. Each of these documents defines the "permissible uses" for the given area. The PAS uses "flexible zoning" that often allows a variety of residential uses without requiring rezoning. There are 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).

TRPA's PASs define the following six categories of residential use:

- **Single Family Dwelling.** One residential unit located on a parcel. A single family dwelling unit may be contained in a detached building such as a single family house, or in a subdivided building containing two or more parcels such as a town house condominium. Vacation rentals are included provided they meet the "Local Government Neighborhood Compatibility Requirements". A caretaker residence is allowed as a secondary residence.
- **Multiple Family Dwelling.** More than one residential unit located on a parcel. Multiple family dwellings may be contained in separate buildings such as two or more detached

houses on a single parcel, or in a larger building on a parcel such as a duplex, a tri-plex, or an apartment building. Vacation rentals are included, up to but not exceeding a four-plex. One detached secondary residence is allowed as a secondary residence.

- **Multi-Person Dwelling.** A building designed primarily for permanent occupancy by individuals unrelated by blood, marriage or adoption in other than single family dwelling units or transient dwelling units. A multi-person dwelling includes, but is not limited to, facilities such as dormitories and boarding houses, but not such facilities as hotels, motels and apartment houses.

- **Employee Housing.** Residential units owned and maintained by public or private entities for purposes of housing employees of that public or private entity.

- **Mobile Home Dwelling.** A vehicular structure which is built on a chassis or frame, is designed to be used with or without a permanent foundation, is capable of being drawn by a motor vehicle, and is used as a residential dwelling when connected to utilities.

- **Nursing and Personal Care.** Residential establishments providing nursing and health-related care as a principal use with in-patient beds such as skilled nursing care facilities; extended care facilities; convalescent and rest homes; board and care homes.

- **Residential Care.** Establishments primarily engaged in the provision of residential social and personal care for children, the aged, and special categories of persons with some limits on ability for self care, but where medical care is not a major element. Including, but not limited to, children's homes, halfway houses, orphanages, rehabilitation centers, and self-help group homes.

Within each PAS, a use is considered either an "allowed use" or a "special use." If a use is an "allowed use", it is allowed by right in a particular PAS. Where a use is defined as a "special use", a special use permit is required. Before issuing approval of a special use, the applicant must be able to prove the following findings to TRPA:

- The project is of such nature, scale, density, intensity, and type to be an appropriate use for the parcel and the surrounding area;

- The project will not be injurious or disturbing to the health, safety, enjoyment of property, or general welfare of persons or property in the neighborhood or region, and the applicant has taken reasonable steps to protect against such injury and to protect the land, water, and air resources of both the property and the surrounding properties; and

- The project will not change the character of the neighborhood, detrimentally affect or alter the purpose of the applicable PAS, community plan or specific master plan.

Table 64 summarizes the land area in the Tahoe Basin portion of Placer County in the PAS and CP areas that permit categories of residential use by allowed and special use. As stated above, many of the PAS and CP areas permit multiple uses. The table shows that single-family homes are permitted on 69.4 percent of the land in the Tahoe Basin portion of Placer County. Multi-family dwellings are permitted on 1,096 acres, or 2.4 percent of the land area. Employee housing is permitted on 9,239 acres of land, or approximately 20 percent of the area. Other residential uses, such as mobile home dwellings and residential care establishments, are permitted in small number of PAS and CP areas.

TABLE 64
LAND AREA IN PASS AND CPS PERMITTING RESIDENTIAL USES
Tahoe Basin Portion of Placer County
2008

Residential Use	Allowed (A) or Special Use (S)	Acres	% of Total Area
Single Family	A	7,575.7	16.3%
	S	24,631.4	53.1%
	Total	**32,207.1**	**69.4%**
Multiple Family	A	576.7	1.2%
	S	519.3	1.1%
	Total	**1,096.0**	**2.4%**
Multi-Person	A	10.0	0.0%
	S	310.3	0.7%
	Total	**320.3**	**0.7%**
Employee Housing	A	93.9	0.2%
	S	9,145.1	19.7%
	Total	**9,239.0**	**19.9%**
Mobile Home	A	0	0.0%
	S	264.0	0.6%
	Total	**264.0**	**0.6%**
Residential Care	A	45.5	0.1%
	S	202.8	0.4%
	Total	**248.3**	**0.5%**
Nursing and Personal Care	A	35.5	0.1%
	S	79.2	0.2%
	Total	**114.7**	**0.2%**

Source: TRPA Code of Ordinances; and Mintier & Associates

Conclusions

TRPA's 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. While multi-family development is permitted in only 2.4 percent of the area, the areas that do permit multi-family development are generally close to public transportation and services, and have the infrastructure to support higher density development. One of the greatest housing needs in the Basin is employee housing for the seasonal and full-time workforce. The PAS and CP areas recognize this need by allowing employee housing in nearly 20 percent of the area.

Building Allocations

Overview

The TRPA code sets annual limits on the number of new residential units permitted in the Tahoe Basin. New residential units either require an allocation or a specific TRPA Code exemption from the need for an allocation pursuant to Chapter 33 of the TRPA Code. Each market-rate residential unit requires an allocation; therefore, development of a 25-unit multi-family housing project required 25 allocations. TRPA does not require allocations for the construction of deed restricted housing units that meet the criteria of affordable housing (low- and very low-income categories). These deed-restricted units are to remain affordable in perpetuity. Moderate-income housing still requires an allocation.

Before 2002, each jurisdiction in the Tahoe Basin received a set number of building allocations. However, starting in 2002, the number of allocations distributed each year fluctuates, as they are allocated pursuant to a performance-based system directly tied to accomplishments of environmental improvements. Placer County has received approximately 50 allocations each year since 2002, plus or minus one or two allocations.

In 2005, the County received 72 applications for residential projects seeking allocations, but only had 50 allocations to distribute. The County held a lottery that year to determine who would receive allocations. In all other years between 2002 and 2007, the County has been able to meet the demand for allocations.

Conclusions

The building allocation system is a constraint on the production of housing in the Tahoe Basin. However, since low and very-low housing projects are exempt from the allocation requirement, the limited building allocations are not necessarily a constraint to the production of affordable housing; however, the requirement to deed-restrict affordable units in perpetuity may act as a disincentive for some developers of affordable housing.

Land Coverage Limitations

Overview

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 its Regional Plan in 1987.

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 lover 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 IPES line reduced to 1. The stagnation of the IPES line at 726 in Placer County limits the land available for residential development. Factors beyond the County's control have limited the County's ability to address this issue at this time.

Conclusions
Land coverage limitations often pose a constraint to the achievement of maximum residential density for multi-family uses. When land coverage limitations are combined with setbacks, parking requirements and height limitations, the ability to build to maximum density is more limited, especially for projects proposing larger units. The stagnation of the IPES line at 726 further 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 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. However, as previously stated, maximum densities are generally not achievable due to other site constraints which limit land coverage availability.

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.

The Placer County Redevelopment Inclusionary Ordinance, Section 15.65 of the Placer County Code, is intended to comply with Housing Element policies, California Redevelopment Law (Sec. 33000), and the North Lake Tahoe Five-Year Implementation Strategy.

On July 27, 2005 the TRPA Governing Board certified the Moderate Income Housing Program Plan submitted by the Redevelopment Agency. The adopted plan allows the Agency to provide an incentive to developers to create moderate-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.

Chapter 20 of TRPA’s Code allows for additional land coverage for five or more multi-family residential units. Coverage is the amount of impervious surface allowed on a parcel or project area determined by environmental factors. The normal maximum allowable land coverage is 30 percent of the parcel size, this section of the Code allows for up to 50 percent.

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.

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 Redevelopment Agency is continuing efforts to improve and increase the supply of low- and moderate-income housing through rehabilitation and new construction. A Redevelopment Inclusionary Housing Ordinance was adopted in 2001, which requires residential developers in the area to set aside 15 percent of the units built as affordable to very low- and moderate-income households. The County will also continue to implement the employee housing requirements established on new commercial developments in the Tahoe region.

The Placer County Redevelopment Agency was a founding member of the Workforce Housing Association of Truckee Tahoe (WHATT) supporting the group’s efforts to create additional affordable housing units. While the Redevelopment Agency, the Town of Truckee, the North Lake Tahoe Resort Association and many local businesses and individuals provided support to WHATT, in April 2008, the WHATT Board of Directors decided to suspend operations until they could find more sustainable sources of funding.

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 (2007) relatively 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. 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 that amortized mortgages), but it will also lower the sales price that buyers can afford to pay.

Mortgage interest rates are also currently (2007) 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. 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. Based on property sale listings in October 2007, the average listing price per acre for raw land in the county was roughly $120,000. The average listing price for an acre of entitled land was roughly $350,000. 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 an Auburn-based builder, the average construction costs in Placer County in 2007 were approximately $200 to $250 per square foot. .

In the Tahoe Basin portion of Placer County, construction costs are even greater. A developer with experience building affordable housing in the Tahoe Basin estimated that construction costs are currently (2007) between $280 and $300 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 of the past five years caused an increase in labor and material costs; however, this competition is now diminishing with the recent decline in the housing market, causing labor costs to drop and material prices to stabilize.

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.

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. 2003 to 2007 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.

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' 1372 affordable units 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 currently under review. 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 is expected to go to hearing in mid-2008.

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 is also expected to begin public hearings in mid-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 2.A.14. New projects in the Sierra Nevada and Lake Tahoe areas are requited 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 will 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.

Two workforce housing projects have been approved in the Lake Tahoe region. One has opened and a second is currently under construction.

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.

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.

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 replaces 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.

Streamlined Permitting

The County opened the new Community Development Resource Center in July 2006 with a "one-stop permit counter" and has installed the new "PLUS" automated permit routing and tracking system. The Community Development Resource Agency has established many interactive features on the County's website. For example, the website can be used to look at a specific parcel and view a Geographical Information System map which provides a variety of information such as the zoning, parcel number, school district, and the status of a building permit. The County has also established oversight committees and interdepartmental land development teams to facilitate the development of affordable housing and other priority 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 (2008) working to update its Regional Plan. 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.

The County is also working with TRPA on the Community Enhancement Projects (CEP) designed to encourage revitalization projects in downtown and recreation areas that demonstrate substantial environmental, as well as social and economic benefits. Six TRPA CEP projects are located within Placer County, each with an affordable housing component.

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. The Redevelopment Agency currently has $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 are eligible. Proposals to increase and/or preserve the supply of affordable housing are currently being accepted.

Placer County supports homeownership though the First Time Homebuyer Down Payment Assistance Program. Since the program was adopted in 2000, the County has provided financial assistance to 30 low-income homeowners to purchase homes in the county. The County supports investment in the existing housing stock through the Redevelopment Agency's Housing Rehabilitation Program.

Affordable Housing Program

To implement the provisions of 2003 Housing Element Program 19, the Board of Supervisors convened a group of interested stakeholders in an effort to reach a consensus on an affordable housing program. The group includes County staff and representatives from the Building Industry Association (BIA), local real estate interests and affordable housing advocacy groups.

The group is actively working towards the development of an affordable housing program to present to the Board of Supervisors. The County is currently in the process of retaining the services of a consultant to prepare a nexus study for the development of an affordable housing in-lieu fee program for all new residential development west of Blue Canyon. For the same geographic area, the consultant will also prepare a nexus study for the development of a non-residential fee for all new development.

B. Review of Existing (2003) Housing Element

The following section reviews and evaluates the County's progress in implementing the 2003 Housing Element. It reviews the results and effectiveness of policies, programs, and objectives for the previous Housing Element planning period. Table 65 and Table 66 provide an evaluation of the 2003 Placer County Housing Element's policies and implementation programs.

TABLE 65
EVALUATION OF 2003 PLACER COUNTY HOUSING ELEMENT POLICIES

Policies		Status	Evaluation	Recommendation
A.1	The County shall adopt programs and procedures with the intent of achieving its fair share regional housing allocation.	Ongoing	Progress has been made on a countywide Inclusionary Housing Ordinance and a draft Workforce Housing Ordinance for the Tahoe region.	Retain Policy
A.2	The County shall maintain an adequate supply of appropriately zoned land with public services to accommodate projected housing needs.	Ongoing	One area the County will analyze is requiring minimum densities in areas designated for multi-family housing development.	Retain Policy
A.3	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.	Ongoing	Current County policy, but consistent review is necessary.	Retain Policy
A.4	The County shall give highest priority for permit processing to development projects that include a low-income residential component.	Ongoing	The County gives priority to affordable housing projects for both planning and building permit reviews.	Retain Policy
A.5	The County shall encourage “mixed-use” projects where housing is provided in conjunction with compatible non-residential uses.	Ongoing	Strategic planning needed to allow mixed-use, high density development in appropriate areas of the County. New program: Create new ‘mixed-use’ ordinance.	Retain Policy
A.6	The County will 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 may be suitable for affordable. 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. Housing developments in redevelopment areas are required to provide 15 percent affordable housing.	Retain Policy
A.7	The County shall apply for funds from the State and Federal government to construct affordable housing.	Ongoing	The County continues to pursue housing programs and funding which are available at the state and federal levels.	Retain Policy

TABLE 65
EVALUATION OF 2003 PLACER COUNTY HOUSING ELEMENT POLICIES

Policies		Status	Evaluation	Recommendation
A.8	The County shall adopt an inclusionary housing ordinance as a means of constructing affordable housing units. This ordinance will identify acceptable methods to provide affordable housing which may include the following: a. Construction of housing on-site. b. Construction of housing off-site. c. Dedication of land for housing. d. Payment of an in-lieu fee.	In Progress	The Affordable Housing Stakeholder Group is currently discussing options.	Modify Policy and Adopt
A.9	When constructed on-site, housing for low-income households that is required in a new residential project shall be dispersed throughout the project, to the extent practical, given the size of the project and other site constraints.	Ongoing	Current County policy. The fifteen affordable single-family homes most recently constructed at the Atwood Ranch III (Lariat Ranch) subdivision were dispersed throughout the neighborhood.	Retain Policy
A.10	Low-income 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. Siting is limited due to infrastructure constraints. Housing set-aside funds can be spent outside Redevelopment areas (i.e. Habitat for Humanity project on Greenbrae). New inventory of high-density sites needed; Integrate affordable housing into Community Plans	Retain Policy
A.11	The County shall require low-income-housing units in density bonus or inclusionary projects 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	Current County policy. Fifteen Atwood Ranch III units were conditioned to be made available 'concurrent' with the market-rate units in the project.	Retain Policy w/revisions.
A.12	The County shall encourage the Tahoe Regional Planning	Ongoing.	As part of the Regional Plan update, Placer	Retain Policy

TABLE 65
EVALUATION OF 2003 PLACER COUNTY HOUSING ELEMENT POLICIES

Policies		Status	Evaluation	Recommendation
	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.		County is working with TRPA to modify policies that are negatively impacting the creation of affordable housing in the Basin. TRPA allows secondary units on parcels larger than one acre. Regulations on smaller parcels may be eased during the Housing Element period.	
A.13	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
A.14	The County shall require new non-residential development in the Sierra Nevada and Lake Tahoe areas to provide for employee housing equal to at least 50 percent of the housing demand generated by the project. 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. Payment of an in-lieu fee.	Ongoing	In lieu of an adopted ordinance, major projects have been required to meet this goal. The County requires residential and commercial projects in the Tahoe-Sierra region to comply with the Housing Element policy 2.A.14. Sawmill Heights was completed with 96 units in Northstar Village. Hopkins Ranch is proceeding with plans for 50 duplex units in Martis Valley. The Workforce Housing Ordinance for the Lake Tahoe region remains pending.	Retain Policy
A.15	Owners of vacation houses in the Lake Tahoe area shall be encouraged to rent to resort workers, especially in the North Tahoe area.	Not Completed	No opportunities have been realized to further this program.	TBD
A.16	The County will encourage the development of multi-family dwellings in locations where adequate infrastructure and	Ongoing	PMC infill housing site assessment and affordable housing incentive study	Retain Policy. Consider adoption of an

TABLE 65
EVALUATION OF 2003 PLACER COUNTY HOUSING ELEMENT POLICIES

Policies		Status	Evaluation	Recommendation
	public services are available.		completed in 2007. Additional multi-family housing sites must be identified in future Community Plan updates. Specific Plans such as Placer Vineyards, Bickford Ranch, Regional University and Riolo Vineyards, include higher-density sites along with an affordable housing requirement.	infill ordinance which may include incentives.
A.17	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.	Ongoing	Successful/working. $1 million in housing set-aside funds have been allocated to the Highlands Village project in North Tahoe to provide 42 units of affordable senior units. A $350,000 Housing Trust Fund loan was provided to the Saw Mill Heights project to build 12 low-income units. Redevelopment Agency has an RFP out to accept applications for funding from the Redevelopment Housing set-aside bond proceeds and reserves. Preference will be given to projects providing 25 units or more of affordable housing. The RFP is still open as of March 12, 2008.	Retain Policy.
A.18	For residential projects outside of a Specific Plan Area, where > 10 percent of the units are affordable to very low-income households, or 20 percent are affordable to low-	Ongoing	Utilized as opportunity arises. Building permit fees for the 15 affordable units at Atwood III were reduced by 50	Retain Policy.

TABLE 65
EVALUATION OF 2003 PLACER COUNTY HOUSING ELEMENT POLICIES

Policies		Status	Evaluation	Recommendation
	income households, 50 percent of the development-related fees over which the County has direct control shall be waived. The County may waive more fees as an additional incentive for affordable housing on a case- by-case basis.		percent and the 15 units were provided priority processing. Auburn Courts in North Auburn received $39,000 in waived traffic impact, park and capital facilities fees using Redevelopment Agency Housing Trust Fund monies. Fee deferrals are likely to be incorporated into a menu of options in the Inclusionary Ordinance.	
B.1	The County encourages residential development of high architectural and physical quality that is compatible with neighboring land uses.	Ongoing	During project review, the County seeks to preserve neighborhood character and the identify of its residential communities by ensuring high quality design standards.	Retain Policy.
C.1	The County shall continue to make rehabilitation loans to low-income households from its CDBG program revolving loan funds.	Ongoing	Redevelopment closes approximately six housing rehabilitation loans in various western county locations each year.	Retain Policy.
C.2	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.	Ongoing	The County continues to pursue housing programs which are available at the state and federal levels. Need far exceeds available funding.	Retain Policy. County will seek to obtain allocation of additional Section 8 vouchers.
C.3	Private financing of the rehabilitation of housing shall be encouraged.	Ongoing	This is and has consistently been County policy.	Retain Policy.
C.4	The conversion of mobile home parks to other types of housing and to other land uses shall be discouraged 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.	Ongoing	County should consider adoption of a mobile home park conversion ordinance with measures to encourage retention of mobile and manufactured home housing. Ordinance could include a relocation assistance program.	Retain Policy. Look into expanding program.

TABLE 65
EVALUATION OF 2003 PLACER COUNTY HOUSING ELEMENT POLICIES

Policies		Status	Evaluation	Recommendation
C.5	The County shall require the abatement of unsafe structures while giving property owners ample time to correct deficiencies.	Ongoing	Standard procedure for Placer County Code Enforcement.	Retain Policy.
C.6	The demolition of existing multi-family units should be allowed only when a structure is found to be substandard and unsuitable for rehabilitation and tenants are given reasonable notice, an opportunity to purchase the property, and relocation assistance by the landlord.	Ongoing	Demolition of multi-family units is rare.	Retain Policy.
C.7	The County will 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.
C.8	The County shall continue to provide Section 8 assistance to eligible households.	Ongoing	The HHS Community Services and Housing Authority administers Section 8 rental assistance certificates for the County. Need exceeds available vouchers.	Retain Policy. Look into expanding program
C.9	The County will 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	No opportunities have been realized to further this program.	Retain Policy.
D.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 should seek ways to provide for permanent affordability (see D.2)	Retain Policy.
D.2	At least two years notice (to tenants and owners) shall be required prior to the conversion of any units for low-income households 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 inclusionary zoning ordinance.	Ongoing	As first agreement nears end in 2014, County needs to create a program to identify units which may convert to market-rate units, analyze the cost of keeping the units as affordable, and taking measures to ensure continued affordability. Need to provide ways for permanent	Retain Policy.

TABLE 65 EVALUATION OF 2003 PLACER COUNTY HOUSING ELEMENT POLICIES				
Policies		Status	Evaluation	Recommendation
	The project was granted a density bonus. The project received other incentives.		affordability and prevention of conversion of existing affordable units.	
E.1	The development of housing for seniors, including congregate care facilities, shall be encouraged.	Ongoing	The Villages of Granite Bay, a residential care home/ assisted living facility was completed with 110 beds. Two projects are currently in the entitlement process: Auburn Alzheimer's Care Center with 64 units, and Highland Village with 78 senior units.	Retain Policy.
E.2	County policies, programs and ordinances shall provide opportunities for disabled persons to reside in all neighborhoods.	Ongoing	Reasonable Accommodation Ordinance adopted May 2008.	Retain Policy.
E.3	The County will reduce the parking requirements for special needs housing if a proponent can demonstrate a reduced parking need.	Ongoing	Reasonable Accommodation Ordinance adopted May 2008.	Retain Policy.
E.4	The County will work with the Tahoe Regional Planning Agency (TRPA) to encourage the construction of larger units (3+ bedrooms) for families in the Kings Beach area.	Ongoing	Incomplete.	Retain Policy.
F.1	The County shall continue to contribute to emergency shelter programs that provide shelter in centralized locations, which are accessible to the majority of homeless persons in the County.	In Progress	The County supports The Gathering Inn, a grassroots effort initiated by 30 church leaders, to provide emergency shelter to homeless persons in Placer. Placer County also helped fund a new PEACE for Families Women's Center, a domestic violence emergency shelter for 24 women and children at the DeWitt Center in Auburn.	Retain Policy.
F.2	The County will assist various nonprofit organizations involved with emergency shelter(s) and other aids to	In Progress	County and its partners' efforts are aimed at preventing homelessness through housing,	Follow Ten Year Homelessness Plan

TABLE 65
EVALUATION OF 2003 PLACER COUNTY HOUSING ELEMENT POLICIES

Policies		Status	Evaluation	Recommendation
	homeless persons.		services and support. Community education on homelessness and the unmet need is lacking. Placer Adult System of Care currently has $2.3 million in supportive housing funding available to create additional permanent supportive housing for individuals with serious mental illness who are homeless or at risk for homelessness.	
F.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.	Completed	Delivery of services was examined while creating the Ten-Year Plan to End Homelessness in Placer County initiated in 2004.	Follow Ten Year Homelessness Plan
F.4	The County shall work with local organizations at the community level to develop a coordinated 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 (i.e., support and implement a "Continuum of Care" strategy).	In Progress	County participates in the Placer Consortium on Homelessness and Affordable Housing. Ten-Year Plan to End Homelessness in Placer County initiated in 2004.	Retain Policy. New program to expedite placement into permanent housing situation.
G.1	All new dwelling units shall be required to meet current State requirements for energy efficiency. Retrofitting of existing units shall be encouraged.	Ongoing	This is and has consistently been County policy.	Possible "Green" incentive program; L.I.D. incentives
G.2	New land use patterns should encourage energy efficiency, to the extent feasible.	Ongoing	Energy efficiency issues are addressed in Specific Plans, CEQA documents and during project review and permitting.	Expand- Solar incentives or requirements. Possible new program with shade trees.
H.1	The County declares that all persons regardless of race, religion, color, ancestry, national origin, sex, disability, family status or sexual orientation shall have equal access to	Ongoing	Equal access to housing is protected by state and federal law. Placer County promotes fair housing opportunities through its various	Retain Policy.

TABLE 65
EVALUATION OF 2003 PLACER COUNTY HOUSING ELEMENT POLICIES

Policies		Status	Evaluation	Recommendation
	sound and affordable housing.		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.	
H.2	The County will 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.

Source: Placer County, 2007.

TABLE 66
EVALUATION OF 2003 PLACER COUNTY HOUSING ELEMENT PROGRAMS

	Programs	Status	Evaluation	Recommendation
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.	Ongoing	The County is currently processing several Specific Plan projects (Riolo Vineyards, Forest Ranch, and Regional University) and completed a Community Plan update (Martis Valley) that have identified areas suitable for high density housing. Specific plans are required to provide ten percent of units affordable. Placer Vineyards was approved in 2007 and requires 549 VL, 549 L, 274 M and 931 S units. Bickford Ranch will be providing 180 affordable units.	Retain Program.
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.	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.	Retain Program.
3	The County will continue to implement the Permit-Streamlining Program for affordable residential projects.	Ongoing	The County continues to implement the Permit Streamlining Program (PLUS) and expedited processing for senior and affordable housing projects.	Retain Program.
4	The County will continue to give highest priority in the development review process to senior housing, very low- and low-income housing projects.	Occurring	The County gives priority to affordable housing projects for both planning and building permit reviews. The Ridgeview Villas project, which will provide 10 units of affordable housing (4 VL, 6	Retain Program.

TABLE 66
EVALUATION OF 2003 PLACER COUNTY HOUSING ELEMENT PROGRAMS

			L to M), received expedited processing.	
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.	Incomplete .	The proposed Zoning Ordinance amendment has not been completed; therefore, this program did not meet the objective of providing 425 units in mixed-use projects. New program: Create new Mixed-Use zoning district such as what is included in the Placer Vineyards and Regional University Specific Plans and prepare related design guidelines. Mixed-use incentives should also encourage quality compact designs.	Modify Program.
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.	Incomplete .	County-owned sites have been included on Redevelopment's vacant land inventory and additional sites have been included in this Housing Element. County-owned surplus land may be suitable for affordable housing. 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. Proposed Housing Land Trust could be a vehicle to build affordable housing projects on County-owned land.	Retain Program.

TABLE 66
EVALUATION OF 2003 PLACER COUNTY HOUSING ELEMENT PROGRAMS

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	Ongoing.	Ongoing and somewhat successful. 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. Continue working towards the creation of a Housing Land Trust in Placer County.	Retain Program.
8	The County will continue to implement the following incentive programs for the construction of affordable housing: Allow second residential units with single-family residences. ▪ 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. ▪ Allow relief from parking standards and other specified development standards on developments for seniors and for low- and very low-income residents	Ongoing.	County should explore easing rules for secondary units. 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. County should work with TRPA to permit secondary units.	Retain Program.
9	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	Ongoing.	KEEP- but potential eliminate landscape standard references (bullets 6 and 7). 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	Modify Program.

TABLE 66
EVALUATION OF 2003 PLACER COUNTY HOUSING ELEMENT PROGRAMS

	be placed on life-cycle design to reduce long-term operating costs. Any amendments to development standards should consider site and potential occupancy characteristics.		of affordable housing. 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. New program to allow "creative housing product" (i.e. six-pack lots) in targeted zoning districts.	
10	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.	Ongoing.	This is and has consistently been County policy. Some affordable housing projects are not well designed.	Retain Program.
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	Ongoing.	The County's Density Bonus Ordinance has been revised to reflect recent 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.	Retain Program.

TABLE 66
EVALUATION OF 2003 PLACER COUNTY HOUSING ELEMENT PROGRAMS

	remain affordable for at least 30 years.		New Program: Housing coordinator to oversee and encourage construction of affordable housing construction.	
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.	Ongoing.	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.	Retain Program.
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.	Ongoing.	This is and has consistently been Redevelopment Agency policy. Funds are deposited into a Redevelopment Agency Housing Set-Aside fund. RFP for affordable housing funds ($2 million) is currently available. Proposals are due January 2008.	Retain Program.
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 workforce 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.	Retain Program.

TABLE 66
EVALUATION OF 2003 PLACER COUNTY HOUSING ELEMENT PROGRAMS

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.	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.	Retain Program.
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.	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. One member of the County and Redevelopment Agency's Loan Committee is held by a local bank representative.	Retain Program.
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	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	Retain Program.

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EVALUATION OF 2003 PLACER COUNTY HOUSING ELEMENT PROGRAMS

	community by posting information on their web page and creating a handout to be distributed with land development applications.		Redevelopment Agency which is ongoing. Snowcap View apartments (80 L) in North Auburn were renovated with the assistance of $250,000 in CDBG funds.	
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 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.	Completed.	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 duplex units in Martis Valley.	Modify Program. Adopt ordinance.
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.	Completed.	The 60-unit Auburn Courts apartment complex in the North Auburn redevelopment area opened in 2001 and includes 29 VL units. Several draft West Placer inclusionary ordinances have been completed. The Affordable Stakeholder Working Group continues to meet to draft an inclusionary program.	Modify Program. Adopt ordinance.
20	In order to meet the housing shortfall identified in the vacant land inventory, the County will rezone parcels to multi-family	Incomplete	This rezoning has not been completed. Two Specific Plans have been approved during the	Retain Program.

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	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.	.	previous period increasing the multi-family residential acreage total. Two additional Specific Plans are pending. The Martis Valley Community Plan update added additional density in the Northstar area. The County has implemented rezonings with each community plan update, specific plan, independent general plan amendment, and/or rezonings as suitable sites are identified. To effectively implement this program, the County should establish an adequate sites monitoring process by creating a database to track adequate sites and affordable housing developments. If affordable housing development is not occurring at a pace sufficient to meet the State housing allocation, the County should investigate the impediments to affordable housing production and recommend alternative strategies.	
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 district (where densities would permit an affordable housing project) consistent with State law and only when low- or moderate-income housing is	Incomplete .	County utilizes 'DL" restrictions on most multi-family zones. Most RM has been developed as single-family already. Might make sense to allow higher-density, but detached homes (i.e. pull-aparts). County needs to do a site analysis to see where this prohibition is feasible.	Modify Program.

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	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.	Done.	The new Community Development Resource Center opened in July 2006 with 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. A new Predevelopment Meeting process has been implemented to provide project feed-back and assist project applicants understand what information is necessary prior to submitting an application.	Retain Program.
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.	Done.	Second-unit ordinance enacted to conform with State law. Accessory apartments are now allowed as a matter-of-right, subject to a zoning review. Study allowing secondary units on smaller parcels and streamlining approval.	Modify Program.
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	In Progress.	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. The County should	Retain Program.

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	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 defer the costs of development.		continue to review and revise its Zoning Ordinance standards to provide more flexibility for developers of affordable housing particularly on infill sites. 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. Possible new program to provide incentives for constructing additional units than required.	
25	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: • Conducting a land inventory of publicly owned land and examine the feasibility of their use for housing	Incomplete .	No opportunities have been realized to further this program. Continue work with Placer Collaborative Network on establishing a Housing Land Trust. Update County-owned sites inventory.	Retain Program.

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	development. • 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. • Including land donations as an option to developers in meeting inclusionary housing requirements. • Evaluating the use of redevelopment set-asides and housing trust funds for securing sites. • Evaluating how appropriate sites would be made available to developers at a reduced cost in exchange for the provision of affordable housing units. • Seeking input from housing developers and the community on program objectives and constraints.			
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.	Ongoing.	County has retained lobbyists. Need to assure that housing issues are on their radar screen.	Retain Program.
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	Incomplete .	Not occurring consistently. Establishment of an interdepartmental working	Retain Program.

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	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.		group to ensure cooperation between departments in the implementation of policies and programs would be beneficial. Several departments are working with the Affordable Housing Stakeholders Working Group. Create County Department Housing Committee/Working Group. Possible 'Housing Czar' position.	
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.	Ongoing.	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.	Retain Program.
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.	Ongoing.	This is and has consistently been County policy. Incorporation of 'Green' design elements into affordable housing should be explored.	Modify Program.

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EVALUATION OF 2003 PLACER COUNTY HOUSING ELEMENT PROGRAMS

30	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 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 extend the useful life of homes. Six housing rehab loans were closed in various western county locations in FY 06/07. Snowcap View apartments (80 L) in North Auburn were renovated with an assist of $250,000 in CDBG funds.	Retain Program.
31	The County will adhere to State law requiring tenant notice and landlord relocation assistance in cases of demolition of multi-family housing.	Ongoing.	This is and has consistently been County policy.	Retain Program.
32	The County will adhere to State law regarding mobile home conversions.	Ongoing.	This is and has consistently been County policy.	Study potential new programs to rehab and maintain existing units.
33	The County will 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. The County has 276 vouchers, but only 251 vouchers are funded. 1500 pre-applications for Section 8 assistance were received in October 2007.	Retain Program.
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	Ongoing.	Most code enforcement is re-active. Systematic inspections needed especially for at-	Retain Program.

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EVALUATION OF 2003 PLACER COUNTY HOUSING ELEMENT PROGRAMS

	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.		risk housing. The 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 units may convert to market- rate dwellings.	Ongoing.	Redevelopment maintains a list of units produced through state and federal programs. Need a better monitoring program for all units. Inventories of current development projects, vacant residential lands, rent surveys and vacancy rates are not compiled regularly. County should consider adopting appropriate financial and regulatory measures to ensure long-term affordability of units produced by local housing programs. Redevelopment monitors the affordability of units produced through federal and state programs.	Modify Program.
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.	Ongoing.	Redevelopment continues to work with appropriate organizations to identify units which may convert to market-rate units. The first agreement expires in 2014, Oaks of Auburn, a senior independent living center.	Retain Program.

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			County should investigate anti-displacement provisions that would allow residents in the units at the end of the term of affordability may remain and continue under the affordable program until no longer income eligible or choose to move.	
37	The County will continue to implement the incentive programs for senior housing, including the density bonus ordinance and priority processing.	Ongoing.	Relatively successful- 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.	Retain Program.
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.	Ongoing.	There's been no push to expand this to greater than six residents. Revise Objective to remove "disabled persons"	Retain Program.
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.	Incomplete.	Needs to be pushed at the State or Uniform Building Code level, and encouraged locally. Possible new program: Require production builders to offer a 'universal design package' as an option to homebuyers.	Modify Program.
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	Ongoing.	Ordinances and policies must be amended as necessary to maintain consistency with State	Retain Program.

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	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:		law.	
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.	Incomplete.	This program has not been accomplished. HHS does not see the need to push for this Ordinance change.	Remove Program.
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.	Incomplete.	This ordinance amendment has not been completed.	Modify Program to reflect State law which allows housing up to 36 persons.
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.	Ongoing.	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. County helped fund a new PEACE for Families Women's Center, a domestic violence	Retain Program.

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EVALUATION OF 2003 PLACER COUNTY HOUSING ELEMENT PROGRAMS

			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. The Salvation Army also runs an emergency voucher program.	
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 emergency shelters.	Incomplete.	Ten Year Plan does not call for a permanent homeless shelter in Placer County but encourages additional supportive housing. The County also facilitated the development of a permanent shelter for women and children in Auburn (see Program 43).	Modify Program.
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.	Ongoing.	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.	Retain Program.

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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: • Residential Multi-family (RM) - Zoning Clearance • Neighborhood Commercial (CI) - Minor Use Permit • General Commercial (C2) - Conditional Use Permit • Commercial Planned Development (CPD) - Conditional Use Permit • Highway Service (HS) - Minor Use Permit • Motel District (MT) - Zoning Clearance • Resort (RES) - Minor Use Permit	Incomplete .	This program has not been accomplished. Ordinance change ready to move forward for review and adoption.	Retain Program.
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.	Ongoing.	Not doing. Consider possible new program to require solar panels in a percentage of new, tract homes.	Retain Program.
48	The County will provide information to the public regarding the efficient use of energy in the home and ways to improve	Ongoing.	The County has several handouts that are distributed when a Building Permit is issued.	Retain Program.

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EVALUATION OF 2003 PLACER COUNTY HOUSING ELEMENT PROGRAMS

	the energy efficiency of new construction.		County should explore various grant programs that could help incorporate solar energy or green design into affordable housing projects.	
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.	Ongoing.	Needs better incorporation into community plans.	Retain Program.
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.	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.
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	Ongoing.	This is and has consistently been County policy.	Retain Program.

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	to Legal Services of Northern California for help.			
52	Pursuant to the Fair Housing Amendments Act of 1988 and the requirements of Chapter 671, Statues of 200l (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 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.	Completed.	The County approved the Reasonable Accommodation Ordinance in May 2008.	Remove Program.

Source: Placer County, 2007.

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APPENDIX A: RESIDENTIAL LAND INVENTORY

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TABLE A-1
PLANNED, APPROVED, AND BUILT PROJECTS WITH AFFORDABLE HOUSING UNITS

Unincorporated Placer County
January 1, 2006 through January 1, 2008

Plan Area/ Project	APN #	GP LU Designation	Zoning	Acres	Maximum Allowable Density (DU/acre)	Planned Density (DU/acre)	Number of Units	# of Affordable Units TOTAL	Very Low-Income	Low-Income	Moderate-Income	Description of Affordable Units	Project Status
Placer County Unincorporated Area								**841**	**26**	**498**	**317**		
Placer County General Plan													
Mt. Judah Residential	069-320-045; 069-103-058	RES- PD, 7.5	Resort Planned Development	49.1	7.5	1.26	62	1		1		1, 3BR workforce housing unit required- 30 yr deed restriction	Approved, Under Construction
Auburn/Bowman Community Plan													
Atwood Village	052-220-015	MDR 5-10 DU/acre	RM	1.3	10.0	12.4	16 unit condo complex	4		4		4 affordable units; 10-year Deed Restriction	Project Built
Atwood III (Lariat Ranch)	multiple	RLDR	RM-DL-8 & RS-AG-B-20	44.4	5.0	2.5	143-unit subdivision	15		15		15 ownership units affordable to low-income households for 20 years (deed restriction)	PC required affordable units as a condition of approval of the tentative map; units UC
Gateway Court Village	052-040-075	COMM	CPD-Dc	3.2	21.8	7.9	27	3		3		3	Approved, Unbuilt.
Hidden Creek Subdivision	051-120-007	RLDR .9-2.3 DU/acre	RS-AG-B-40 PD = 1	19.5	1.1	1.1	18 lot planned residential development	3	1	2		Redevelopment 15 percent affordability requirement. 45-year deed restriction	PC Hearing Pending
Auburn Alzheimer's Care Center	portion of 051-180-078	Mixed-Use	OP-RM-Dc	1.6	74.0	40	64	n/a				Assisted-living center for 64 residents; units are special needs	Project Approved 5/8/08; Unbuilt
Timberline (formerly Harmon Park)	051-180-058 051-140-056 051-140-057	HDR 10-15 DU/acre	RA-AG-B-40 RS-DL-5 RM-SL-5-Dc PD=8 RM-DL-15	92.9	15.0	na	1000 units; 922 age-restricted, 78 affordable	78		78		78 Rental/Employee Housing units; (Employee Housing Requirement) 55-year deed restriction	Admin Draft EIR Due 12/30/08
Virginian Condos	052-040-080	COMM	CPD-Dc	2.6	21.8	11.8	32	3		3		3 deed-restricted affordable units required.	Approved, Unbuilt.
Granite Bay Community Plan													
Premier Granite Bay Subdivision	047-060-013,-033	COMM	C-1-UP-DC	8.0	?	6.3	52	52			52	market-rate half-plex units; pricing TBD	Approved 10/11/07; Unbuilt
Pardee Court	047-150-042	COMM	CPD-Dc 10	3.57	10	10	35	35			35	Market-rate townhomes; pricing TBD	Approved 8/14/08; Unbuilt
Horseshoe Bar/Penryn Community Plan													

TABLE A-1
PLANNED, APPROVED, AND BUILT PROJECTS WITH AFFORDABLE HOUSING UNITS
Unincorporated Placer County
January 1, 2006 through January 1, 2008

Plan Area/ Project	APN #	GP LU Designation	Zoning	Acres	Maximum Allowable Density (DU/acre)	Planned Density (DU/acre)	Number of Units	# of Affordable Units TOTAL	Very Low-Income	Low-Income	Moderate -Income	Description of Affordable Units	Project Status
Glenbrook Mobile Home Park	036-110-044	HDR 4-10 DU/acre	RM-DL10-SP	16.2	10.0	7.7	expand to 124 mobile homes from current 101 in mobile home prak	23		23		23 (mobile homes)	Approved August 2008, Unbuilt.
Morgan's Orchard at Secret Ravine	043-072-024-510 043-072-025-510	Penryn Parkway	RA-B-X 4.6 acre min.	14.4	3.5	4.3	68 detached units	7	3	4		10%; 7 units; 3VL, 4L; 45-year deed restriction	Draft EIR being prepared.
Orchard at Penryn	043-060-052 & -053	Penryn Parkway	RM-DL10 PD = 10	15.1	10.0	10.28	150 attached condo units in 4 to 5-units bldgs.	150			150	market-rate multi-family; pricing TBD	NOP stage.
Martis Valley Community Plan													
Sawmill Heights (Northstar Village)	110-081-011	MDR 5-10 DU/acre	HDR 15.2 units/AC	6.6	10.0	15.2	96	96		96		96 units, 240 bedrooms, 30-yr deed restriction	Constructed
Hopkins Ranch	080-060-081; 080-270-025 & 058	LDR 1-5 DU/acre	RS-B-X 20 AC. MIN. PD = 1.2	282.3	5.0	5	50	35	3	10	22	35 affordable units; 30 yr. deed restriction on each unit at closing (Employee Housing Requirement)	Approved; Unbuilt
Northstar Highlands II	110-050-039, -047, -058, -063; 110-081-014, -015	Forestry, Resort, PD	RES-DS PD = 15	1245.91	15.0	.4	516	32		32		workforce housing	Planning Commission Dec. 2008
Southwest Placer Subarea													
Dry Creek/West Placer Community Plan													
Morgan Place - PFE Road Subdivision	023-221-013	HDR 4-10 DU/acre	RM-DL-8-DC	11.9	10.0	7.3	91	12			12	Market-rate multi-family; Pricing TBD	Approved; Unbuilt
Tahoe Area													
North Tahoe Community Plan													
Cal-Neva Resort Renovation	090-305-004,-015, 090-315-022	TOURIST	032 NORTH STATELINE CP TOURIST	7.92	na	219	219 tourist accommodation units	13		13		13 employee housing units; Covenant & number of years TBD	Approved, Unbuilt.
Highland Village	093-160-079,-080,-081	PAS 009B Dollar Hill	Comm/Public Service	11.5	na	9.8	50 duplex units; 78-unit senior housing units	48		48		78 senior units, 48 affordable units for low-income seniors; 30-year deed restriction on affordable units	Fully entitled, not started

TABLE A-1
PLANNED, APPROVED, AND BUILT PROJECTS WITH AFFORDABLE HOUSING UNITS
Unincorporated Placer County
January 1, 2006 through January 1, 2008

Plan Area/ Project	APN #	GP LU Designation	Zoning	Acres	Maximum Allowable Density (DU/acre)	Planned Density (DU/acre)	Number of Units	# of Affordable Units TOTAL	Very Low-Income	Low-Income	Moderate -Income	Description of Affordable Units	Project Status
Tahoe Sands Redevelopment	117-071-005, -007, -012 117-072-003, -004	Tourist	022 Tahoe Vista SA #1: Tourist	8.8	na	na	increase existing tourist accommodation units to 103 from 67 and add 6 workforce units	6		6		6 units Required (Employee Housing Requirement); 55-year deed restriction	NOP Stage
Tahoe Vista Apts (Sandy Beach Partnership)	117-071-029	Tourist/Comm.	022 Tahoe Vista SA #2: Tourist & Commercial	6.2	na	3.6	convert existing campground to 45 tourist units and 6 or 7 affordable units	6		6		6-7 units, Deed-Restricted	Project approved July 10, 2008; Unbuilt
Vista Village Workforce Housing Project (formerly Cedar Grove Apartments)	112-050-001	Residential	021 Tahoe Estates Residential	12.5	1 unit/parcel	12.4	155 affordable units	48	19	29		48 affordable units; 55-year deed restriction	Applicant Requested Postponement June 2007.
Squaw Valley Community Plan													
Sena at Squaw Valley	096-230-052, -055	HDR DF = 20	HDR DF = 20	19.7	20.0	12.1	240 unit condominium development: 98 townhouse condominiums, 112 timeshare condos, and 30 affordable units	30		30		30 single-story units with 2-3 bedrooms; (Employee Housing Requirement); 55-year deed restriction	EIR Underway
West Shore Community Plan													
Homewood CEP Project	097-050-072 097-060-022,-024, -031 097-130-034 097-140-003, -033 097-170-013, 097-210-024	644 W. Shore GP	157- Homewood Ski Conservation Area	101.3	15.0		244	12		12		12 employee housing units; (Employee Housing Requirement); 55-year deed restriction	ADEIR Due January 2009.
Kings Beach Community Plan													
Brook Avenue	090-122-019, 090-182-024	Residential	Kings Beach Spec. Area 2: Kings Beach Residential	0.4			2 units total	2			2	2 affordable units for moderate-income; 45-year deed-restriction	Potentially part of DOMUS CPE Project
KB Resorts CEP Project	090-071-004; 090-072-002, -024,-026,-028,-029,-030	Commercial	Kings Beach Spec. Area 2: East & West Entry Commercial	1.9			64 rooms	5		5		5 employee housing units; (employee Housing Requirement); 55-year deed restriction	Pre-Development Stage
Pastore-Ryan CEP Project	090-222-012	Commercial	Kings Beach Spec. Area 2: East & West Entry Commercial	0.3			2 to 5	n/a				Affordable units requirement TBD	Pre-Development (waiting application);

TABLE A-1
PLANNED, APPROVED, AND BUILT PROJECTS WITH AFFORDABLE HOUSING UNITS

Unincorporated Placer County
January 1, 2006 through January 1, 2008

Plan Area/ Project	APN #	GP LU Designation	Zoning	Acres	Maximum Allowable Density (DU/acre)	Planned Density (DU/acre)	Number of Units	# of Affordable Units				Description of Affordable Units	Project Status
								TOTAL	Very Low-Income	Low-Income	Moderate-Income		
Domus CEP Projects	090-064-012,-013 090-192-041,-055 090-067-017, 090-072-024, 090-071-004 090-122-035, -036,-037 090-126-026, 090-222-050	Comm/Res	Kings Beach Spec. Area 2: East & West Entry Commercial and Kings Beach Residential	3.6			74	74		30	44	74 Deed-restricted units; 45-year deed restriction	EIR being prepared.
Ferrari CEP Projects	090-071-004,-008,-017,-022,-023,-028,-033,-034 090-072-004,-006,-027 090-073-005,-006,-007,-018,-019	Commercial	Kings Beach Spec. Area 2: East & West Entry Commercial	8.0			44	24		24		24 employee housing units; (Employee Housing Requirement); 55-year deed restriction	Pre-Development
Kings Beach Town Center	090-125-021 090-126-020,-024,-039,-040 090-133-003,-005,-006,-007,-008,-009,-010,-011,-012,-015,-016,-018	Comm/Res	Kings Beach Spec. Area 2: East & West Entry Commercial and Kings Beach Residential	3.9			70	24		24		16 workforce housing units; (Employee Housing Requirement); 55-year deed restriction	EIR being prepared.

TABLE A-2
INVENTORY OF VACANT PARCELS WITH GENERAL PLAN AND ZONING ALLOWING HIGHER DENSITY RESIDENTIAL USES

Unincorporated Placer County
January 1, 2008

APN #	GP LU Designation	GP LU Designation Code	Zoning	Maximum Allowable Density (DU/acre)	Acres	Maximum Number of Affordable Units			Inventoried Affordable Units			Notes
						Very Low-Income	Low-Income	Moderate-Income	Very Low-Income	Low-Income	Moderate -Income	
Residential LU Designations/Zoning												
Placer County General Plan												
069-020-055-000	High Dens Res. 3500-10000 sf 10-21 DU	HDR10-21	RM-Ds	21.00	2.1	43			37	-	-	Project in Pre-Development discussions but no project submittal
069-020-058-000	High Dens Res. 3500-10000 sf 10-21 DU	HDR10-21	RM-Ds	21.00	8.7	183			156	-	-	Project in Pre-Development discussions but no project submittal
Auburn/Bowman Community Plan												
038-104-085-000	High Density Res. 10 - 15 DU/Ac.	HDR10-15	RM-DL15-Dc	15.00	1.3		19		-	17	-	
038-104-094-000	High Density Residential 10 - 15 DU/Ac.	HDR10-15	RM-DL15-Dc	15.00	1.0		16		-	13	-	
038-112-033-000	Medium Density Residential 5-10 DU/Ac	MDR5-10	RM-DL10 PD = 10	10.00	3.6			36	-	-	31	
038-113-031-000	Medium Density Residential 5-10 DU/Ac	MDR5-10	RM-DL10	10.00	1.9			19	-	-	16	
038-121-022-000	Medium Density Residential 5-10 DU/Ac	MDR5-10	RM-DL8	8.00	1.1			9	-	-	8	
051-120-010-000	Medium Density Residential 5-10 DU/Ac	MDR5-10	RM-DL6	6.00	1.1			6	-	-	5	
051-180-065-000	Mixed Use	MU	OP-RM-Dc	10.00	1.2			12	-	-	-	No high residential density currently allowed: Airport Overflight Zone
051-180-067-000	Mixed Use	MU	OP-RM-Dc	10.00	14.3			143	-	-	-	No high residential density currently allowed: Airport Overflight Zone
051-180-078-000	Mixed Use	MU	OP-RM-Dc	10.00	1.8			18	-	-	-	No high residential density currently allowed: Airport Overflight Zone
054-171-030-000	Medium Density Residential 5-10 DU/Ac	MDR5-10	RM-DL10	10.00	.5			5			4	Site of Withdrawn Ridgeview Villas condo project
054-171-031-000	Medium Density Residential 5-10 DU/Ac	MDR5-10	RM-DL10	10.00	2.23			22			19	Site of Withdrawn Ridgeview Villas condo project
054-171-032-000	Medium Density Residential 5-10 DU/Ac	MDR5-10	RM-DL10	10.00	1.58			16			14	Site of Withdrawn Ridgeview Villas condo project
054-171-035-000	Medium Density Residential 5-10 DU/Ac	MDR5-10	RM-DL10	10.00	1.58			16			14	Site of Withdrawn Ridgeview Villas condo project
076-092-008-000	Medium Density Residential 5-10 DU/Ac	MDR5-10	RM-DL6-Dc	6.00	2.2			13	-	-	11	Developable, but potential sewer issues
076-112-083-000	High Density Residential 10 - 15 DU/Ac.	HDR10-15	RM-Dc	15.00	13.0		195		-	166	-	Developable, but potential sewer issues
Bickford Ranch Specific Plan												
R-6B	Village Residential	BRSP-VR		n/a				24			24	Part of Phase I; planned as townhomes at average density of 9.9 u/a
R-7B	Village Residential	BRSP-VR		n/a				18			18	Part of Phase I; planned as townhomes at average density of 9.9 u/a
R-7C	Village Residential	BRSP-VR		n/a			106			90		Part of Phase I; planned as affordable senior units; density unknown
R-8B	Village Residential	BRSP-VR		n/a				15			15	Part of Phase I; planned as townhomes at average density of 9.9 u/a
R-9B	Village Residential	BRSP-VR		n/a				9			9	Part of Phase I; planned as townhomes at average density of 9.9 u/a
Foresthill Community Plan												
007-160-020-000	Medium Density Residential 4-10 DU/Ac	MDR4-10	RM-DL6 PD = 6	6.00	1.3			8	-	-	-	No high density currently feasible: on septic
007-190-003-000	Medium Density Residential 4-10 DU/Ac	MDR4-10	RM-DL6	6.00	4.2			25	-	-	-	Development not likely: owned by BLM

TABLE A-2
INVENTORY OF VACANT PARCELS WITH GENERAL PLAN AND ZONING ALLOWING HIGHER DENSITY RESIDENTIAL USES
Unincorporated Placer County
January 1, 2008

APN #	GP LU Designation	GP LU Designation Code	Zoning	Maximum Allowable Density (DU/acre)	Acres	Maximum Number of Affordable Units: Very Low-Income	Maximum Number of Affordable Units: Low-Income	Maximum Number of Affordable Units: Moderate-Income	Inventoried Affordable Units: Very Low-Income	Inventoried Affordable Units: Low-Income	Inventoried Affordable Units: Moderate-Income	Notes
007-220-058-000	Medium Density Residential 4-10 DU/Ac	MDR4-10	RM-DL6	6.00	3.8			23	-	-	-	No high density currently feasible: on septic
007-220-067-000	Medium Density Residential 4-10 DU/Ac	MDR4-10	RM-DL6	6.00	9.3			56	-	-	-	No high density currently feasible: on septic
064-150-016-000	Medium Density Residential 4-10 DU/Ac	MDR4-10	RM-DL8	8.00	1.2			10	-	-	-	No high density currently feasible: on septic
Martis Valley Community Plan												
110-010-023-000	Medium Density Residential 5-10 DU/Ac	MDR5-10	RM-B-X 20 AC. MIN. PD = 10	10.00	38.1			381	-	-	-	Waddle Ranch property. Not available for residential development - in conservation.
110-030-068-000	Medium Density Residential 5-10 DU/Ac	MDR5-10	RM-B-X-Ds 20 AC. MIN. PD = 5.8	5.80	42.3			246	-	-	-	Part of Northstar Master Plan; no affordability component
110-050-048-000 (portion of parcel)	Medium Density Residential 5-10 DU/Ac	MDR5-10	RM-B-X-Ds 20 AC. MIN. PD = 5.8	5.80	9.3			54	-	-	-	Part of Northstar Master Plan; ; no affordability component; new parcel #: 110-050-061?
110-050-049-000	Medium Density Residential 5-10 DU/Ac	MDR5-10	RM-B-X-Ds 20 AC. MIN. PD = 5.8	5.80	3.8			22	-	-	-	Part of Northstar Master Plan; no affordability component
110-080-079-000 (portion of parcel)	High Density Residential 10 - 15 DU/Ac.	HDR10-15	RM PD = 15	15.00	2.4		36		-	-	-	Part of Northstar Master Plan; no affordability component; adjacent to Sawmill Heights Project; new parcel #s: 110-081-012,-013,-020?
Placer Vineyards Specific Plan												
023-200-006	High Density Residential 7-21 DU/Ac	HDR	SPL-PVSP	21	6	126			-			Not expected to be developed; Site #1 on Figure XX; Located along East Dyer Ln. (not part of Core Backbone Infrastructure)
023-200-037	High Density Residential 7-21 DU/Ac	HDR	SPL-PVSP	21	7	147			-			Not expected to be developed; Site #2 on Figure XX; Located along W. Dyer Ln., near Base Line Rd.
023-200-062	High Density Residential 7-21 DU/Ac	HDR	SPL-PVSP	21	5	105			75			Site #3 on Figure XX; Located along Watt Ave.
023-200-015, 028	High Density Residential 7-21 DU/Ac	HDR	SPL-PVSP	21	25	525			375			Site #4 on Figure XX; Located along Watt Ave.
023-200-045, 066	High Density Residential 7-21 DU/Ac	HDR	SPL-PVSP	21	46.5	977			698			Site #5 on Figure XX; Located along Watt Ave. and off of Base Line Rd. near Town Center
023-200-010, 012, 013	High Density Residential 7-21 DU/Ac	HDR	SPL-PVSP	21	8	168			120			Site #6 on Figure XX; Located along W. Dyer Ln. and 16th St.
023-200-009	High Density Residential 7-21 DU/Ac	HDR	SPL-PVSP	21	10.5	221			158			Site #7 on Figure XX; Located off of Base Line Rd. near Town Center
023-200-067	High Density Residential 7-21 DU/Ac	HDR	SPL-PVSP	21	57	1,197			855			Site #8 on Figure XX; Located in Town Center along 16th St,
023-010-024; 023-200-060	High Density Residential 7-21 DU/Ac	HDR	SPL-PVSP	21	7	147			105			Site #9 on Figure XX; Located along 16th St. near Town Center
023-010-004, 029; 023-200-008	High Density Residential 7-21 DU/Ac	HDR	SPL-PVSP	21	10	210			150			Site #10 on Figure XX; Located along 16th St. near Town Center
023-010-021, 022, 023; 023-150-026, 027; 023-180-005, 006, 007, 008	High Density Residential 7-21 DU/Ac	HDR	SPL-PVSP	21	23	483			345			Site #11 on Figure XX; Located along W. Dyer Ln. off of Base Line Rd,
Regional University Specific Plan												

TABLE A-2
INVENTORY OF VACANT PARCELS WITH GENERAL PLAN AND ZONING ALLOWING HIGHER DENSITY RESIDENTIAL USES
Unincorporated Placer County
January 1, 2008

APN #	GP LU Designation	GP LU Designation Code	Zoning	Maximum Allowable Density (DU/acre)	Acres	Maximum Number of Affordable Units			Inventoried Affordable Units			Notes
						Very Low-Income	Low-Income	Moderate-Income	Very Low-Income	Low-Income	Moderate-Income	
Parcel #5	Medium Density Residential 8-15.9 DU/Ac.	MDR	SPL-RUSP-MDR	15.9	12.8			204			141	Inventoried at 11 DU/Ac. (Specific Plan expected density)
Parcel #7	Medium Density Residential 8-15.9 DU/Ac.	MDR	SPL-RUSP-MDR	15.9	17.4			277			191	Inventoried at 11 DU/Ac. (Specific Plan expected density)
Parcel #10	Medium Density Residential 8-15.9 DU/Ac.	MDR	SPL-RUSP-MDR	15.9	28.9			460			318	Inventoried at 11 DU/Ac. (Specific Plan expected density)
Parcel #13	High Density Residential 16-25 DU/Ac.	HDR	SPL-RUSP-HDR	25	16.4	410			295			Inventoried at 18 DU/Ac. (Specific Plan expected density)
Parcel #15	High Density Residential 16-25 DU/Ac.	HDR	SPL-RUSP-HDR	25	7.2	180			-			Part of Phase II; not expected to be available during planning period
Parcel #17	High Density Residential 16-25 DU/Ac.	HDR	SPL-RUSP-HDR	25	5.5	138			-			Part of Phase II; not expected to be available during planning period
Parcel #18	Medium Density Residential 8-15.9 DU/Ac.	MDR	SPL-RUSP-MDR	15.9	13.6			216			-	Part of Phase II; not expected to be available during planning period
Parcel #19	Medium Density Residential 8-15.9 DU/Ac.	MDR	SPL-RUSP-MDR	15.9	14.7			234			-	Part of Phase II; not expected to be available during planning period
Parcel #20	High Density Residential 16-25 DU/Ac.	HDR	SPL-RUSP-HDR	25	7.6	190			-			Part of Phase II; not expected to be available during planning period
Parcel #21	High Density Residential 16-25 DU/Ac.	HDR	SPL-RUSP-HDR	25	7.6	190			-			Part of Phase II; not expected to be available during planning period
Parcel #24	Medium Density Residential 8-15.9 DU/Ac.	MDR	SPL-RUSP-MDR	15.9	23.1			367			-	Part of Phase II; not expected to be available during planning period
Parcel #26	Medium Density Residential 8-15.9 DU/Ac.	MDR	SPL-RUSP-MDR	15.9	29.4			467			-	Part of Phase II; not expected to be available during planning period
Riolo Vineyards Specific Plan												
Site #1	High Density Residential	HDR	SPL-RVSP-HDR	23.00	3.2	74			60			Site #1 on Figure XX; Located at corner of Watt Ave and PFE Rd.
Site #2	Medium Density Residential	MDR	SPL-RVSP-MDR	10.00	36.3			363			277	Site #2 on Figure XX; Located along PFE Rd.
Sheridan Community Plan												
019-150-004-000	High Density Residential 4 - 10 DU/Ac.	HDR4-10	RM-DL10-Dc	10.00	3.4			34	-	-	-	Moratorium in Sheridan due to sewer capacity issues
019-150-007-000	High Density Residential 4 - 10 DU/Ac.	HDR4-10	RM-DL10-Dc	10.00	1.0			10	-	-	-	Moratorium in Sheridan due to sewer capacity issues
Squaw Valley Community Plan												
096-020-015-000	High Density Resid. - Density Factor 25	HDR25	HDR PD = 25	25.00	2.2	55			-	-	-	Unlikely to be developed at high density: steep slope
096-230-035-000	High Density Resid. - Density Factor 20	HDR20	HDR DF = 20	20.00	1.5	30			25	-	-	
096-230-056-000	High Density Resid. - Density Factor 20	HDR20	HDR DF = 20	20.00	4.2	85					-	Approved 8/9/07: Estates at Squaw Creek (16 lots)
096-230-062-000	High Density Resid. - Density Factor 20	HDR20	HDR DF = 20	20.00	2.8	56			-	-	-	
096-340-023-000	High Density Resid. - Density Factor 25	HDR25	HDR PD = 25	25.00	2.7	68			58	-	-	Owned by Squaw Valley Preserve
096-340-030-000	High Density Resid. - Density Factor 25	HDR25	HDR PD = 25	25.00	1.6	41			-	-	-	Unlikely to be developed at high density: steep slope
096-540-009-510	High Density Resid. - Density Factor 10	HDR10	HDR PD = 10	10.00	1.8			18	-	-	9	Because of steep slope: assume development at 50% of max. capacity; owned by Squaw Valley Preserve
Non-Residential LU Designations/Zoning												
Placer County General Plan												
040-140-045-000	General Commercial	GC	C2-Dc	22.00	1.7	37			-	-	-	Site not appropriate for multi-family development; proposed site of Newcastle Self-Storage (expired)
040-140-048-000	General Commercial	GC	C2-Dc	22.00	2.1	47			-	-	-	

TABLE A-2
INVENTORY OF VACANT PARCELS WITH GENERAL PLAN AND ZONING ALLOWING HIGHER DENSITY RESIDENTIAL USES
Unincorporated Placer County
January 1, 2008

APN #	GP LU Designation	GP LU Designation Code	Zoning	Maximum Allowable Density (DU/acre)	Acres	Maximum Number of Affordable Units: Very Low-Income	Maximum Number of Affordable Units: Low-Income	Maximum Number of Affordable Units: Moderate-Income	Inventoried Affordable Units: Very Low-Income	Inventoried Affordable Units: Low-Income	Inventoried Affordable Units: Moderate-Income	Notes
040-140-049-000	General Commercial	GC	C2-Dc	22.00	2.4	52			-	-	-	
040-150-020-000 (portion of parcel)	General Commercial	GC	C2-Dc	22.00	5.2	114			-	-	-	Unlikely to be developed at high density: steep slope
040-330-055-000	General Commercial	GC	C2-Dc	22.00	1.0	22			-	-	-	
062-370-025-000	Tourist/Resort Commercial 6000-20000 sf	TC60-200	HS-Dc	22.00	4.9	108			-	-	-	No high density currently feasible: on septic
062-400-012-000	Tourist/Resort Commercial 6000-20000 sf	TC60-200	HS-Ds	22.00	7.7	170			-	-	-	No high density currently feasible: on septic
063-140-042-000	Tourist/Resort Commercial 6000-20000 sf	TC60-200	HS-Dc	22.00	2.1	47			-	-	-	No high density currently feasible: on septic
064-210-047-000	General Commercial	GC	C2-Dh	22.00	5.7	125			-	-	-	No high density currently feasible: on septic
066-010-068-000	Tourist/Resort Commercial 6000-20000 sf	TC60-200	HS-Ds	22.00	3.3	72			-	-	-	No high density currently feasible: on septic
066-260-015-000	Tourist/Resort Commercial 6000-20000 sf	TC60-200	HS-Ds	22.00	1.3	28			-	-	-	No high density currently feasible: on septic
066-260-016-000	Tourist/Resort Commercial 6000-20000 sf	TC60-200	HS-Ds	22.00	27.1	596			-	-	-	No high density currently feasible: on septic
066-270-011-000	Tourist/Resort Commercial 6000-20000 sf	TC60-200	HS-Ds	22.00	1.8	41			-	-	-	No high density currently feasible: on septic
069-020-055-000	General Commercial	GC	C1-Ds	22.00	2.1	45			38	-	-	Project in Pre-Development: Royal Gorge
069-020-058-000	General Commercial	GC	C1-Ds	22.00	2.4	54			46	-	-	Project in Pre-Development: Royal Gorge
Auburn/Bowman Community Plan												
038-101-023-000	Commercial	COMMERCIAL	CPD-Dc	22.00	1.8	39			19	-	-	Assume development at 50% of max. capacity
038-104-094-000	Commercial	COMMERCIAL	CPD-Dc	22.00	1.1	24			18	-	-	Cimarron Ridge Apartments project withdrawn
038-104-095-000 (portion of parcel; see immediately below)	Commercial	COMMERCIAL	CPD-Dc	22.00	1.0	23			17	-	-	Cimarron Ridge Apartments project withdrawn
038-104-095-000 (portion of parcel; see immediately above)	Commercial	COMMERCIAL	CPD-Dc	22.00	11.8	260			195	-	-	Cimarron Ridge Apartments project withdrawn
051-120-042-000 (portion of parcel)	Mixed Use	MU	CPD-Dc	22.00	3.1	69			-	-	-	No high residential density currently allowed: Airport Overflight Zone; DeWitt Parcel A; leftover parcel from Home Depot Project; fill & site improvements needed; Placer County owned
051-120-045-000	Mixed Use	MU	CPD-Dc	22.00	1.3	28			-	-	-	No high residential density currently allowed: Airport Overflight Zone; DeWitt Parcel B; left over from Home Depot; drainage issues; Placer County owned-
052-030-048-000 (portion of parcel; see immediately below)	Commercial	COMMERCIAL	CPD-Dc	22.00	6.0	132			-	-	-	No high residential density currently allowed: Airport Overflight Zone; Rock Creek Retail Project (inactive)
052-030-048-000 (portion of parcel;	Commercial	COMMERCIAL	CPD-Dc	22.00	5.4	119			-	-	-	No high residential density currently allowed: Airport Overflight Zone; Rock Creek Retail Project (inactive)

TABLE A-2
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Unincorporated Placer County
January 1, 2008

APN #	GP LU Designation	GP LU Designation Code	Zoning	Maximum Allowable Density (DU/acre)	Acres	Maximum Number of Affordable Units: Very Low-Income	Maximum Number of Affordable Units: Low-Income	Maximum Number of Affordable Units: Moderate-Income	Inventoried Affordable Units: Very Low-Income	Inventoried Affordable Units: Low-Income	Inventoried Affordable Units: Moderate-Income	Notes
see immediately above)												
052-030-058-000	Commercial	COMMERCIAL	CPD-Dc	22.00	9.5	209			-	-	-	No high residential density currently allowed: Airport Overflight Zone; Planned Project: Quartz Drive Self-Storage
052-040-079-000	Commercial	COMMERCIAL	CPD-Dc	22.00	1.9	41			31			
052-070-064-000	Mixed Use	MU	CPD-Dc	22.00	1.6	35			-	-	-	No high residential density currently allowed: Airport Overflight Zone
052-102-012-000	Commercial	COMMERCIAL	CPD-Dc	22.00	7.9	173			-	-	-	Proposed commercial development; formerly Bohemia Subdivision (project withdrawn); likely will be developed for commercial use - not inventoried as affordable residential
052-102-013-000	Commercial	COMMERCIAL	CPD-Dc	22.00	6.3	139			-	-	-	Proposed commercial development; formerly Bohemia Subdivision (project withdrawn); likely will be developed for commercial use - not inventoried as affordable residential
052-102-017-000	Commercial	COMMERCIAL	CPD-Dc	22.00	4.4	96			-	-	-	Proposed commercial development; formerly Bohemia Subdivision (project withdrawn); likely will be developed for commercial use - not inventoried as affordable residential
052-270-003-000	Commercial	COMMERCIAL	CPD-Dc	22.00	2.2	49			37			
052-270-045-000	Commercial	COMMERCIAL	CPD-Dc	22.00	2.1	46			34			
053-103-026-000	Commercial	COMMERCIAL	HS-Dc	22.00	1.1	24			12			Because of steep slope: assume development at 50% of max. capacity; part of Bowman Plaza
053-103-030-000	Commercial	COMMERCIAL	HS-Dc	22.00	7.6	167			84			Assume development at 50% of max. capacity; access issues; pre-development: potential hotel
053-104-002-000	Commercial	COMMERCIAL	HS-Dc	22.00	2.4	52			39			
054-143-001-000	Commercial	COMMERCIAL	HS-Dc	22.00	0.8	17			9	-	-	Demolition would be necessary - not completely vacant; site of withdrawn Hallmark Gardens project (150 units in Senior Independent Living Center and hotel) - project deemed withdrawn 1/9/2008
054-143-005-000	Commercial	COMMERCIAL	HS-Dc	22.00	3.4	74			37	-	-	Assume development at 50% of max. capacity; site of withdrawn Hallmark Gardens project (150 units in Senior Independent Living Center and hotel) - project deemed withdrawn 1/9/2008
054-143-009-000	Commercial	COMMERCIAL	HS-Dc	22.00	4.5	98			33	-	-	Assume development at 1/3 of max. capacity; site of withdrawn Hallmark Gardens project (150 units in Senior Independent Living Center and hotel) - project deemed withdrawn 1/9/2008
054-143-015-000	Commercial	COMMERCIAL	HS-Dc	22.00	1.9	41			21	-	-	Demolition would be necessary - not completely vacant; site of withdrawn Hallmark Gardens project (150 units in Senior Independent Living Center and hotel) - project deemed withdrawn 1/9/2008
054-171-008-000	Commercial	COMMERCIAL	HS-Dc	22.00	0.8	17			8	-	-	Assume development at 50% of max. capacity; site of withdrawn Hallmark Gardens project (150 units in Senior Independent Living Center and hotel) - project deemed withdrawn 1/9/2008
054-181-029-000	Commercial	COMMERCIAL	HS-Dc	22.00	2.0	44			33	-	-	
Dry Creek West Placer Community Plan												
023-210-002-000	Commercial	COMMERCIAL	C1-UP-Dc	22.00	2.2	49			36	-	-	Developable, but Dry Creek restrictions and sewer/water issues

TABLE A-2
INVENTORY OF VACANT PARCELS WITH GENERAL PLAN AND ZONING ALLOWING HIGHER DENSITY RESIDENTIAL USES

Unincorporated Placer County
January 1, 2008

APN #	GP LU Designation	GP LU Designation Code	Zoning	Maximum Allowable Density (DU/acre)	Acres	Maximum Number of Affordable Units: Very Low-Income	Maximum Number of Affordable Units: Low-Income	Maximum Number of Affordable Units: Moderate-Income	Inventoried Affordable Units: Very Low-Income	Inventoried Affordable Units: Low-Income	Inventoried Affordable Units: Moderate-Income	Notes
023-221-015 (portion of parcel)	Commercial	COMMERCIAL	CPD-Dc	22.00	8.9	195			146	-	-	Pre-Development meeting in 2005 for commercial center; no application filed
473-010-032-000	Commercial	COMMERCIAL	C1-UP-Dc	22.00	4.0	87			65	-	-	Developable, but Dry Creek restrictions and sewer/water issues
Foresthill Community Plan												
007-044-009-000	Commercial	COMMERCIAL	C2-Dc	22.00	1.2	26			20	-	-	
007-044-011-000	Commercial	COMMERCIAL	C2-Dc	22.00	1.8	39			29	-	-	
007-044-015-000	Commercial	COMMERCIAL	C2-Dc	22.00	1.0	22			17	-	-	
007-060-001-510	Commercial	COMMERCIAL	C2-Dh	22.00	3.4	75			56	-	-	
064-150-016-000	Commercial	COMMERCIAL	C2-Dh	22.00	1.4	30			23	-	-	
Granite Bay Community Plan												
047-150-045-000	Commercial	COMMERCIAL	CPD-Dc	22.00	18.1	399			299	-	-	In pre-development: commercial plus senior townhouses
048-142-022-000	Commercial	COMMERCIAL	C2-UP-Dc	22.00	1.1	24			18	-	-	Single-family home proposed
048-151-065-000	Commercial	COMMERCIAL	CPD-Dc	22.00	7.0	154			115	-	-	
Horseshoe Bar/Penryn CP												
032-220-051-000	Commercial	COMMERCIAL	C2-Dh	22.00	4.9	107			80	-	-	Planned Project: Penryn Heights subdivision
043-060-032-510	Penryn Parkway	PP	C1-UP-Dc	22.00	2.6	58			44	-	-	
043-060-045-510	Penryn Parkway	PP	C1-UP-Dc	22.00	5.1	112			84	-	-	
043-060-048-510	Penryn Parkway	PP	C1-UP-Dc	22.00	6.5	143			107	-	-	
043-060-063-000	Penryn Parkway	PP	C1-UP-Dc	22.00	3.6	79			59	-	-	
043-072-018-000	Penryn Parkway	PP	C1-UP-Dc	22.00	1.3	28			21	-	-	
043-072-019-000	Penryn Parkway	PP	C1-UP-Dc	22.00	1.0	23			17	-	-	
043-260-087-000	Penryn Parkway	PP	C1-UP-Dc	22.00	1.4	30			23	-	-	
Martis Valley Community Plan												
110-010-023-000	General Commercial	GC	C1-UP-Ds	22.00	4.0	87			-	-	-	Waddle Ranch property. Not available for residential development - in conservation.
110-030-061-000 (portion of parcel)	Tourist/Resort Commercial	TC	RES-UP-Ds	22.00	2.8	61			46	-	-	
110-050-048-000 (portion of parcel)	Tourist/Resort Commercial	TC	RES-Ds PD = 5.8	22.00	10.6	232			-	-	-	Part of Northstar Master Plan; no affordability component; new parcel #: 110-050-061?
Meadow Vista Community Plan												
074-112-012-000	General Commercial	GC	C2-Dc	22.00	1.0	23			-	-	-	No high density currently feasible: on septic

TABLE A-2
INVENTORY OF VACANT PARCELS WITH GENERAL PLAN AND ZONING ALLOWING HIGHER DENSITY RESIDENTIAL USES
Unincorporated Placer County
January 1, 2008

APN #	GP LU Designation	GP LU Designation Code	Zoning	Maximum Allowable Density (DU/acre)	Acres	Maximum Number of Affordable Units: Very Low-Income	Maximum Number of Affordable Units: Low-Income	Maximum Number of Affordable Units: Moderate-Income	Inventoried Affordable Units: Very Low-Income	Inventoried Affordable Units: Low-Income	Inventoried Affordable Units: Moderate -Income	Notes
074-120-029-000	General Commercial	GC	C2-Dc	22.00	1.5	33			-	-	-	No high density currently feasible: on septic
077-120-053-000	Tourist/Resort Commercial	TC	HS-Dc-B-43	22.00	5.4	118			-	-	-	No high density currently feasible: on septic
Placer Vineyards Specific Plan												
023-200-064, 065	Commercial Mixed Use	CMU	SPL-PVSP	22.00	7.0				88			Site #12 on Figure XX; Located along Base Line Rd.
023-200-015, 028	Commercial Mixed Use	CMU	SPL-PVSP	22.00	4.5				57			Site #13 on Figure XX; Located at corners of Watt Ave. and Dyer Ln.
023-200-045, 066	Commercial Mixed Use	CMU	SPL-PVSP	22.00	6.5				82			Site #14 on Figure XX; Located along Watt Ave,
023-200-067	Commercial Mixed Use	CMU	SPL-PVSP	22.00	11.5				144			Site #15 on Figure XX; Located in Town Center off of 16th St.
023-200-068	Commercial Mixed Use	CMU	SPL-PVSP	22.00	3.0				38			Site #16 on Figure XX; Located at corners of 16th St. and W. Dyer Ln.
023-010-004, 029; 023-200-008;	Commercial Mixed Use	CMU	SPL-PVSP	22.00	3.0				38			Site #17 on Figure XX; Located along W. Dyer Ln.
023-010-021, 022, 023; 023-150-026, 027; 023-180-005, 006, 007, 008	Commercial Mixed Use	CMU	SPL-PVSP	22.00	15.0				189			Site #18 on Figure XX; Located along W. Dyer Ln.
Ophir General Plan												
038-170-058-000	Commercial	COMMERCIAL	C2-B-43	22.00	2.0	43			-	-	-	No high density currently feasible: on septic
038-170-059-000	Commercial	COMMERCIAL	C2-B-43	22.00	1.0	22			-	-	-	No high density currently feasible: on septic
Regional University Specific Plan												
Parcel #22	Commercial Mixed Use	CMU	SPL-RUSP-CMU		5.0				-			Part of Phase II; not expected to be available during planning period
Parcel #23	Commercial Mixed Use	CMU	SPL-RUSP-CMU		5.0				-			Part of Phase II; not expected to be available during planning period
Sheridan Community Plan												
019-211-013-000	General Commercial	GC	C2-Dc	22.00	1.2	26			-	-	-	No high density currently feasible: on septic
Weimar/Applegate/Clipper Gap CP												
073-141-023-000	Commercial	COMMERCIAL	C2-Dc	22.00	1.0	23			17	-	-	
073-170-053-000	Commercial	COMMERCIAL	C2-Dc	22.00	1.4	31			23	-	-	
073-170-054-000	Commercial	COMMERCIAL	C2-Dc	22.00	1.1	24			18	-	-	
073-170-055-000	Commercial	COMMERCIAL	C2-Dc	22.00	1.1	24			18	-	-	
TOTAL RESIDENTIAL LU DESIGNATIONS/ZONING						**6,048**	**372**	**3,856**	**3,512**	**286**	**1,124**	
TOTAL NON-RESIDENTIAL LU DESIGNATIONS/ZONING						**6,001**	**0**	**0**	**2,728**	**0**	**0**	
TOTAL RESIDENTIAL AND NON-RESIDENTIAL LU DESIGNATIONS/ZONING						**12,049**	**372**	**3,856**	**6,240**	**286**	**1,124**	

TABLE A-3
INVENTORY OF VACANT PARCELS IN PLAN AREA STATEMENTS ALLOWING MULTI-FAMILY RESIDENTIAL USES
Tahoe Basin Portion of Placer County
January 1, 2008

APN	PAS	Acres	Maximum Allowable Density (DU/acre)	Maximum # of Affordable Units	Inventoried Affordable Units: Very Low-Income	Low-Income	Moderate-Income	Notes	TRPA Incentives
Tahoe City Area General Plan									
093-130-045	#007 Residential Special Area #1	1.7	15	25	-	21	-	Formerly Lake Forest Townhouses - project withdrawn; Highway 28 near Lake Forest Drive just outside of Tahoe City	
094-124-013	Fairway Tract, SA #1	2.23	8	18			15	No IPES	MFR incentive
094-190-026	#001A Tahoe City, SA #5	3.62	15	54	-	46	-	Classified as "Open Space" in TRPA Parcel data, as "Vacant" in County Assessor's file	MFR incentive, TDR existing
094-240-003	#001A Tahoe City, SA #5	1.07	15	16	-	14	-	No IPES	MFR incentive, TDR existing
North Tahoe Community Plan									
090-124-035, -036, -037, -038, -039, 040, -043, -044; 090-181-075, -076, -077, -078, -079, -080, -081, -082, -083, 0-84, -085, -086	#028 Kings Beach Residential	1.5	15	22	-	19	-		
094-200-050, -026, -027	#001A Tahoe City, SA #5	1.08	15	16	-	14	-	3 parcels, same owner (Hyche, John and Leslie), No IPES	MFR incentive, TDR existing
112-060-001,-002,-003,-004,-005	#022 Tahoe Vista Commercial, SA #6	1.38	15	21	-	18	-	5 parcels, same owner (Woolston Ronelle G Trustee), IPES 796, 784, 796, 842, 854 (coverage: 23%, 21%, N/A, N/A, N/A)	MFR Incentives
117-071-003	#022 Tahoe Vista Commercial, SA #1	1.09	15	16	-	14	-	IPES 744, 15% coverage	Pref Afford Hsg, MFR incentive, TDR existing development, TDR receiving MFR
117-071-016	#022 Tahoe Vista Commercial, SA #1	2.28	15	34	-	29	-	IPES 769, 23% coverage	Pref Afford Hsg, MFR incentive, TDR existing development, TDR receiving MFR
117-080-068	#022 Tahoe Vista Commercial, SA #2	3.42	15	51	-	44	-	IPES 1015, 30% coverage, owned by North Tahoe Public Utility District	Pref Afford Hsg, MFR incentive, TDR existing development, TDR receiving MFR
117-110-063	#022 Tahoe Vista Commercial, SA #3	1.47	15	22	-	19	-	No IPES	Pref Afford Hsg, MFR incentive, TDR existing development, TDR receiving MFR
117-180-005	#029 Kings Beach Commercial, SA #2	1.39	15	21	-	18	-	Classified as "Open Space" in TRPA Parcel data, as "Vacant" in County Assessor's file	TDR existing, TDR MFR
West Shore Area General Plan									
095-481-005,-006,-007 095-500-037,-038	#173 Granlibakken	10.7	15	161	-	136	-	Part of Granlibakken Resort, not likely developable as MF	MFR incentive, TDR existing, TDR MFR
TOTAL		**32.9**		**478**	**0**	**392**	**15**		

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APPENDIX B: RESPONSES TO SB520 ANALYSIS QUESTIONS

In accordance with SB 520 (Chapter 671, Statutes of 2001), Placer County has analyzed the potential and actual governmental constraints on the development of housing for persons with disabilities and demonstrated the County's effort to remove such constraints. As the analysis below shows, the County has recently adopted an ordinance, which provides a special processes for individuals with disabilities to make requests for reasonable accommodation with respect to zoning, permit processing, or building laws. The analysis further shows that the County meets the requirements of the Uniform Building Code, the Americans with Disabilities Act, and the California Community Care Facilities Act.

The following shows the County's responses to the "SB 520 Analysis Tool" prepared by HCD.

SB 520 Analysis Tool

Over-arching and General

- Does the locality have any processes for individuals with disabilities to make requests for reasonable accommodation with respect to zoning, permit processing, or building laws?

  A new Section 17.56.185 has been added to the Zoning Ordinance to establish a formal procedure for persons with disabilities seeking equal access to housing to request reasonable accommodation(s) in the application of the County's land use regulations and to establish relevant criteria to be used when considering such requests.

- Describe the process for requesting a reasonable accommodation.

  Application - The ordinance establishes a requirement for an applicant to submit to the County factual and background information (e.g., location of property, basis for request etc.) for reasonable accommodation. If the request is being made in conjunction with another discretionary approval, such as a use permit, then the request should be submitted and reviewed concurrently with the application for the discretionary approval.

  Review - Requests for reasonable accommodation will be reviewed by the Planning Director (or his/her designee) and/or if submitted with another discretionary land use application then the request will be reviewed by the authority reviewing the discretionary land use application (i.e., Zoning Administrator, Planning Commission, and Board of Supervisors). Where the *request does not require another planning permit or approval, no public noticing or public hearing on the request for reasonable accommodation is required.*

Decision- The granting, conditional approval or denial of a request must be based on consideration of factors such as making specific housing available to an individual with a disability, the request will not impose an undue financial or administrative burden on the County nor fundamental alteration in the nature of a County program or law, potential impact on surrounding uses and physical attributes of the property and structures. Decisions may be appealed as described in Section 17.60.110 of the existing Zoning Ordinance Appeals.

Fees - The ordinance proposes no fee for an application requesting reasonable accommodation. However, if the project for which the request is being made requires other planning permit(s) or approval(s), fees for applicable applications apply. In addition, fees for appeals to decisions on reasonable accommodation are the same as those fees for appeals as established by the County's Fee Ordinance.

- Has the locality made any efforts to remove constraints on housing for persons with disabilities, such as accommodating procedures for the approval of group homes, ADA retrofit efforts, an evaluation of the zoning code for ADA compliance or other measures that provide flexibility?

  A new Section 17.56.185 has been added to the Zoning Ordinance to establish a formal procedure for persons with disabilities seeking equal access to housing to request reasonable accommodation(s) in the application of the County's land use regulations and to establish relevant criteria to be used when considering such requests.

  No other specific efforts have been made.

- Does the locality make information available about requesting a reasonable accommodation with respect to zoning, permit processing, or building laws?

  Yes. Information is to be available on the County's website and at the front counter/permit center in the Placer County Community Development Resources Agency Building.

Zoning and Land Use

- Has the locality reviewed all of its zoning laws, policies, and practices for compliance with fair housing law?

  Yes. Review for Fair Housing Law compliance is an ongoing County policy.

- Are residential parking standards for persons with disabilities different from other parking standards? Does the locality have a policy or program for the reduction of parking requirements for special needs housing if a project proponent can demonstrate a reduced need for parking?

Parking standards in the Zoning Ordinance address ADA compliance (17.54.070(E)(2). Reduced parking requirements (1.5 parking spaces per unit) are recognized for senior citizen housing ((17.56.210(C)(3)).

- Does the locality restrict the siting of group homes? How does this affect the development and cost of housing?

  Restrictions on group homes are consistent with State law.

- What zones allow group homes other than those residential zones covered by State law. Are group homes over six persons also allowed?

  Residential care homes of less than six units are allowed in the Residential Single-Family, Residential Multi-Family, Residential-Agriculture, Residential-Forest, Motel, Farm and Resort zone districts. Over six units are allowed in the Residential Multi-Family, Residential-Agriculture, Motel, and Farm zone districts with a Minor Use Permit.

- Does the locality have occupancy standards in the zoning code that apply specifically to unrelated adults and not to families? Do the occupancy standards comply with Fair Housing Laws?

  Yes. Rental of bedrooms within a single-family dwelling is limited to no more than four boarders. More than four boarders constitutes a boarding house which is included within the definition of "Multifamily Dwelling."

- Does the land-use element regulate the siting of special need housing in relationship to one another? Specifically, is there a minimum distance required between two (or more) special needs housing?

  None specified.

Permits and Processing

- How does the locality process a request to retrofit homes for accessibility (i.e., ramp request)?

  All ADA retrofit requests are processed in the same manner as other types of improvements requiring building and/or planning permits.

- Does the locality allow group homes with fewer than six persons by right in single-family zones? What permits, if any, are required?

  Yes; building permit only.

- Does the locality have a set of particular conditions or use restrictions for group homes with greater than 6 persons? What are they? How do they effect the development of housing for persons with disabilities?

  Group homes with seven or more beds require a Minor Use Permit, and conditionally permitted pursuant to architectural and site plan approval of Residential Care Facilities and the development standards of the zone in question.

- What kind of community input does the locality allow for the approval of group homes? Is it different than from other types of residential development?

  In several zoning districts with seven or more clients, Minor Use Permits require public hearings with appropriate notice to the public and adjacent property owners. Group homes with six or fewer clients are not treated differently than other types of residential development.

- Does the locality have particular conditions for group homes that will be providing services on-site? How may these conditions affect the development or conversion of residences to meet the needs of persons with disabilities?

  No particular conditions have been established for group homes. Handled on an application driven case-by-case basis.

Building Codes

- Has the locality adopted the Uniform Building Code? What year? Has the locality made amendments that might diminish the ability to accommodate persons with disabilities?

  Effective January 1, 2008, Placer County adopted the California Building Standards Codes found in the California Code of Regulations, Title 24. No amendments.

- Has the locality adopted any universal design elements in the building code?

  No, only as provided in the California Building Standards Codes.

- Does the locality provide reasonable accommodation for persons with disabilities in the enforcement of building codes and the issuance of building permits?

  Yes, through the Chief Building Official.

APPENDIX C: PLAN AREA STATEMENTS AND PERMISSIBLE RESIDENTIAL USES FOR TAHOE BASIN PORTION OF PLACER COUNTY

TABLE C-1
PLAN AREA STATEMENTS AND PERMISSIBLE RESIDENTIAL USES
Tahoe Basin Portion of Placer County
2008

PAS/CP	Special Area/ Sub-District	Acres	Land Use	Incentives		TDR Receiving Area		Permissible Residential Uses							
Name				Preferred Afford. Housing	Multi-Res. Incentive	Multi-Res. Units	Existing Develop-ment	SF	MF (units /acre)	MP (pers. /acre)	EH (units /acre)	MH (units /acre)	RC (pers. /acre)	NPC (pers. /acre)	Summer Homes
Tahoe City Community Plan #001A	Total	195.8	Commercial/ Public Service	Yes	Yes	Yes	Yes	-	-	No	-	No	-	-	
	SA #1	38.4		Yes	Yes	Yes	Yes	No	No	No	S (15)	No	No	No	
	SA #2	24.0		Yes	Yes	Yes	Yes	No	No	No	S (15)	No	No	No	
	SA #3	52.3		Yes	Yes	Yes	Yes	No	No	No	S (15)	No	No	No	
	SA #4	32.7		Yes	Yes	Yes	Yes	A	A (15)	No	S (15)	No	No	No	
	SA #5	48.4		Yes	Yes	Yes	Yes	A	A (15)	No	A (15)	No	S (25)	S (25)	
Tahoe City Industrial #001B		71.6	Commercial/ Public Service	Yes	No	No	Yes	No	S (15)	No	S (15)	S (8)	No	No	
Fairway Tract #002	Total	153.2	Residential	Yes	Yes	Yes	No	A	-	No	-	No	-	-	
	Outside SA	63.8		Yes	Yes	Yes	No	A	No	No	No	No	No	No	
	SA #1	35.5		Yes	Yes	Yes	No	A	A (8)	No	A (15)	No	A (25)	A (25)	
	SA #2	53.9		Yes	Yes	Yes	No	A	No	No	S (15)	No	No	No	
Lower Truckee #003		1,981.9	Recreation	No	No	No	No	A	No	No	No	No	No	No	S
Burton Creek #004		5,335.3	Conservation	No	No	Yes*	No	S	No	No	S (4)	No	No	No	S
Rocky Ridge #005		122.9	Residential	No	No	No	No	A	No	No	No	No	No	No	
Fish Hatchery #006		85.2	Recreation	No	No	No	No	A	No	No	No	No	No	No	

TABLE C-1
PLAN AREA STATEMENTS AND PERMISSIBLE RESIDENTIAL USES
Tahoe Basin Portion of Placer County
2008

PAS/CP Name	Special Area/ Sub-District	Acres	Land Use	Incentives: Preferred Afford. Housing	Incentives: Multi-Res. Incentive	TDR Receiving Area: Multi-Res. Units	TDR Receiving Area: Existing Develop-ment	SF	MF (units /acre)	MP (pers. /acre)	EH (units /acre)	MH (units /acre)	RC (pers. /acre)	NPC (pers. /acre)	Summer Homes
Lake Forest Glen #007	Total	91.8	Residential	No	No	No	No	A	A (15)	No	No	No	No	No	
	Outside SA	58.3		No	No	No	No	A	A (15)	No	No	No	No	No	
	SA #1	33.5		No	No	Yes	Yes	A	A (15)	No	No	No	No	No	
Lake Forest #008	Total	81.6	Residential	No	No	No	No	A	No	No	No	No	No	No	
	Outside SA	78.1		No	No	No	No	A	No	No	No	No	No	No	
	SA #1	3.5		No	No	No	No	A	No	No	No	No	No	No	
Lake Forest Commercial #009A	Total	22.0	Commercial/Public Service	No	No	No	Yes	S	S (15)	No	S (15)	No	No	No	
	SA #1	10.8		No	No	No	Yes	S	S (15)	No	S (15)	No	No	No	
	SA #2	11.2		No	No	No	Yes	S	S (15)	No	S (15)	No	No	No	
Dollar Hill #009B		16.8	Commercial/Public Service	Yes*	Yes**	Yes	Yes	S	S (15)	No	No	No	S (25)	S (25)	
Dollar Point #010		359.0	Residential	No	No	No	No	A	No	No	No	No	No	No	
Highlands #011		134.4	Residential	No	No	No	No	A	S (15)	No	No	No	No	No	
North Tahoe Highschool #012	Total	281.7	Recreation	No	No	No	Yes	S	No	No	No	No	No	No	
	Outside SA	256.1		No	No	No	Yes	S	No	No	No	No	No	No	
	SA #1	25.6		No	No	No	Yes	S	No	No	No	No	No	No	
Watson Creek		4,675.4	Conservation	No	No	No	No	No	No	No	No	No	No	No	S

TABLE C-1
PLAN AREA STATEMENTS AND PERMISSIBLE RESIDENTIAL USES
Tahoe Basin Portion of Placer County
2008

PAS/CP Name	Special Area/ Sub-District	Acres	Land Use	Incentives: Preferred Afford. Housing	Incentives: Multi-Res. Incentive	TDR Receiving Area: Multi-Res. Units	TDR Receiving Area: Existing Develop-ment	SF	MF (units /acre)	MP (pers. /acre)	EH (units /acre)	MH (units /acre)	RC (pers. /acre)	NPC (pers. /acre)	Summer Homes
#013															
Cedar Flat #014		494.6	Residential	No	No	No	No	A	No	No	No	No	No	No	
Northstar #015		1,293.4	Recreation	No	No	No	No	No	No	No	No	No	No	No	
Carnelian Woods #016A		66.0	Residential	No	No	No	No	A	No	No	No	No	No	No	
Carnelian Bay Subdivision #016B		32.2	Residential	No	No	No	No	A	No	No	No	No	No	No	
Carnelian Bay Community Plan #017		33.0	Tourist	No	No	No	Yes	A	S (15)	No	S (15)	No	No	No	
Flick Point/Agate Bay #018		300.8	Residential	No	No	No	No	A	No	No	No	No	No	No	
Martis Peak #019		5,053.6	Conservation	No	No	No	No	No	No	No	No	No	No	No	S
Kingswood West #020		169.2	Residential	No	No	No	No	A	No	No	No	No	No	No	
Tahoe Estates #021		182.2	Residential	No	No	No	No	A	No	No	No	No	No	No	
Tahoe Vista Commercial Community Plan #022	Total	149.4	Tourist	Yes	Yes	Yes	Yes		-	-	-	-	-	No	
	SA #1	60.6		Yes	Yes	Yes	Yes	S	S (15)	S (25)	S (15)	No	No	No	

TABLE C-1
PLAN AREA STATEMENTS AND PERMISSIBLE RESIDENTIAL USES
Tahoe Basin Portion of Placer County
2008

PAS/CP Name	Special Area/ Sub-District	Acres	Land Use	Incentives: Preferred Afford. Housing	Incentives: Multi-Res. Incentive	TDR Receiving Area: Multi-Res. Units	TDR Receiving Area: Existing Develop-ment	Permissible Residential Uses: SF	MF (units /acre)	MP (pers. /acre)	EH (units /acre)	MH (units /acre)	RC (pers. /acre)	NPC (pers. /acre)	Summer Homes
	SA #2	31.3		Yes	Yes	Yes	Yes		S (15)	S (25)	S (15)	No	S (25)	No	
	SA #3	23.6		Yes	Yes	Yes	Yes	S	S (15)	No	S (15)	No	No	No	
	SA #4	8.0		Yes	Yes	Yes	Yes	A	S (15)	S (25)	S (15)	No	S (25)	No	
	SA #5	15.8		Yes	Yes	Yes	Yes	No	No	No	No	No	No	No	
	SA #6	10.0		Yes	Yes	Yes	Yes	A	A (15)	A (25)	A (15)	S (10)	A (25)	No	
Tahoe Vista Subdivision #23		49.7	Residential	No	No	No	No	A	No	No	No	No	No	No	
North Tahoe Recreation Area #024A		551.7	Recreation	No	No	No	No	No	No	No	No	No	No	No	
Snow Creek #024B		125.2	Recreation	No	No	No	No	S	No	No	No	No	No	No	
Kingswood East #025		287.4	Residential	No	No	No	No	A	No	No	No	No	No	No	
Kings Beach Industrial Community Plan#026		31.9	Commercial/ Public Service	No	No	No	Yes	No	No	No	No	No	No	No	
Woodvista #027		159.1	Residential	No	No	No	No	A	No	No	No	No	No	No	
Kings Beach Residential #028		182.4	Residential	Yes	Yes	Yes	Yes	A	A (15)	No	No	S (8)	No	No	
Kings Beach	Total	123.7	Commercial/	Yes	Yes	Yes	Yes	-	-	-	-	-	-	-	

TABLE C-1
PLAN AREA STATEMENTS AND PERMISSIBLE RESIDENTIAL USES
Tahoe Basin Portion of Placer County
2008

PAS/CP	Special Area/ Sub-District	Acres	Land Use	Incentives		TDR Receiving Area		Permissible Residential Uses							
Name				Preferred Afford. Housing	Multi-Res. Incentive	Multi-Res. Units	Existing Develop-ment	SF	MF (units /acre)	MP (pers. /acre)	EH (units /acre)	MH (units /acre)	RC (pers. /acre)	NPC (pers. /acre)	Summer Homes
Community Plan #029	SA #1	28.4	Public Service	Yes	Yes	Yes	Yes	No	S (15)	S (25)	S (15)	No	S (25)	No	
	SA #2	55.9		Yes	Yes	Yes	Yes	A	S (15)	S (25)	S (15)	No	S (25)	No	
	SA #3	19.8		Yes	Yes	Yes	Yes	No	No	No	No	No	No	No	
	SA #4	19.7		Yes	Yes	Yes	Yes	A	S (15)	S (25)	S (15)	No	No	No	
Brockway #031		232.6	Residential	No	No	No	No	A	No	No	No	No	No	No	
North Stateline Casino Core #032		14.1	Tourist	No	No	Yes	Yes	No	No	No	S (15)	No	No	No	
Mckinney Lake #152		2,204.1	Conservation	No	No	No	No	No	No	No	No	No	No	No	S
Tahoma Residential #154		106.4	Residential	Yes	No	No	No	A	A (8)	S (15)	No	No	No	No	
Tahoma Commercial #155		14.0	Tourist	No	No	No	Yes	S	S (8)	No	S (8)	No	S (25)	S (25)	
Chambers Landing #156		368.8	Residential	No	No	No	No	A	No	No	No	No	No	No	
Homewood/Tahoe Ski Bowl #157		2,994.7	Recreation	No	No	No	No	S	No	No	S (15)	No	No	No	
Mckinney Tract #158		77.5	Residential	No	No	No	No	A	No	No	No	No	No	No	
Homewood		30.1	Tourist	No	No	No	Yes	S	No	No	S (8)	No	No	No	

TABLE C-1 PLAN AREA STATEMENTS AND PERMISSIBLE RESIDENTIAL USES Tahoe Basin Portion of Placer County 2008															
PAS/CP	Special Area/ Sub-District	Acres	Land Use	Incentives		TDR Receiving Area		Permissible Residential Uses							
Name				Preferred Afford. Housing	Multi-Res. Incentive	Multi-Res. Units	Existing Develop-ment	SF	MF (units /acre)	MP (pers. /acre)	EH (units /acre)	MH (units /acre)	RC (pers. /acre)	NPC (pers. /acre)	Summer Homes
Commercial #159															
Homewood Residential #160		89.7	Residential	No	No	No	No	A	No	No	No	No	No	No	
Tahoe Pines #161		313.7	Residential	No	No	No	No	A	No	No	No	No	No	No	
Blackwood #162		7,461.4	Conservation	No	No	No	No	S	No	No	No	No	No	No	
Lower Ward Valley #163		1,992.8	Conservation	No	No	No	No	S	No	No	No	No	No	No	
Sunnyside/Skyl and #164		178.5	Residential	No	No	No	No	A	No	No	No	No	No	No	
Timberland #165		97.7	Residential	No	No	No	No	A	No	No	No	No	No	No	
Uper Ward Valley #166		6,160.8	Recreation	No	No	No	No	S	No	No	No	No	No	No	
Alpine Peaks #167		140.0	Residential	No	No	No	No	A	No	No	No	No	No	No	
Talmont #168		178.9	Residential	No	No	No	No	A	No	No	No	No	No	No	
Sunnyside #169		42.7	Tourist	No	No	No	Yes	S	No	No	S (15)	No	No	No	
Tahoe Park/Pineland #170		243.0	Residential	No	No	No	No	A	No	No	No	No	No	No	
Tavern Heights	Total	359.3	Residential	No	Yes	-	No	A	-	No	No	No	No	No	

TABLE C-1
PLAN AREA STATEMENTS AND PERMISSIBLE RESIDENTIAL USES

Tahoe Basin Portion of Placer County
2008

PAS/CP				Incentives		TDR Receiving Area		Permissible Residential Uses							
Name	Special Area/ Sub-District	Acres	Land Use	Preferred Afford. Housing	Multi-Res. Incentive	Multi-Res. Units	Existing Develop-ment	SF	MF (units /acre)	MP (pers. /acre)	EH (units /acre)	MH (units /acre)	RC (pers. /acre)	NPC (pers. /acre)	Summer Homes
#171	Outside SA	354.6		No	Yes	No	No	A	No	No	No	No	No	No	
	SA #1	4.7		No	Yes	Yes	No	A	S	No	No	No	No	No	
Mark Twain Tract #172		48.4	Residential	No	No	No	No	A	No	No	No	No	No	No	
Granlibakken #173		69.4	Tourist	No	Yes	Yes	Yes	S	A (15)	No	S (15)	No	No	No	
64 Acre Tract #174		67.3	Recreation	No	No	No	No	No	No	No	S (??)	No	No	No	

APPENDIX D: COMMUNITY/STAKEHOLDER WORKSHOP PARTICIPANTS

Alex Mourelatos, Business Community

Angelo Bottoni, Social Security

Anne Grogan, WHATT

Beckie Perell, Placer County Association of Realtors

Bill Whitehead

Breann Sober, Placer County PLN

Breeze Cross, WHATT

Carol Thornton, Placer County Association of Realtors

Carolyn Hodgins

Cathy Harry, Sierra BOR

Charles Gragg, Resident

Cindy Hannah, Saint Joseph Community Land Trust

Cyndy Bigbee, ASOC

Dan Daniels

Dan Larkin, ASOC

Darin Gale, North Estate BIA

Darla Whitehead

Dave Hungerlord, NAMAC

David Loya, The Lazarus Project

David Sinko, Realtor

Debra Glauza, Resident

John Morgan, St. Vincent de Paul

Kathie Denton, ASOC

Keith Franke

Ken Vaughn, Legacy Land Ventures, LLC

Leah Kaufman, Leah Planning & Consulting Services

Leah Kaupan

Leslie Brewer, Placer Independent Resource Services

Leslie Woodman

Linda Brown, BOS

Loren Clavtz, Placer County Planning Department

Louise Vanderven, Social Security

Michael Dunsford

Maurice Daniel, AMIH

Michael Blakemen

Michael Lefrancois

Michael O'Haver, Redevelopment Agency

Michelle Talbott, Salvation Army (Auburn)

Mike Gorman

Muriel Davis, Resident

Nancy Frisch

Pam Herman

Diane Enes, Social Security

Ed Clark, Placer County Sheriff

Ed Morgado, PICO California

Emilio Vaca, Resident

Esmerita Rivera

Geoffrey Poulos, Placer County Association of Realtors

Geogre Dellwo, City of Lincoln

George Kostev, Domus

Hank Lewis

Herb Whitaker, Legal Services of Northern California

Jan Brisco, TLOA

Janice Critchlow, PCOH

Jesse McBroom, Navigator PG/APS

Jim Gardiner

Joanne Auerbach, Placer Redevelopment Agency

Joanne Nashland, Visitor

John Falk

John Margowski, Western Care Construction

Pat Davidson, CATT

Pattie Haskell, ASOC

Reed Doef

Rick Jaramillo, Re-Entry Inc.

Robin Lewis

Ron McIntyre, Consulting

Sally Lobb, Placer County Sheriff

Shelia McConrache, Resident

Stephen Overhoff, Legacy Land Ventures, LLC

Sue Daniels,

Sue Slagell, CAPC

Susan Farrington, Sierra Foothills AIDS Foundation

Susan Rohan, Placer County Association of Realtors

Suzi deFosset, The Gathering Inn

Tom Ballou, WHATT

Tony D. Pastore

Warren Williams, PFC

Yvonne Cohns, Saint Joseph Community Land Trust

Zahula Maeci, Placer County Association of Realtors

APPENDIX E: GLOSSARY

Acre: a unit of land measure equal to 43,650 square feet.

Acreage: Net: The portion of a site exclusive of existing or planned public or private road rights-of-way.

Affordability Covenant: A property title agreement which places resale or rental restrictions on a housing unit.

Affordable Housing: Under State and federal statutes, housing which costs no more than 30 percent of gross household income. Housing costs include rent or mortgage payments, utilities, taxes, insurance, homeowner association fees, and other related costs. TRPA defines affordable housing as deed-restricted housing to be used exclusively for lower-income households (income not in excess of 80 percent of the county's median income) and for very low-income households (income not in excess of 50 percent of the county's median income), and with costs that do not exceed recommended state and federal standards.

Affordable Units: Units for which households do not pay more than 30 percent of income for payment of rent (including monthly allowance for utilities) or monthly mortgage and related expenses. Since above moderate-income households do not generally have problems in locating affordable units, affordable units are often defined as those that low- to moderate-income households can afford.

Annexation: The incorporation of land area into the jurisdiction of an existing city with a resulting change in the boundaries of that city.

Assisted Housing: Housing that has been subsidized by federal, state, or local housing programs.

Assisted Housing Developments: Multifamily rental housing that receives governmental assistance under federal programs listed in subdivision (a) of §65863.10, state and local multifamily revenue bond programs, local redevelopment programs, the federal Community Development Block Grant Program, or local in-lieu fees. The term also includes multi-family rental units that were developed pursuant to a local inclusionary housing program or used to a quality for a density bonus pursuant to §65915.

At-Risk Housing: Multi-family rental housing that is at risk of losing its status as housing affordable for low and moderate income tenants due to the expiration of federal, state or local agreements.

Below-Market-Rate (BMR): Any housing unit specifically priced to be sold or rented to low- or moderate- income households for an amount less than the fair-market value of the unit. Both the State of California and the U.S. Department of Housing and Urban

Development set standards for determining which households qualify as "low income" or "moderate income." The financing of housing at less than prevailing interest rates.

California Department of Housing and Community Development - HCD: The State Department responsible for administering State-sponsored housing programs and for reviewing housing elements to determine compliance with State housing law.

California Environmental Quality Act (CEQA): A State law requiring State and local agencies to regulate activities with consideration for environmental protection. If a proposed activity has the potential for a significant adverse environmental impact, an environmental impact report (EIR) must be prepared and certified as to its adequacy before taking action on the proposed project.

California Housing Finance Agency (CHFA): A State agency, established by the Housing and Home Finance Act of 1975, which is authorized to sell revenue bonds and generate funds for the development, rehabilitation, and conservation of low- and moderate-income housing.

Census: The official United States decennial enumeration of the population conducted by the federal government.

Community Development Block Grant (CDBG): A grant program administered by the U.S. Department of Housing and Urban Development (HUD) on a formula basis for entitlement communities, and by the State Department of Housing and Community Development (HCD) for non-entitled jurisdictions. This grant allots money to cities and counties for housing rehabilitation and community development, including public facilities and economic development.

Compatible: Capable of existing together without conflict or ill effects.

Condominium: A building or group of buildings in which units are owned individually, but the structure, common areas and facilities are owned by all owners on a proportional, undivided basis.

Consistent: Free from variation or contradiction. Programs in the General Plan are to be consistent, not contradictory or preferential. State law requires consistency between a general plan and implementation measures such as the zoning ordinance.

Contract Rent: The monthly rent agreed to, or contracted for regardless of any furnishings, utilities, or services that may be included.

Dedication, In lieu of: Cash payments that may be required of an owner or developer as a substitute for a dedication of land, usually calculated in dollars per lot, and referred to as in lieu fees or in lieu contributions.

Density: The number of dwelling units per unit of land. Density usually is expressed "per acre," e.g., a development with 100 units located on 20 acres has density of 5.0 units per acre.

Density, Residential: The number of permanent residential dwelling units per acre of land. Densities specified in the General Plan may be expressed in units per gross acre or per net developable acre.

Density Bonus: 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. Under Government Code Section 65915, a housing development that provides 20 percent of its units for lower income households, or ten percent of its units for very low-income households, or 50 percent of its units for seniors, is entitled to a density bonus and other concessions.

Developable Land: Land that is suitable as a location for structures and that can be developed free of hazards to, and without disruption of, or significant impact on, natural resource areas.

Development Impact Fees: A fee or charge imposed on developers to pay for a jurisdiction's costs of providing services to new development.

Development Right: The right granted to a land owner or other authorized party to improve a property. Such right is usually expressed in terms of a use and intensity allowed under existing zoning regulation. For example, a development right may specify the maximum number of residential dwelling units permitted per acre of land.

Dwelling, Multi-family: A building containing two or more dwelling units for the use of individual households; an apartment or condominium building is an example of this dwelling unit type.

Dwelling, Single-family Attached: A one-family dwelling attached to one or more other one-family dwellings by a common vertical wall. Row houses and town homes are examples of this dwelling unit type.

Dwelling, Single-family Detached: A dwelling, not attached to any other dwelling, which is designed for and occupied by not more than one family and surrounded by open space or yards.

Dwelling Unit: A room or group of rooms (including sleeping, eating, cooking, and sanitation facilities, but not more than one kitchen), that constitutes an independent housekeeping unit, occupied or intended for occupancy by one household on a long-term basis.

Elderly Household: As defined by HUD, elderly households are one- or two- member (family or non-family) households in which the head or spouse is age 62 or older.

Element: A division or chapter of the General Plan.

Emergency Shelter: An emergency shelter is a facility that provides shelter to homeless families and/or homeless individuals on a limited short-term basis.

Emergency Shelter Grants (ESG): A grant program administered by the U.S. Department of Housing and Urban Development (HUD) provided on a formula basis to large entitlement jurisdictions.

Encourage: To stimulate or foster a particular condition through direct or indirect action by the private sector or government agencies.

Enhance: To improve existing conditions by increasing the quantity or quality of beneficial uses or features.

Environmental Impact Report (EIR): A report that assesses all the environmental characteristics of an area and determines what effects or impacts will result if the area is altered or disturbed by a proposed action.

Fair Market Rent: The rent, including utility allowances, determined by the United States Department of Housing and Urban Development for purposes of administering the Section 8 Existing Housing Program.

Family: (1) Two or more persons related by birth, marriage, or adoption [U.S. Bureau of the Census]. (2) An individual or a group of persons living together who constitute a bona fide single-family housekeeping unit in a dwelling unit, not including a fraternity, sorority, club, or other group of persons occupying a hotel, lodging house or institution of any kind [California].

Feasible: Capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technological factors.

First-Time Home Buyer: Defined by HUD as an individual or family who has not owned a home during the three-year period preceding the HUD-assisted purchase of a home. Jurisdictions may adopt local definitions for first-time home buyer programs which differ from non-federally funded programs.

General Plan: The General Plan is a legal document, adopted by the legislative body of a City or County, setting forth policies regarding long-term development. California law requires the preparation of seven elements or chapters in the General Plan: Land Use, Housing, Circulation, Conservation, Open Space, Noise, and Safety. Additional elements are permitted, such as Economic Development, Urban Design and similar local concerns.

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

Green Building: Any building that is sited, designed, constructed, operated, and maintained for the health and well-being of the occupants, while minimizing impact on the environment.

Gross Rent: Contract rent plus the estimated average monthly cost of utilities (water, electricity, gas) and fuels (oil, kerosene, wood, etc.) To the extent that these are paid for by the renter (or paid for by a relative, welfare agency, or friend) in addition to the rent.

Group Quarters: A facility which houses groups of unrelated persons not living in households (U.S. Census definition). Examples of group quarters include institutions, dormitories, shelters, military quarters, assisted living facilities and other quarters, including single-room occupancy (SRO) housing, where 10 or more unrelated individuals are housed.

Home Mortgage Disclosure Act (HMDA): The Home Mortgage Disclosure Act requires larger lending institutions making home mortgage loans to publicly disclose the location and disposition of home purchase, refinance and improvement loans. Institutions subject to HMDA must also disclose the gender, race, and income of loan applicants.

HOME Program: The HOME Investment Partnership Act, Title II of the National Affordable Housing Act of 1990. HOME is a Federal program administered by HUD which provides formula grants to States and localities to fund activities that build, buy, and/or rehabilitate affordable housing for rent or home ownership or provide direct rental assistance to low-income people.

Homeless: Unsheltered homeless are families and individuals whose primary nighttime residence is a public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings (e.g., the street, sidewalks, cars, vacant and abandoned buildings). Sheltered homeless are families and persons whose primary nighttime residence is a supervised publicly or privately operated shelter (e.g., emergency, transitional, battered women, and homeless youth shelters; and commercial hotels used to house the homeless).

Household: All those persons—related or unrelated—who occupy a single housing unit.

Household Income: The total income of all the persons living in a household. A household is usually described as very low income, low income, moderate income, and upper income based upon household size, and income, relative to the regional median income.

Households, Number of: The count of all year-round housing units occupied by one or more persons. The concept of household is important because the formation of new households generates the demand for housing. Each new household formed creates the need for one additional housing unit or requires that one existing housing unit be shared by two households. Thus, household formation can continue to take place even without an increase in population, thereby increasing the demand for housing.

Housing and Community Development, Department of (HCD): The State agency that has principal responsibility for assessing, planning for, and assisting communities to meet the needs of low- and moderate-income households.

Housing and Urban Development, U.S. Department of (HUD): A cabinet-level department of the federal government that administers housing and community development programs.

Housing Authority, Local (LHA): Local housing agency established in State law, subject to local activation and operation. Originally intended to manage certain federal subsidies, but vested with broad powers to develop and manage other forms of affordable housing.

Housing Problems: Defined by HUD as a household which: (1) occupies a unit with physical defects (lacks complete kitchen or bathroom); (2) meets the definition of overcrowded; or (3) spends more than 30% of income on housing cost.

Housing Subsidy: Housing subsidies refer to government assistance aimed at reducing housing sales or rent prices to more affordable levels. Two general types of housing subsidy exist. Where a housing subsidy is linked to a particular house or apartment, housing subsidy is "project" or "unit" based. In Section 8 rental assistance programs the subsidy is linked to the family and assistance provided to any number of families accepted by willing private landlords. This type of subsidy is said to be "tenant based."

Housing Unit: The place of permanent or customary abode of a person or family. A housing unit may be a single-family dwelling, a multi-family dwelling, a condominium, a modular home, a mobile home, a cooperative, or any other residential unit considered real property under State law. A housing unit has, at least, cooking facilities, a bathroom, and a place to sleep. It also is a dwelling that cannot be moved without substantial damage or unreasonable cost.

Impact Fee: A fee, also called a development fee, levied on the developer of a project by a city, county, or other public agency as compensation for otherwise-unmitigated impacts the project will produce.

Inclusionary Zoning: Provisions established by a public agency to require that a specific percentage of housing units in a project or development remain affordable to very low-, and low-, or moderate income households for a specified period.

Implementation Program: An action, procedures, program, or technique that carries out general plan policy. Implementation programs also specify primary responsibility for carrying out the action and a time frame for its accomplishment.

Income Category: Four categories are used to classify a household according to income based on the median income for the county. Under state housing statutes, these categories are defined as follows: Very Low (0-50% of County median); Low (50-80% of County median); Moderate (80-120% of County median); and Upper (over 120% of County median).

Infill Development: Development of vacant land (usually individual lots or left-over properties) within areas that are already largely developed.

Jobs/Housing Balance; Jobs/Housing Ratio: The availability of affordable housing for employees. The jobs/housing ratio divides the number of jobs in an area by the number of employed residents. A ratio of 1.0 indicates a balance. A ratio greater than 1.0 indicates a net in-commute; less than 1.0 indicates a net out-commute.

Jobs/Housing Linkage Fee: Fee that local governments place on new employment-generating development to offset the impact that new employment has on housing needs within a community.

Large Household: A household with 5 or more members.

Lease: A contractual agreement by which an owner of real property (the lessor) gives the right of possession to another (a lessee) for a specified period of time (term) and for a specified consideration (rent).

Low-income Housing Tax Credits: Tax reductions provided by the federal and State governments for investors in housing for low-income households.

Manufactured Housing: Housing that is constructed of manufactured components, assembled partly at the site rather than totally at the site. Also referred to as modular housing.

Market-Rate Housing: Housing which is available on the open market without any subsidy. The price for housing is determined by the market forces of supply and demand and varies by location.

Mean: The average of a range of numbers.

Median: The mid-point in a range of numbers.

Median Income: The annual income for each household size within a region which is defined annually by HUD. Half of the households in the region have incomes above the median and half have incomes below the median.

Mitigate, v.: To ameliorate, alleviate, or avoid to the extent reasonably feasible.

Mixed-use: Properties on which various uses, such as office, commercial, institutional, and residential, are combined in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design. A "single site" may include contiguous properties.

Mobile Home: A structure, transportable in one or more sections, built on a permanent chassis and designed for use as a single-family dwelling unit and which (1) has a minimum of 400 square feet of living space; (2) has a minimum width in excess of 102 inches; (3) is connected to all available permanent utilities; and (4) is tied down (a) to a permanent foundation on a lot either owned or leased by the homeowner or (b) is set on piers, with wheels removed and skirted, in a mobile home park.

Mortgage Revenue Bond (MRB): A state, county or city program providing financing for the development of housing through the sale of tax-exempt bonds.

Multi-family Dwelling Unit: A building or portion thereof designed for or occupied by two or more families living independently of each other, including duplexes, triplexes, quadplexes, apartments, and condominiums.

Overcrowding: Households or occupied housing units with 1.01 or more persons per room.

Parcel: A lot in single ownership or under single control, usually considered a unit for purposes of development.

Physical Defects: A housing unit lacking complete kitchen or bathroom facilities (U.S. Census definition). Jurisdictions may expand the Census definition in defining units with physical defects.

Poverty Level: As used by the U.S. Census, families and unrelated individuals are classified as being above or below the poverty level based on a poverty index that provides a range of income cutoffs or "poverty thresholds" varying by size of family, number of children, and age of householder. The income cutoffs are updated each year to reflect the change in the Consumer Price Index.

Project-Based Rental Assistance: Rental assistance provided for a project, not for a specific tenant. A tenant receiving project-based rental assistance gives up the right to that assistance upon moving from the project.

Public Housing: A project-based low-rent housing program operated by independent local public housing authorities. A low-income family applies to the local public housing authority in the area in which they want to live.

Quantified Objective: The housing element must include quantified objectives which specify the maximum number of housing units that can be constructed, rehabilitated, and conserved by income level within a five- year time frame, based on the needs, resources, and constraints identified in the housing element (§65583 (b)). The number of units that can be conserved should include a subtotal for the number of existing assisted units subject to conversion to non-low-income households. Whenever possible, objectives should be set for each particular housing program, establishing a numerical target for the effective period of the program. Ideally, the sum of the quantified objectives will be equal to the identified housing needs. However, identified needs may exceed available resources and limitations imposed by other requirements of state planning law. Where this is the case, the quantified objectives need not equal the identified housing needs, but should establish the maximum number of units that can be constructed, rehabilitated, and conserved (including existing subsidized units subject to conversion which can be preserved for lower- income use), given the constraints.

Redevelop: To demolish existing buildings; or to increase the overall floor area existing on a property; or both; irrespective of whether a change occurs in land use.

Redevelopment Agency: California Community Redevelopment Law provides authority to establish a Redevelopment Agency with the scope and financing mechanisms necessary to remedy blight and provide stimulus to eliminate deteriorated conditions. The law provides for the planning, development, redesign, clearance, reconstruction, or rehabilitation, or any combination of these, and the provision of public and private improvements as may be appropriate or necessary in the interest of the general welfare by the Agency. Redevelopment law requires an Agency to set aside 20 percent of all tax increment dollars generated from each redevelopment project area for increasing and improving the community's supply of affordable housing.

Regional Housing Needs Plan (RHNP): The Regional Housing Needs Plan (RHNP) is based on State of California projections of population growth and housing unit demand and assigns a share of the region's future housing need to each jurisdiction within the AMBAG (Association of Monterey Bay Area Governments). These housing need numbers serve as the basis for the update of the Housing Element in each California city and county.

Regional Housing Needs Share: A quantification by a COG or by HCD of existing and projected housing need, by household income group, for all localities within a region.

Rehabilitation: The repair, preservation, and/or improvement of substandard housing.

Residential, Multiple Family: Usually three or more dwelling units on a single site, which may be in the same or separate buildings.

Residential, Single-family: A single dwelling unit on a building site.

Rezoning: An amendment to the map and/or text of a zoning ordinance to effect a change in the nature, density, or intensity of uses allowed in a zoning district and/or on a designated parcel or land area.

Second Unit: A self-contained living unit, either attached to or detached from, and in addition to, the primary residential unit on a single lot. "Granny Flat" is one type of second unit intended for the elderly.

Section 8 Rental Assistance Program: A federal (HUD) rent-subsidy program that is one of the main sources of federal housing assistance for low-income households. The program operates by providing "housing assistance payments" to owners, developers, and public housing agencies to make up the difference between the "Fair Market Rent" of a unit (set by HUD) and the household's contribution toward the rent, which is calculated at 30 percent of the household's adjusted gross monthly income (GMI). Section 8 includes programs for new construction, existing housing, and substantial or moderate housing rehabilitation.

Seniors: Persons age 65 and older.

Service Needs: The particular services required by special populations, typically including needs such as transportation, personal care, housekeeping, counseling, meals, case management, personal emergency response, and other services preventing premature institutionalization and assisting individuals to continue living independently.

Shall: That which is obligatory or necessary.

Should: Signifies a directive to be honored if at all feasible.

Site: A parcel of land used or intended for one use or a group of uses and having frontage on a public or an approved private street. A lot.

Small Household: Pursuant to HUD definition, a small household consists of two to four non-elderly persons.

Special Needs Groups: Those segments of the population which have a more difficult time finding decent affordable housing due to special circumstances. Under California Housing Element statutes, these special needs groups consist of the elderly, handicapped, large families, female-headed households, farmworkers and the homeless. A jurisdiction may also choose to consider additional special needs groups in the Housing Element, such as students, military households, other groups present in their community.

Subdivision: The division of a tract of land into defined lots, either improved or unimproved, which can be separately conveyed by sale or lease, and which can be altered or developed.

Subdivision Map Act: Section 66410 et seq. of the California Government Code, this act vests in local legislative bodies the regulation and control of the design and improvement of subdivisions, including the requirement for tentative and final maps.

Subsidize: To assist by payment of a sum of money or by the granting of terms or favors that reduce the need for monetary expenditures. Housing subsidies may take the forms of mortgage interest deductions or tax credits from federal and/or state income taxes, sale or lease at less than market value of land to be used for the construction of housing, payments to supplement a minimum affordable rent, and the like.

Substandard Housing: Residential dwellings that, because of their physical condition, do not provide safe and sanitary housing.

Substandard, Suitable for Rehabilitation: Substandard units which are structurally sound and where the cost of rehabilitation is economically warranted.

Substandard, Needs Replacement: Substandard units which are structurally unsound and for which the cost of rehabilitation is considered infeasible, such as instances where the majority of a unit has been damaged by fire.

Supportive Housing: Housing with a supporting environment, such as group homes or Single Room Occupancy (SRO) housing and other housing that includes a supportive service component such as those defined below.

Supportive Services: Services provided to residents of supportive housing for the purpose of facilitating the independence of residents. Some examples are case management, medical or psychological counseling and supervision, child care, transportation, and job training.

Tenant-Based Rental Assistance: A form of rental assistance in which the assisted tenant may move from a dwelling unit with a right to continued assistance. The assistance is provided for the tenant, not for the project.

Transient Occupancy Buildings: Buildings that have an occupancy of 30 days or fewer, such as boarding houses, hospices, hostels, and emergency shelters.

Transitional Housing: Transitional housing is temporary (often six months to two years) housing for a homeless individual or family who is transitioning to permanent housing. Transitional housing often includes a supportive services component (e.g. job skills training, rehabilitation counseling, etc.) to allow individuals to gain necessary life skills in support of independent living.

Universal Design: The creation of products and environments meant to be usable by all people, to the greatest extent possible, without the need for adaptation or specialization.

U.S. Department of Housing and Urban Development (HUD): The cabinet level department of the federal government responsible for housing, housing assistance, and urban development at the national level. Housing programs administered through HUD include Community Development Block Grant (CDBG), HOME and Section 8, among others.

Vacant: Lands or buildings that are not actively used for any purpose.

Zoning: The division of a city or county by legislative regulations into areas, or zones, which specify allowable uses for real property and size restrictions for buildings within these areas; a program that implements policies of the General Plan.