

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction County of Placer
 Reporting Period 1/1/2016 - 12/31/2016

General Comments:

<p>Completed in 2014: Transitional and Supportive Housing Zoning Text Amendment (Program F-8) Homebuyer Assistance for one low income household Town Center Combining District Zoning Text Amendment (Program A-3)</p>	
<p>Completed in 2015: Transitional and Supportive Housing Zoning Text Amendment (Program F-8) Homebuyer Assistance for one low income household Town Center Combining District Zoning Text Amendment (Program A-3) An Emergency Shelter with 49 beds and overflow for up to 100 was opened in Auburn.</p>	
<p>Completed in 2016: Affordable Housing Fee Study (Program A-5) Affordable Housing Fee Waivers (Program B-5) Secondary Units on Smaller Lots Zoning Text Amendment (Program B-10) Work with stakeholders to find one or more permanent emergency shelters in the county. Development of The Martis Fund, Homebuyer Assistance Program Truckee/Tahoe, 19 homebuyer assistance loans were made CDBG Supplemental Activities - Advocates for Mentally Ill Housing – Provided a loan for the acquisition of a 6 bed group home in North Auburn for clients with diagnosed mental health conditions USA Properties Fund, Inc. is working with the County to construct a 64-unit affordable apartment development in North Auburn. USA Properties Emergency Shelter Zoning Text Amendment to allow shelters in three additional zoning districts.</p>	
<p>Significant On-Going Projects: A number of Specific Plans and General Plan Amendments are being processed by the County. Each will be required to have an affordable housing component. Applications for two additional farmworker housing units have been received. The County helped fund a workforce housing needs assessment for the North Tahoe region. One of the key deliverables will be an estimate of workforce housing needs and recommendations to further the goals of enhancing the availability and affordability of housing for the area's workforce. The County will consider a Zoning Text Amendment to allow for a number of small ('tiny') houses on parcels. Monthly meetings have been held with affordable housing stakeholders to address emergency shelters and affordable housing in general.</p>	
<p>2017 Notes: Quartz Ridge project completed and fully-leased in fall 2016 Use Permit to allow Emergency Shelter to continue operation on DeWitt Campus Secondary Dwelling Unit Regulations to be updated due to State law changes Four Farmworker Housing Units have been completed to date; 10 additional beds in process Planning Services hired a Housing Planner DeWitt Master Plan Update will reserve sites for affordable housing Fee Studies completed and under Board consideration</p>	