

Project Overview

Under State law (Government Code Section 65588(e)(3)(A)), local governments are required to revise their Housing Element periodically to evaluate its current goals, objectives, and policies and provide updates to meet the need of its residents. In 2019, Placer County began an update of its General Plan Housing Element with assistance from the consulting firm Placeworks, Inc. The Public Review Draft of the 2021-2029 Housing Element Update was released on October 30, 2020. This latest update of the Housing Element complies with State law by providing the following:

- Overview of the County’s population and housing characteristics
- Performance evaluation of how the County met implementation programs in the 2013-2021 Housing Element
- Review of government and non-government constraints to housing production
- Summary of goals and objectives that apply to the 2021-2029 housing cycle
- Creation of programs that demonstrate the County’s efforts to achieve housing needs
- Identification of vacant land that can accommodate the state-mandated allocation of 7,854 housing units with 3,409 units meeting affordable income limit categories

Regional Housing Needs Allocation (RHNA) Unincorporated Placer County and Tahoe Basin | October 31, 2021 to October 31, 2029

Income Category	New Construction Needs – Unincorporated County	New Construction Needs – Tahoe Basin	Total
Very Low	2,017	110	2,127
Low	1,215	67	1,282
Moderate	1,242	77	1,319
Above Moderate	2,945	181	3,126
Total Units	7,419	435	7,854

New Key State Housing Laws

This Housing Element update includes new policies and programs to address several new state housing laws. Implementation of these policies and programs complies with state law, while addressing many of the housing issues facing Placer County.

- Senate Bill (SB) 35 required local governments to streamline the approval process for affordable housing projects. **[Policy HE-A-2 Streamline Development and Program HE-4 Objective Design Standards]**
- SB 166 requires local governments to maintain enough land to meet the RHNA. **[Policy HE-A-1 Maintain Adequate Sites]**
- Assembly Bill (AB) 686 requires local governments to include a goal and programs to affirmatively further fair housing. **[Goal G Affirmatively Furthering Fair Housing]**
- AB 1397 requires that sites identified as part of the inventory of land suitable for residential development have housing allowed by-right provided they meet certain affordability standards and that these sites have adequate infrastructure. **[Policy HE-B-9 By-right Affordable Housing on Specific Sites]**
- AB 1763 amends density bonuses for development. **[Policy HE-B-19 Meet State Density Bonus Requirements and Program HE-14 Update Density Bonus Law]**
- AB 2162 and SB 48 requires local governments to update their zoning codes to allow emergency and supportive housing, along with reduced parking requirements for these projects. **[Program HE-37 Zoning Code Amendments for Emergency and Supportive Housing]**

Public Outreach Efforts

Placer County solicited public and stakeholder input through a variety of means over a two-year timeframe. This included an online public workshop, held on July 8, 2020, virtually attended by over 100 residents and other stakeholders. The County also solicited public input over the last two years through meetings with housing stakeholders and with online surveys on the following housing issues.

FlashVote Surveys Conducted by Placer County			
Date	Housing Issue	Total Participants	# (%) County Residents
April 16, 2018	Second Home Rental Program Ideas	555	100%
June 27, 2018	Housing Costs and Needs	3,238	1,806 (55.8%)
August 29, 2018	Housing Choices	2,311	1,727 (74.7%)
August 21, 2019	Accessory Dwelling Units	1,988	1,820 (91.5%)
June 29, 2020	County Housing Policy & Impacts from the Pandemic	2,860	2,545 (89%)

Implementation Programs to Promote Quality Affordable Housing in Placer County

The 2021-2029 Housing Element includes 44 Implementation Programs (12 continuing without modifications, 8 modified, and 24 new programs). These proposed changes to the programs were made as a result of comments received, along with changes in state law, and are listed below for reference.

Continuing Programs (12)		
HE-3: Minimum Density Standard	HE-19: Rental Assistance Program	HE-34: TRPA Code Changes
HE-7: Expand Public Water and Sewer Capacity for Housing	HE-20: Housing Choice Vouchers Program	HE-39: Reasonable Accommodation Ordinance
HE-17: Encourage Shared Housing	HE-25: Prototype ADU Plans	HE-40: Fair Housing Information
HE-18: Landlord Training Seminars	HE-31: CDBG Rehabilitation Funds	HE-43: Housing Assistance Programs
Modified Programs (8)		
HE-2: Housing Opportunity Sites	HE-16: Community Conversations on Housing	
HE-11: Legislative Initiatives	HE-32: At-Risk Properties	
HE-12: Support Affordable Housing Development	HE-35: New Mechanisms for Achievable Housing	
HE-15: Establish Permanent Funding for Affordable Housing	HE-36: Emergency Shelters	
New Programs (24)		
HE-1: Rezone to Meet the RHNA	HE-21: Affordable Housing on Surplus Land	HE-33: Wildfire Housing Risk Reduction Program
HE-4: Objective Design Standards	HE-22: Adaptive Reuse and Conversion of Existing Properties	HE-37: Zoning Code Amendments for Emergency and Supportive Housing
HE-5: Standards for Infill Development	HE-23: Dollar Creek Crossing Site	HE-38: Placer County Homeless Strategy
HE-6: Incentives for Infill Development	HE-24: ADU Promotional Campaign	HE-41: Promote Affordable Housing in High-Resource Areas
HE-8: Sewer Infrastructure Planning in North Auburn	HE-26: ADU Loan Program	HE-42: Improve Low-Resource Areas Access to Opportunities
HE-9: Construction Labor Force	HE-27: Monitor ADU Affordability	HE-44: Analyze Potential Tenant Protections
HE-10: County Fee Structure	HE-28: Remove Modular Housing Constraints	
HE-13: Affordable Housing and Employee Accommodations	HE-29: Zoning for Missing Middle Housing Types	
HE-14: Update Density Bonus Law	HE-30: Promote Missing Middle Housing Types	

Approval Process	Timeline
Prepare Administrative Draft Housing Element	February – September 2020
Community Workshop 1	July 8, 2020
Stakeholder Meetings	August 18 and September 3, 2020
Release Public Review Draft Housing Element	October 30, 2020
Community Workshop 2	November 5, 2020
Planning Commission hearing prior to HCD	November 12, 2020
Board of Supervisors hearing prior to HCD	December 15, 2020
HCD Review of Draft Housing Element (60 days)	December 2020 – January 2021
County receives “conditional compliance” letter from HCD on Housing Element	January 2021
Adoption hearings	February – March 2021
Final HCD review and certification (90 days)	April – June 2021

For more information, visit the project website at:

<https://www.placer.ca.gov/6624/2021-Housing-Element-Update>

Click Here



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