

Housing Element Update – 10-30-20 Public Review Draft

Planning Commission Questions and Answers

<b>Housing Element Update Process</b>	
How can you update the Community Plans without the Housing Elements having produced an EIR with the overlay and impacts?	Community Plans are similar to Land Use Plans within the General Plan. The draft 2021-2029 Housing Element does not identify site-specific density or map amendments. As programs are implemented, we would work within the standards set forth within the Community Plans and required related environmental review at that time.
<b>RHNA and the Sites Inventory</b>	
How were the number of units for the Regional University Plan decided as part of the Site Inventory?	For specific plans, the number of units counted as part of the site inventory is based on conversations with the developers, the Development Agreement, and planned phasing of the project laid out in the Specific Plan.
<b>Transitional Housing on Property Owned by Churches or Non-Profits</b>	
Is there a plan for allowing transitional housing for the homeless on church properties?	This was considered by the State in 2020 and will likely be considered again in the next legislative cycle. The County will continue to work with religious institutions on a case by case basis to consider what is allowed on site, including specific uses allowed by the base zone, which may be different on each site, and any regulating use permit(s) to support housing options.
Has the County considered a zoning overlay that would allow churches and non-profits to construct affordable housing, and/or place FEMA trailers or tiny homes on their property? Pasadena is considering this and has 17 churches committed which will result in over 1,117 homes. State law pending is AB899 stuck in the House.	
Can the County allow churches rather than wait for the state?	
Reach out to Placer People of Faith Together to recruit churches with available land. PPOFT already has affordable housing as one of their supportive goals.	
<b>Affordable Housing and Funding</b>	
Would the County consider increasing the number of Vouchers it offers?	While the County would welcome increased funding for voucher holders, the number of vouchers the county can offer is set by the U.S. Department of Housing and Community Development. The County is currently applying for additional vouchers and will continue to do so when opportunities arise.
Will HE-12 and HE-13 be modified to prohibit in-lieu fees?	On October 6th and 27th, the Board of Supervisors adopted an Affordable Housing and Employee Accommodation Ordinance and Fee Resolution. Per the Ordinance, fees are allowed in limited instances.

	Any revisions to the Ordinance would be directed by the Board.
Can we add language to support for infrastructure upgrades to affordable development?	The draft 2021-2029 includes policy and programs that supports infrastructure upgrades for Affordable Housing.
Will the county consider a rent stabilization ordinance tied to the Consumer Price Index?	Program HE-44 commits the county to exploring a rent stabilization ordinance.
Will there be an elimination of the 10% affordable housing rule?	The objective to achieve at least 10% affordable housing within the unincorporated area is not proposed to be removed from the County's Housing Element at this time.
What is the feasibility of a policy that all new housing produced will be priced to reflect Placer County demography?	A feasibility study should be completed prior to a policy being included. Staff can include this type of feasibility request next update of the Financing and Investment analysis completed with Housing Strategy and Development Plan.
How many projects exceeding 100 units are Specific Plans, which for reasons that are unfathomable, are excused from conformance with Placer County Housing Policy (i.e. no concentration, priority development etc.)	Housing Element Policy requires Specific Plans, including all projects within the Specific Plan, to accommodate 10% inclusionary requirements within the adopted Plan Area. Approved Development Agreements include the requirements for development of the units.
<b>Changes to Zoning</b>	
Does the Housing Element Update include Zoning Text Amendments?	The 2021-2029 Housing Element Update does not include Zoning text or map amendments.
<b>Accessory Dwelling Units</b>	
Will the county have educational materials on ADUs?	Program HE-24 is a promotional campaign that would provide those materials. We are hoping to launch that program soon.
<b>Questions Related to Specific Developments</b>	
Concerning Riolo Vineyards, what is the guarantee that ADUS will be built, and how is this not speculative?	Provision for ADUs when used to satisfy affordable housing requirements are including in the project's Development Agreement with the County.
<b>Mobile Home Parks</b>	
Would the County modify Policy HE-44 to include space rent?	Yes, we will update the Housing Element to include this new language.
Can the county explore adding mobile homes in existing parks?	Currently, the County is proposing an increase in the number of allowed mobile homes in parks. You can find out more about the project here: <a href="https://www.placer.ca.gov/5925/Housing-Related-Code-Amendments">https://www.placer.ca.gov/5925/Housing-Related-Code-Amendments</a>
Will the County keep Goal D-6 (support efforts to convert mobile home parks to OO mobile home parks)?	Goal D-6 is included in this Housing Element as HE-D-5

Would it be possible to provide details on how a mobile home park could get county help in converting to an ownership model?	The County will assist when possible park residents who are interested in pursuing an owner-occupied park.
<b>Specific Plans</b>	
How many projects exceeding 100 units are Specific Plans which at this time are not required to conform to Housing Element policy?	All approved Specific Plans are entitled to development more than 100 housing units. Specific Plans are required to accommodate 10% affordable housing requirement within the Plan area.
Will approved specific plans be affected by this update?	Approved specific plans will not be affected by the 2021-2029 Housing Element Update.
How many projects exceeding 100 units are Specific Plans, which for reasons that are unfathomable, are excused from conformance with Placer County Housing Policy (i.e. no concentration, priority development etc.)	Housing Element Policy requires Specific Plans, including all projects within the Specific Plan, to accommodate 10% inclusionary requirements within the adopted Plan Area. Approved Development Agreements include the requirements for development of the units.
<b>Community Plans</b>	
Will the housing element override the Granite Bay Community Plan?	The County's adopted General Plan treats Community Plans, Area Plans, Master and Specific Plans independent from areas outside of these planned areas. Per the General Plan - "In the case of the Land Use Diagram, there is no overlap--a community plan land use diagram is the only applicable diagram within a community plan area." Housing Elements include policies and programs needed to implement state laws. Local jurisdictions are required to maintain consistency with state laws. Therefore, local policies, including those adopted in separate land use plans, may require revisions to maintain conformance with state law.
What does the county mean by reviewing and updating the community design elements of community plans?	Recent changes in state law (in particular the Housing Accountability Act) restricts how general plan and zoning standards are applied. Program HE-4 is intended to help communities ensure their community plans meet the new requirements so that development will remain consistent with the intent of the community plan.
<b>Other</b>	
Is the county considering programs to subsidize housing in response to Covid 19?	The County has a Covid specific Tenant Based Rental Assistance Program ( <a href="https://www.placer.ca.gov/6845/Rental-assistance-available">https://www.placer.ca.gov/6845/Rental-assistance-available</a> ) that we are currently running.
Will the county refine their definition of senior housing projects and address Residential Care homes being built in Residential Ag Zones?	This is not part of the Housing Element but the concern about Residential Care homes can be addressed through changes to the Zoning Ordinance.
Can we add language to limit density bonus to affordable development?	Density Bonus Law (Govt. Code Section 65915), requires the county to provide a developer that

	proposes a housing development within the county with a density bonus and other incentives or concessions for the production of lower income housing units, if the developer agrees to construct a specified percentage of units for very low income, low-income, or moderate-income households or qualifying residents and meets other requirements. Existing law provides for the calculation of the amount of density bonus for each type of housing development that qualifies under these provisions.
Is the update to the Density Bonus Law CEQA exempt?	Density Bonus Law requires environmental analysis as part of any project review.
Can the commercial property on Eureka and Sierra College be removed from the inventory because it is currently under development?	This parcel will be removed from the inventory.
HE-29 is confusing because there is no current infill program.	Program language has been modified to clarify the County's support and encouragement for the development of missing middle housing and has removed reference to the infill program.
How will infrastructure needs be met, will there be population caps?	Chapter Four discusses infrastructure available for development and Programs HE-7 and HE-8 direct the County to ensure infrastructure will be sufficient to meet demand. Population caps are will not be considered in the 2021-2029 Housing Element.
How is oversight of CDRA conducted?	The Community Development Resource Agency (CDRA) is a multidivisional agency within the Placer County government structure that is under the direction of the County Board of Supervisors.
I urge Commissioners to challenge the Housing Element Policy that excludes development projects of 100 units or less from providing affordable housing. What is the basis of this policy recommendation?	The 100 unit or less threshold was reach as a result of the following; 1) the 2013-2021 Housing Element Background report including a discussion regarding smaller project being less than 100 units; 2) Housing Stakeholder Group directed to be established by the Board to review options for adoption of the in-lieu fee discussed larger projects with more than 100 units can more easily accommodate the requirement to construct; 3) review of other jurisdictions who used a similar threshold.
How many projects with how many total units were approved in the past five years for 100 units and above?	One subdivision project greater than 100 residential units has been approved within the last 5 years that was not located in a Specific Plan.
How many projects were approved for 100 units or less and how many units do this represent?	Three subdivision with less than 100 units (with a total of 135 units) has been approved in the last 5 years.

<p>Has the County done an analysis (independently) to verify profitability claims?</p>	<p>Cost of development inclusive of land cost, fees, materials and labor, and soft costs was analyzed in the Housing Fee Study completed in 2018 and as part of the Housing Strategy and Development Plan in 2019.</p>
<p>In the Housing Element Update, a commercial/office nexus program should be identified to link new Commercial projects approvals and available housing; priced to house future workers.</p>	<p>The County has completed a recent housing fee study in 2018 and a housing investment study which has been used to link the cost of housing with commercial development. A fee was approved for eastern Placer County and the Board directed to bring back a proposed fee for western Placer following additional outreach to nonresidential developers.</p>
<p>How many jobs were created with commercial/industrial projects that have been approved in the past 5 years?</p>	<p>Placer County's Economic Development Division has completed analysis on job creation and economic impacts. These studies can be found at: <a href="https://www.placer.ca.gov/1372/Economic-Development">https://www.placer.ca.gov/1372/Economic-Development</a></p>
<p>What is the income breakdown for those who will occupy jobs in these projects?</p>	<p>Estimated jobs can be determined based typical types of uses allowed with the land use designation and zoning. However, actual jobs will be determined by the ultimate development of the site.</p>
<p>How many units of housing were produced to shelter these employees of new commercial/industrial projects?</p>	<p>Placer County's Economic Development Division has completed analysis on job creation and housing demand. These studies can be found at: <a href="https://www.placer.ca.gov/5287/Research-Reports-and-Demographics">https://www.placer.ca.gov/5287/Research-Reports-and-Demographics</a></p>