

Chapter 5: Housing Goals, Policies, and Programs

Under California law, the housing element must include the community's goals, policies, quantified objectives, and housing programs for the maintenance, improvement, and development of housing.

This Housing Element includes seven goal statements. Under each goal statement, the element sets out policies that amplify each goal statement. Implementation programs are listed at the end of the corresponding group of policies and describe briefly the proposed action, the County agencies or departments with primary responsibility for carrying out the program, the funding source, and the time frame for accomplishing the program. Several of the implementation programs also identify quantified objectives.

The following definitions describe the nature of the statements of goals, policies, implementation programs, and quantified objectives as they are used in the Housing Element Policy Document:

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

Policy: Specific statement guiding action and implying clear commitment.

Implementation Program: An action, procedure, program, or technique that carries out policy. Implementation programs also specify primary responsibility for carrying out the action and an estimated time frame for its accomplishment. The time frame indicates the fiscal year in which the activity is scheduled to be completed. These time frames are general guidelines and may be adjusted based on County staffing and budgetary considerations.

Quantified Objective: This is the number of housing units that the County expects to be constructed, conserved, or rehabilitated, or the number of households the County expects will be assisted through Housing Element programs based on general market conditions during the time frame of the Housing Element.

Housing element law recognizes that in developing housing policy and programs, identified housing needs may exceed available resources and the community's ability to satisfy these needs. The quantified objectives of the housing element, therefore, need not be identical to the identified housing need, but should establish the maximum number of housing units that can be constructed, rehabilitated, and conserved, or households assisted over an eight-year time frame.

Housing Objectives

The Housing Element objectives listed below encompass the intent of the County’s policies and programs to guide decisionmakers to ensure the County’s housing goals are achieved.

1. The County shall strive to increase the availability of a mix of housing types to provide for a variety of income types.
2. The County shall strive to ensure 10 percent of all new housing units are developed at below market rate.
3. The County shall bring County housing policies, ordinance, standards, and guidelines into conformance with recent changes in State law.
4. The County shall strive to increase overall housing production by streamlining approval procedures and removing barriers to development.
5. The County shall support employment growth by increasing the availability of housing that meets the needs of the workforce.
6. The County shall strive to reduce vehicle miles traveled by encouraging infill residential development near employment centers and services.
7. The County shall address the needs of people at risk of or experiencing homelessness by increasing emergency shelters, housing, and services.
8. The County shall affirmatively further fair housing, address impediments to fair housing, promote inclusive communities, and address community disparities.

Housing Goals

This Housing Element includes the following seven goals. One new goal (Goal C) has been added since the 2013 Housing Element update, while others have been combined and modified to reflect their similar intended outcomes and complimenting programs.

Goal A: New Residential Construction - To provide new housing opportunities to meet the needs of existing and future Placer County residents in all income categories. *[Source: County of Placer 2013, Housing Element, Goal A]*

Goal B: Affordable Housing - To encourage construction, maintenance, improvement, and preservation of safe, decent, and sound affordable housing in the County. *[Source: County of Placer 2013, Housing Element Goal B]*

Goal C: Innovative Housing Types - To encourage construction of innovative housing types that are affordable by design and promote mixed-income neighborhoods. *[Source: New Goal]*

Goal D: Preserving the Existing Housing Stock - To improve the County’s existing stock of affordable housing and preserve all at-risk units within the unincorporated County. *[Source: County of Placer 2013 Housing Element, Goal D and Goal E combined and modified]*

Goal E: Housing in the Tahoe Basin - To promote achievable housing opportunities that meet the specific needs of residents and workers in the Tahoe Basin. *[Source: County of Placer 2013 Housing Element, Goal C]*

Goal F: Special Needs - To meet the housing needs of special groups of County residents, including a growing senior population, large families, single mothers, farmworkers, persons with disabilities, and persons and households in need of emergency shelter. *[Source: County of Placer 2013 Housing Element, Goal F]*

Goal G: Affirmatively Furthering Fair Housing - To promote and affirmatively further fair housing opportunities throughout the community for all persons regardless of age, race, religion, color, ancestry, national origin, sex, marital status, disability, familial status, or sexual orientation. *[Source: County of Placer 2013 Housing Element, Goal H]*

Housing Goals, Policies and Programs

Goal A	<p>New Residential Construction: To provide new housing opportunities to meet the needs of existing and future Placer County residents in all income categories.</p>
---------------	---

Policies

HE-A-1	<p>Maintain Adequate Sites. The County shall maintain an adequate supply of appropriately zoned land with public services to accommodate housing needs of existing and future residents. <i>[Source: County of Placer 2013 Housing Element, Goal A, Policy A-1]</i></p>
HE-A-2	<p>Streamline Development. The County shall continue efforts to streamline and improve the development review process based on objective design standards, and to eliminate any unnecessary delays in the processing of development applications. <i>[Source: County of Placer 2013 Housing Element, Goal A, Policy A-3]</i></p>
HE-A-3	<p>Remove Barriers. The County shall strive to remove barriers to new housing production including advancing adaptive policies, regulations, and procedures, as well as addressing market constraints as admissible. <i>[Source: New policy, Staff]</i></p>
HE-A-4	<p>Encourage Innovative Design and Variety of Housing. The County shall encourage innovative subdivision design and a range of housing types within larger-scale development projects to encourage mixed-income communities (e.g., single-family detached homes, accessory dwelling units, duplexes/triplexes, live-work units, multifamily housing). <i>[Source: County of Placer 2013 Housing Element, Goal A, Policy A-4]</i></p>

HE-A-5	<p>Infill Development. The County shall promote and maintain balanced growth by encouraging compatible residential development on infill sites within established communities where urban services are in place. <i>[Source: New policy based on County staff notes on Housing Element Policies]</i></p>
HE-A-6	<p>Facilitate Multifamily Development. The County shall facilitate the development of higher-density multifamily development in locations where adequate infrastructure and public services are available by permitting residential uses in commercial zones, allowing flexible development standards, and providing other incentives. <i>[Source: County of Placer 2013 Housing Element, Goal A, Policy A-5]</i></p>
HE-A-7	<p>Track No Net Loss Zoning. The County shall make findings related to the potential impact on the County’s ability to meet its share of the regional housing need when approving applications to rezone residentially designated properties or develop a residential site with fewer units or at a higher income than what is assumed for the site in the Housing Element sites inventory, consistent with “no-net-loss” zoning requirements in Government Code Section 65863. <i>[Source: New policy, Staff]</i></p>
HE-A-8	<p>Airport Land Use Compatibility. Residential projects proposed within Airport Land Use Compatibility Zones shall conform to the criteria set forth in the Placer County Airport Land Use Compatibility Plan (2014). <i>[Source: New policy based on input from the Placer County Airport Land Use Commission]</i></p>

<p>Goal B</p>	<p>Affordable Housing: <i>To encourage construction, maintenance, improvement, and preservation of safe, decent, and sound affordable housing in the County.</i></p>
----------------------	--

Policies

HE-B-1	<p>Workforce Housing. The County shall facilitate expanded housing opportunities that are affordable to the workforce of Placer County. <i>[Source: County of Placer 2013 Housing Element, Goal B, Policy B-7]</i></p>
HE-B-2	<p>County-Owned Surplus Lands. The County shall facilitate the construction of affordable housing on County-owned surplus property if the property is determined to be appropriate for residential development. <i>[Source: County of Placer 2013 Housing Element, Goal B, Policy B-2]</i></p>
HE-B-3	<p>Advocate for Legislative Changes. The County shall advocate for revisions to State laws that will make affordable housing easier to achieve, including issues related to prevailing wage, CEQA reform, tax code reform, and tools and funding for affordable housing. <i>[Source: New policy based on housing stakeholder input]</i></p>
HE-B-4	<p>Permanent Source of Housing Funds. The County shall seek to establish permanent funding sources for affordable housing including through a housing</p>

	<p>in-lieu fee. <i>[Source: New policy based on housing stakeholder input]</i></p>
HE-B-5	<p>Private Housing Trust Fund. The County shall continue to support and encourage investment in a private housing trust to secure contributions from private, public and nonprofit partners to help accelerate housing construction. <i>[Source: New policy]</i></p>
HE-B-6	<p>Apply for Funding Sources. The County shall continue to apply for funds from the State and federal government to support the construction, preservation, and rehabilitation of affordable, low-cost, owner-occupied, and rental housing. <i>[Source: County of Placer 2013 Housing Element, Goal B, Policy B-3, and Goal D, Policy D-1; modified based on housing stakeholder input]</i></p>
HE-B-7	<p>Conversion of Commercial Properties. The County shall encourage the repurposing of existing buildings (commercial, industrial, and residential) appropriate for affordable housing. <i>[Source: New policy based on housing stakeholder input]</i></p>
HE-B-8	<p>Mixed-income Neighborhoods. The County shall encourage mixed-income neighborhoods by requiring affordable housing that is to be constructed on-site in a new residential project to be dispersed throughout the project to the extent practical given the size of the project and other site constraints. <i>[Source: County of Placer 2013 Housing Element, Goal B, Policy B-4]</i></p>
HE-B-9	<p>By-right Affordable Housing on Specific Sites. The County shall allow housing developments with at least 20 percent affordable housing by-right on lower-income housing sites that have been counted in previous housing element cycles, consistent with AB 1397. <i>[Source: New policy]</i></p>
HE-B-10	<p>Phasing of Affordable Development. The County shall require affordable housing that is required as part of project approval 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. <i>[Source: County of Placer 2013 Housing Element, Goal B, Policy B-6]</i></p>
HE-B-11	<p>Fee Waivers for Affordable Housing. The County shall waive 100 percent of County-controlled development fees for residential projects outside of a specific plan area where at least 10 percent of the units are affordable to extremely low- or very-low-income households, 20 percent are affordable to low-income households, or 30 percent are affordable to moderate-income households. <i>[Source: County of Placer 2013 Housing Element, Goal B, Policy B-8]</i></p>
HE-B-12	<p>Affordable Housing Requirement for Specific Plans. The County shall require 10 percent of residential units in specific plans be affordable (i.e., 4 percent very low, 4 percent low, 2 percent moderate). On a case-by-case basis, the County shall allow developers that provide extremely low-income units to reduce the</p>

	<p>required percentage of other affordable units. <i>[Source: County of Placer 2013 Housing Element, Goal B, Policy B-13]</i></p>
HE-B-13	<p>Affordable Housing Requirement for New Development. The County shall require all new discretionary residential development projects to provide for at least 10 percent of the total approved units to accommodate housing needs that are affordable to very-low-, low-, and moderate-income households. <i>[Source: New policy based on County staff notes on housing element policies]</i></p>
HE-B-14	<p>Employee Housing. The County shall require new non-residential development to provide for below-market-rate housing to meet the needs of employees generated by the new non-residential development. The County shall consider exemptions for small projects, infill and transit oriented development. <i>[Source: New policy based on County staff notes on housing element policies]</i></p>
HE-B-15	<p>Build Partnerships. The County shall facilitate private-public partnerships with developers and nonprofit organizations as well as between developers and nonprofit organizations to collaborate and identify opportunities for the gifting of land and development of affordable housing. <i>[Source: New policy based on housing stakeholder findings]</i></p>
HE-B-16	<p>Community Conversations on Housing. The County shall facilitate discussions about multifamily housing, affordable housing, and supportive housing to educate community members and improve community support for meeting the housing needs of all Placer County residents. <i>[Source: County of Placer 2013 Housing Element, Goal B, Policy B-15]</i></p>
HE-B-17	<p>Housing Choice Vouchers. The County shall continue to provide Section 8 Housing Choice Voucher assistance to eligible households and pursue funding for additional vouchers. <i>[Source: County of Placer 2013 Housing Element, Goal B, Policy B-16]</i></p>
HE-B-18	<p>Assistance for Renters. The County shall provide rental assistance as funding is available for low income renters in need of short-term aid. <i>[Source: New policy based on County Staff recommendation and new Tenant Based Rental Assistance program]</i></p>
HE-B-19	<p>Meet State Density Bonus Requirements. The County shall meet the state requirements for density bonus incentives in order to facilitate the development of new affordable housing. <i>[Source: New Policy, County Staff]</i></p>
HE-B-20	<p>Community Development Corporation. The County shall support the development of a Community Development Corporation that supports the construction of new housing, housing infrastructure, and other community services related to housing. <i>[Source: New Policy, Placer Foundation, County Staff]</i></p>

Goal C	<i>Innovative Housing Types:</i> <i>To encourage construction of innovative housing types that are affordable by design and promote mixed-income neighborhoods.</i>
---------------	---

Policies

HE-C-1	Innovative Housing and Construction Technologies. The County shall promote innovative housing types, including tiny homes, co-op housing, cohousing, and shared/boarding housing, and encourage alternative materials and construction techniques to reduce costs (e.g., modular, shipping containers, insulated concrete forms, and 3-D printing technology). <i>[Source: New policy]</i>
HE-C-2	Promoting Accessory Dwelling Units. The County shall incentivize and encourage accessory dwelling units (ADUs) through public education, development fee reductions and/or waivers, and construction resource tools. <i>[Source: New policy]</i>
HE-C-3	Accessory Dwelling Units Affordable by Design. The County shall consider ADUs of less than 750 square feet to be affordable by design and eligible to satisfy low-income housing requirements in specific plans and new developments alike. <i>[Source: New policy based on County staff notes on housing element policies]</i>
HE-C-4	Missing Middle Housing. The County shall encourage missing middle housing types, such as duplexes, triplexes, fourplexes, courtyard buildings, bungalow courts, cottage housing, townhouses, multiplexes, and live/work buildings to provide middle-class and workforce housing compatible with single-family neighborhoods. <i>[Source: New policy based on County staff notes on housing element policies]</i>

Goal D	<i>Preserving the Existing Housing Stock:</i> <i>To improve the County’s existing stock of affordable housing and preserve all at-risk units within the unincorporated County.</i>
---------------	--

Policies

HE-D-1	Preserve Existing Housing Stock. The County's code enforcement officers shall continue to work with property owners to preserve the existing housing stock and require the abatement of unsafe housing conditions while giving property owners adequate time to correct deficiencies. <i>[Source: County of Placer 2013 Housing Element, Goal D, Policy D-2 and D-4]</i>
HE-D-2	Rehabilitating Units. The County shall allow dwellings to be rehabilitated that do not meet current lot size, setback, or other current zoning standards, so long as the nonconformity is not increased and there is no threat to public health and/or safety. <i>[Source: County of Placer 2013 Housing Element, Goal D, Policy D-7]</i>

<p>HE-D-3</p>	<p>Demolition of Multifamily Units. The County shall allow the demolition of existing multifamily units only when a structure is found to be substandard and unsuitable for rehabilitation and shall adhere to State law requiring tenant notice and landlord relocation assistance in cases of demolition of multifamily housing. <i>[Source: County of Placer 2013 Housing Element, Goal D, Policy D-5 and D-8]</i></p>
<p>HE-D-4</p>	<p>Mobile Home Conversions. The County shall adhere to the requirements of State law regarding mobile home conversions and shall discourage the conversion of mobile home parks to other types of housing and to other land uses 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. <i>[Source: County of Placer 2013 Housing Element, Goal D, Policy D-3 and D-9]</i></p>
<p>HE-D-5</p>	<p>Resident-Owned Mobile Home Parks. The County shall support efforts to convert mobile home parks to resident-owned where homeowner associations own the park and homeowners own the spaces instead of leasing or renting the land their owned-homes occupy. <i>[Source: County of Placer 2013 Housing Element, Goal D, Policy D-6]</i></p>
<p>HE-D-6</p>	<p>Preserve At-risk Housing. The County shall strive to preserve all deed-restricted affordable dwelling units in the unincorporated County that are at risk of converting to market-rate. <i>[Source: County of Placer 2013 Housing Element, Goal E, Policy E-1]</i></p>
<p>HE-D-7</p>	<p>Require Notice for Market Rate Conversion. The County shall require at least two years notice prior to the conversion of any deed-restricted affordable units to market rate in any of the following circumstances:</p> <ul style="list-style-type: none"> • The units were constructed with the aid of government funding; • The units were required by an affordable housing program; • The project was granted a density bonus; and/or, • The project received other incentives. <p>Such notice will be given, at a minimum, to the California Department of Housing and Community Development (HCD), the Placer County Housing Authority, the Placer County CDRA Planning Services Division, and the residents of at-risk units. <i>[Source: County of Placer 2013 Housing Element, Goal E, Policy E-2]</i></p>
<p>HE-D-8</p>	<p>Reduce the Risk of Wildfire for Current Housing Units. The County shall work with CalFire and other agencies to ensure existing units in the County in the Wildfire Urban Interface (WUI) are at a reduced risk of fire. <i>[Source: New Policy]</i></p>

Goal E	<p>Housing in the Tahoe Basin: <i>To promote achievable housing opportunities that meet the specific needs of residents and workers in the Tahoe Basin.</i></p>
---------------	---

Policies

HE-E-1	<p>Regional Coordination to Address Housing Issues. The County shall continue to collaborate with other local entities through the Mountain Housing Council to accelerate solutions to achievable housing affordable to renter-occupied households earning up to 220 percent of the area median income and owner-occupied households earning up to 245 percent of the area median income in the Lake Tahoe Region. <i>[Source: County of Placer 2013 Housing Element, Goal C, Policy C-1]</i></p>
HE-E-2	<p>TRPA Incentives and Regulations. The County shall encourage the Tahoe Regional Planning 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 TRPA regulations to encourage second residential units also referred to as Accessory Dwelling Units. <i>[Source: County of Placer 2013 Housing Element, Goal C, Policy C-1]</i></p>

Goal F	<p>Special Needs: <i>To meet the housing needs of special groups of County residents, including a growing senior population, large families, single mothers, farmworkers, persons with disabilities, and persons and households in need of emergency shelter.</i></p>
---------------	---

Policies

HE-F-1	<p>Senior Housing. The County shall encourage the development of housing for seniors, including congregate care facilities. <i>[Source: County of Placer 2013 Housing Element, Goal F, Policy F-1]</i></p>
HE-F-2	<p>Universal Design for Accessible Housing. The County shall encourage developers to incorporate universal design in a portion of housing units to provide more accessible housing for seniors and persons with disabilities. <i>[Source: County of Placer 2013 Housing Element, Goal F, Policy F-3]</i></p>
HE-F-3	<p>Parking Requirements for Special Needs Housing. The County shall reduce parking requirements for special needs housing if a proponent can demonstrate a reduced parking need. <i>[Source: County of Placer 2013 Housing Element, Goal F, Policy F-4]</i></p>
HE-F-4	<p>Reasonable Accommodation. The County shall continue to streamline County procedures related to accessibility and adaptability of housing for persons with disabilities in accordance with the Reasonable Accommodation Ordinance. <i>[Source: County of Placer 2013 Housing Element, Goal F, Policy F-5]</i></p>

HE-F-5	Farmworker Housing. The County shall continue to facilitate efforts of individuals, private organizations, and public agencies to provide safe and adequate housing for farmworkers in agriculturally-zoned areas where it has minimal impact on productive farmland. <i>[Source: County of Placer 2013 Housing Element, Goal F, Policy F-6]</i>
HE-F-6	Design for Large Households. The County shall encourage housing design that meets the needs of extended, multigenerational, and/or large families. <i>[Source: County of Placer 2013 Housing Element, Goal F, Policy F-8]</i>
HE-F-7	Permanent Supportive Housing. The County shall support efforts to increase the availability of permanent supportive housing facilities that provide support services for people with substance abuse and mental illness. <i>[Source: County of Placer 2013 Housing Element, Goal F, Policy F-12]</i>
HE-F-8	Emergency Shelter and Support Services for the Homeless. The County shall continue to assist various nonprofit organizations that provide emergency shelter and other support services, including warming/cooling centers and disaster shelters, to homeless persons. <i>[Source: County of Placer 2013 Housing Element, Goal F, Policy F-10]</i>
HE-F-9	Homeless Programs. The County shall continue to support local organizations at the community level through the Continuum of Care strategy to address homelessness and associated services issues. <i>[Source: County of Placer 2013 Housing Element, Goal F, Policy F-11]</i>
HE-F-10	Temporary Housing on Religious Institution Property. The County shall explore the potential to allow for emergency shelter or other temporary housing on properties owned by religious institutions. <i>[Source: New policy]</i>

Goal G	Affirmatively Furthering Fair Housing: <i>To promote and affirmatively further fair housing opportunities throughout the community for all persons regardless of age, race, religion, color, ancestry, national origin, sex, marital status, disability, familial status, or sexual orientation.</i>
---------------	--

Policies

HE-G-1	Fair Housing Choice. The County shall promote housing opportunities for all persons regardless of race, religion, color, ancestry, national origin, sex, marital status, disability, family status, income, sexual orientation, or other barriers that prevent choice in housing. <i>[Source: County of Placer 2013 Housing Element, Goal H, Policy H-1; modified]</i>
HE-G-2	Fair Employment and Housing Commission Policies. The County shall enforce the policies of the State Fair Employment and Housing Commission. <i>[Source: County of Placer 2013 Housing Element, Goal H, Policy H-2]</i>
HE-G-3	Reporting Fair Housing Concerns. The County shall refer people who suspect discrimination in housing to Legal Services of Northern California since Placer

	County does not have a fair employment and housing board. <i>[Source: County of Placer 2013 Housing Element, Goal H, Policy H-3]</i>
HE-G-4	Concentration of Affordable Housing. The County shall strive to avoid the concentration of affordable housing projects in any one area of the county while ensuring that affordable housing has appropriate access to infrastructure, services, and amenities. <i>[Source: County of Placer 2013 Housing Element, Goal B, Policy B-5]</i>
HE-G-5	Affordable Development in High-Resource Areas. The County shall increase access to opportunity for lower-income households by encouraging affordable housing development in high-resource areas and improving resources near affordable housing sites located in low-resource areas. <i>[Source: New policy]</i>
HE-G-6	Improve Access to Opportunity in Low-Resource Areas. The County shall collaborate with community partners to increase residential low-resource areas access to transit, environmental, economic, and educational opportunities. <i>[Source: New policy, County Staff]</i>

PROGRAMS

HE-1 REZONE TO MEET THE RHNA (NEW)

The County shall establish and implement a Housing Opportunity Overlay Zone to accommodate the remaining RHNA of 1,107 lower-income units for the 2021-2029 RHNA projection period by May 15, 2024. The Housing Opportunity Overlay Zone will be applied to at least 55.3 acres and will establish a minimum density of 20 units per acre and maximum density of 30 units per acre. The County will emphasize applying the overlay to available lands in high resource areas, as defined by the TCAC/HCD Opportunity Areas map and on sites that are 0.5 to 10 acres in size. The Housing Opportunity Overlay Zone will permit owner-occupied and rental multifamily uses by right pursuant to Government Code Section 65583.2(i) for developments in which 20 percent or more of the units are affordable to lower income households. In accordance with Government Code Section 65583.2(h), at least 50 percent of the County’s remaining lower income RHNA need (517 units) will be accommodated on parcels designated exclusively for residential uses.

To ensure that sufficient residential capacity to accommodate the identified regional need for lower income households is maintained in the Housing Opportunity Overlay Zone, the County will develop and implement a monitoring program. The program will track development approvals on identified sites in the overlay zone that contribute to the inventory of affordable units and sites that are developed for nonresidential uses. The County will use this monitoring program to identify and designate additional sites, **establish incentives, performance measures or other mechanisms** as necessary to ensure **the zone promotes the likelihood of residential uses** the

development capacity of the overlay zone can accommodate the net remaining RHNA need through the 2021-2029 planning period.

Responsibility: Community Development Resource Agency (CDRA) Planning Services Division
Time Frame: May 15, 2024
Funding: SB 2 Planning Grant
Quantified Objective: 1,1,107 lower-income units
[Source: New Program]

HE-2 HOUSING OPPORTUNITY SITES

The County shall maintain an inventory of potential sites for mixed-use and multifamily residential development in commercial and multifamily zones and promote the inventory and incentives to the development community and property owners using promotional materials such as brochures, fliers, website postings, and/or electronic mailings.

Additionally, the County will promote mixed use development by allowing residential uses by-right in commercial zones subject to objective design standards as set forth in the Housing Accountability Act.

Responsibility: CDRA Housing Division
Time Frame: Ongoing
Funding: General Fund
[Source: County of Placer 2013 Housing Element, Goal A, Program A-3, modified]

HE-3 MINIMUM DENSITY STANDARD

The County shall adopt a zoning ordinance amendment to set a minimum density standard for single-family homes in the Multi-Family Residential (RM) zoning district, and prohibit the development of single-family homes in the zoning district unless built to the new minimum density to address the loss of multi-family sites to single-family construction.

Responsibility: CDRA Planning Services Division
Time Frame: 2024
Funding: General Fund
[Source: County of Placer 2013 Housing Element, Goal A, Program A-4]

HE-4 ZONING STANDARDS FOR MULTIFAMILY DEVELOPMENT (NEW)

The County shall amend the zoning code to allow multifamily developments, regardless of size, by zoning clearance in the multifamily, mixed use, and commercial districts, and amend the zoning code to increase the building height limit and remove lot coverage requirements to encourage multifamily developments.

Responsibility: CDRA Planning Services Division

Time Frame: Concurrent/before adoption of the Housing Element (2021)
Funding: General Fund
Quantified Objective: 100 units
[Source: HCD Review]

HE-5 OBJECTIVE DESIGN STANDARDS (NEW)

The County shall review and update policies and requirements of the Placer County Design Guidelines Manual, Landscape Design Guidelines, and community design elements of the various community plans to ensure development standards are objective. The County shall only deny a development project based on development standards if such standards are objective, quantifiable, written development standards, conditions, and policies.

Additionally, the County will establish a written policy or procedure and other guidance as appropriate to specify the Senate Bill 35 streamlining approval process and standards for eligible projects, as set forth under California Government Code Section 65913.4.

Responsibility: CDRA Planning Services Division
Time Frame: 2022
Funding: General Fund
[Source: New program]

HE-6 SUBDIVISION STANDARDS (NEW)

The County shall review and update subdivision standards to reflect best practices for neighborhood design and reduce barriers to development.

Responsibility: CDRA Engineering Services Division
Time Frame: 2022
Funding: General Fund
Quantified Objective: 50 units
[Source: HCD Revisions]

HE-7 STANDARDS FOR INFILL DEVELOPMENT (NEW)

The County shall amend the Placer County Design Guidelines Manual to include objective standards for multifamily residential and mixed-use infill development in established communities to incentivize investment in these areas while supporting compatibility between new and existing development.

Responsibility: CDRA Planning Services Division
Time Frame: 2022
Funding: General Fund
[Source: New program based on County staff notes on housing element policies]

HE-8 INCENTIVES FOR INFILL DEVELOPMENT (NEW)

The County shall develop an infill program to incentivize development in areas that maximize fiscal productivity and align with County sustainability goals, including the reduction of vehicle miles traveled. The program shall create incentives for residential and mixed-use infill development, including but not limited to:

- Priority project processing
- Deferral of development impact or permit fees
- Flexibility in development standards such as parking, setbacks, and landscaping requirements
- Density and intensity bonuses
- Support for infrastructure upgrades
- Apply infill policies and provisions in the Placer County Airport Land Use Compatibility Plan (ALUCP) for infill sites located in Compatibility Zones C-1, C-2, and D.

Responsibility: CDRA Housing Division

Time Frame: 2022

Funding: General Fund

[Source: New program based on County staff notes on housing element policies]

HE-9 EXPAND PUBLIC WATER AND SEWER CAPACITY FOR HOUSING

The County shall work with community service districts to identify and overcome constraints to providing water and sewer service for housing, prioritizing improvements for lower-income housing on candidate rezone sites and in low resource areas to further place-based revitalization efforts. The County shall apply for funding from the Community Development Block Grant, Infill Infrastructure Grant Program, or other funding programs, as available, to fund design plans and infrastructure improvements for affordable housing.

Responsibility: Department of Public Works

Time Frame: Identify infrastructure constraints by May 15, 2024, in conjunction with the rezone; Fund and conduct infrastructure improvements dependent on grant funding availability. Explore NOFAs annually.

Funding: General Fund

[Source: County of Placer 2013 Housing Element, Goal A, Program A-2]

HE-10 PRIORITIZE INFRASTRUCTURE IMPROVEMENTS FOR AFFORDABLE HOUSING (NEW)

The County shall adopt policies and procedures to grant priority to projects that meet the County's regional need for lower-income housing. The County shall

provide copies of the adopted housing element to all sewer and water providers.

Responsibility: CDRA Housing Division
CDRA Planning Services Division

Time Frame: 2021

Funding: General Fund

Quantified Objective: 150 units

[Source: County of Placer 2013 Housing Element, Goal A, Program A-2]

HE-11 SEWER INFRASTRUCTURE PLANNING IN NORTH AUBURN (NEW)

The County shall perform sewer studies and develop plans to accommodate increased sewer flows associated with sites identified for potential lower-income housing in North Auburn. The sewer infrastructure planning work shall include sewer studies, a preliminary design report, and final sewer design plans, which include preparation of plans and specifications suitable for bidding.

Responsibility: Department of Public Works

Time Frame: Preliminary Design Report – November 2021

Final Sewer Design Plans – December 2022

Quantified Objective: 337 lower-income units

Funding: Local Early Action Planning Grant

[Source: New program]

HE-12 CONSTRUCTION LABOR FORCE (NEW)

The County shall collaborate with local community colleges, trade school programs, and contractors to promote construction trade training programs (e.g., Sierra College Bootcamp). The County shall also engage with the construction community to attract workers beyond the traditional labor force (e.g., students, veterans, formerly incarcerated individuals, women).

Responsibility: CDRA Housing Division, County Executive Office

Time Frame: Ongoing

Funding: General Fund

[Source: New program based on housing stakeholder findings]

HE-13 COUNTY FEE STRUCTURE (NEW)

The County shall adopt a tiered residential development fee program that reflects unit size, type, and location in recognition of the different impacts that various types of residential development have on County services and infrastructure costs.

Responsibility: CDRA Housing Division

Time Frame: 2026

Funding: General Fund

[Source: New program based on housing stakeholder findings and County staff notes on housing element policies]

HE-14 LEGISLATIVE INITIATIVES

The County shall consider on an annual basis advocating for affordable housing issues through its legislative platform. Such items may include but are not limited to: funding for affordable housing, housing on religious institution sites, construction financing, building codes, prevailing wage, tax code reform, CEQA reform, and other regulations that restrict affordable housing.

Responsibility: County Executive Office, CDRA Housing Division, Health and Human Services Department

Time Frame: Ongoing

Funding: General Fund

[Source: County of Placer 2013 Housing Element, Goal C, Program C-3; modified based on housing stakeholder findings]

HE-15 SUPPORT AFFORDABLE HOUSING DEVELOPMENT

The County shall work with housing developers to expand opportunities for affordable lower-income and workforce housing by creating partnerships, providing incentives, and pursuing funding opportunities. Specifically, the County shall:

- Support affordable housing development for special needs groups, including, seniors, persons with disabilities, including developmental disabilities, female headed households, farmworkers and homeless persons.
- Provide technical assistance with site identification, site acquisition, and permit processing procedures.
- Conduct annual workshops with for-profit and nonprofit housing developers, local and regional funding agencies, and other organizations to review and promote available housing programs.
- Promote the use of the density bonus ordinance, application processing fee waivers, impact fee waivers, and fee deferrals to encourage affordable housing, with an emphasis on encouraging affordable housing in high resource areas.
- Facilitate the approval process for land divisions, lot line adjustments, and/or specific plans or master plans resulting in parcel sizes that enable affordable housing development and process fee deferrals related to the subdivision for projects affordable to lower income households.
- Partner with nonprofit and for-profit affordable housing developers to support their financing applications for State and federal grant programs, tax-exempt bonds, and other programs that become available.
- Pursue federal, State, and private funding for low- and moderate-income housing by applying for State and federal monies for direct support of lower-income housing construction and rehabilitation, specifically for development of housing affordable to extremely low-income households.

- Pursue partnerships with the Alta California Regional Center to identify funding opportunities and promote housing for persons with disabilities.

Responsibility: County Executive Office, CDRA Housing Division

Time Frame: Ongoing

Funding: General Fund, HOME funds, CDBG funds, Technical Assistance Grants

Quantified Objective: 250 extremely low-income; 500 very low-income; 500 low-income units

[Source: County of Placer 2013 Housing Element, Goal B, Program B-2 through B-8, and B-13; modified based on housing stakeholder findings]

HE-16

AFFORDABLE HOUSING AND EMPLOYEE ACCOMMODATIONS (NEW)

The County shall adopt an ordinance requiring new residential development to provide housing affordable to very-low-, low-, and moderate-income households, and nonresidential development to provide housing for new employees generated by the development as follows:

- A new residential project shall construct at least 10 percent of the project's total dwelling units to be affordable to very-low-, low-, or moderate-income households. For-sale developments shall provide 40 percent of the required affordable units at sales prices affordable to low-income households and the remaining 60 percent of the required affordable units at sales prices affordable to moderate-income households. For-rent developments shall provide 40 percent of the required affordable units at rents affordable to very-low-income households, 40 percent of the required affordable units at rents affordable to low-income households, and the remaining 20 percent of the required affordable units at rents affordable to moderate-income households.
- A new nonresidential project shall ensure the accommodation of employees generated by the project. If the project is an expansion of an existing use, the requirement shall only apply to that portion of the project that is expanded (e.g., the physical footprint of the project or an intensification of the use).

The ordinance shall allow for dedication of vacant land, construction on- or off-site, acquisition and rehabilitation of existing units, development of accessory dwelling units, the conversion of nonresidential to residential units, or payment of a fee for certain projects. The ordinance shall allow for an exemption of small infill projects and projects approved by ministerial permit.

Responsibility: CDRA Housing Division

Time Frame: 2021

Funding: General fund

Quantified Objective: 80 very low-income; 80 low-income; and 40 moderate-income units

[Source: New Program based on County staff notes on housing element policies]

HE-17 UPDATE DENSITY BONUS LAW (NEW)

The County shall update the County’s density bonus law to include residential equivalence standards to account for impacts on infrastructure and services based on unit size. The County’s density bonus law shall permit the allowed number of units in single-family and multifamily residential zoning districts to be based on residential equivalence standards and allow for a maximum density of four units per parcel for duplex, triplex, fourplex, or cottage housing in the single-family residential zoning district.

Responsibility: CDRA Planning Services Division

Time Frame: 2021

Funding: General Fund

Quantified Objective: 75 very low-income and 50 low-income units

[Source: New program based on County staff notes on Housing Element Policies]

HE-18 ESTABLISH PERMANENT FUNDING FOR AFFORDABLE HOUSING

The County shall analyze the feasibility of establishing permanent sources of funding for affordable housing, which could include but not be limited to the following:

- Joining with incorporated cities to become an entitlement community consortium so that CDBG funding is noncompetitive;
- An affordable housing fee paid in lieu of construction of affordable and/or employee housing by new development;
- Utilizing the transient occupancy tax, tourism business improvements district funds, parcel tax fees, and sales and use tax fees for affordable housing programs;
- Establishing enhanced infrastructure financing districts where the County would apportion incremental increases in property tax revenue into a dedicated fund for infrastructure and affordable housing;
- Support a private housing trust fund to secure contributions from private, public, and nonprofit partners for affordable housing.

Responsibility: County Executive Office, CDRA Housing Division

Time Frame: 2023 and ongoing

Funding: General Fund, HOME funds, CDBG funds, Technical Assistance Grants

Quantified Objective: 1,056 lower-income units

[Source: County of Placer 2013 Housing Element, Goal B, Program B-2 through B-8, and B-13; modified based on housing stakeholder findings]

HE-19 COMMUNITY CONVERSATIONS ON HOUSING

The County shall facilitate discussions with the community on housing and homelessness issues; brainstorm solutions; raise community awareness of the

critical housing needs of local residents; and educate the public on the myths and realities of multifamily housing, affordable housing, and supportive housing for the homeless. The County shall conduct social media campaigns (e.g., FlashVotes, Community Surveys) to gather information from local residents on housing needs and receive feedback on potential solutions.

Responsibility: CDRA Housing Division

Time Frame: Ongoing

Funding: General Fund

[Source: County of Placer 2013 Housing Element, Goal B, Program B-14; modified]

HE-20 ENCOURAGE SHARED HOUSING

The County shall develop a shared housing program that matches homeowners with interested renters and shall seek a social service or advocacy agency to implement the program.

Responsibility: CDRA Housing Division

Time Frame: 2021 and Ongoing

Funding: General Fund

[Source: County of Placer 2013 Housing Element, Goal B, Program B-15]

HE-21 LANDLORD TRAINING SEMINARS

The County shall continue to work with local agencies and organizations to provide a landlord training program and seminar once every four years for individuals who are interested in renting their homes, second units, or rooms within their homes. The program would provide information on the current laws and practices involved with landlords and their tenants and promote renting units at affordable rates to meet the needs of lower-income households and reduce their risk of displacement from their community.

Responsibility: CDRA Housing Division

Time Frame: Ongoing

Funding: General Fund

[Source: County of Placer 2013 Housing Element, Goal B, Program B-16]

HE-22 RENTAL ASSISTANCE PROGRAM

The County shall strive to secure funding for a security deposit assistance program to assist extremely low-income and very-low-income individuals and households in emergency situations to prevent homelessness or assist those living in transitional housing secure permanent rental housing. This could include no-interest loans or grants to apply toward costs associated with rental housing, such as security deposits, first and last month's rent, and utility deposits. The County will connect assistance recipients with housing opportunities in all areas of the County, prioritizing high resource areas, to

facilitate mobility between neighborhoods regardless of income. The County shall consider a variety of funding sources for providing assistance.

Responsibility: CDRA Housing Division

Time Frame: 2021

Funding: CARES Act Funding
HOME Program Funding

Quantified Objective: 27 low-income households

[Source: County of Placer 2013 Housing Element, Goal B, Program B-17]

HE-23 HOUSING CHOICE VOUCHERS PROGRAM

The County shall continue to administer the Housing Choice Voucher Program (Section 8 assistance) through the Placer County Housing Authority. The County shall promote the use of Housing Choice Vouchers in high opportunity areas to facilitate mobility between high and low resource areas regardless of income.

Responsibility: Placer County Housing Authority,
Health and Human Services Department

Time Frame: Ongoing

Funding: Section 8 Federal Choice Voucher Funds/U.S. Department of
Housing and Urban Development (HUD)

Quantified Objective: 250 lower-income units

[Source: County of Placer 2013 Housing Element, Goal B, Program B-18]

HE-24 AFFORDABLE HOUSING ON SURPLUS LAND (NEW)

The County shall identify and declare surplus public land appropriate for affordable housing and shall offer first right of refusal to affordable housing entities in accordance with Government Code Section 54222. The County shall consider leasing and/or granting surplus public land for affordable housing, where feasible.

Responsibility: CDRA Housing Division, County Real Estate Services

Time Frame: Annually

Funding: General Fund

Quantified Objective: 80 lower-income units

[Source: New program]

HE-25 ADAPTIVE REUSE AND CONVERSION OF EXISTING PROPERTIES (NEW)

The County shall collaborate with private property owners to identify existing buildings appropriate for adaptive reuse and conversion to affordable housing. The County shall support adaptive reuse through the following actions:

- Support the acquisition of existing structures to be repurposed for affordable housing;

- Review and revise County codes to increase flexibility and analyze parking and other development standards;
- Provide fee waivers and/or deferrals for conversion of existing buildings to affordable housing.

Responsibility: CDRA Planning Services Division, CDRA Housing Division, Placer County Housing Authority

Time Frame: Revise County codes in 2021;
Support acquisition and provide fee waivers and/or deferrals as opportunities arise.

Funding: General Fund

[Source: New program based on housing stakeholder findings]

HE-26 DOLLAR CREEK CROSSING SITE (NEW)

The County shall continue to pursue development of rental and for sale housing on the Dollar Creek Crossing Site. The development shall provide 100 percent affordable and achievable housing, including housing for very-low- and low-income households, as well as those earning up to 245 percent of the area median household income. The County shall adopt a preferred site plan and coordinate with the Tahoe Regional Planning Agency on the environmental review and permitting process. The County shall pursue funding to support development of the site, including necessary infrastructure improvements.

Responsibility: CDRA Housing Division

Time Frame: Early 2023

Funding: General Fund

Quantified Objective: 20 above moderate-income; 40 moderate-income; and 80 lower-income units

[Source: New program]

HE-27 ADU PROMOTIONAL CAMPAIGN (NEW)

The County shall provide guidance and educational materials for building ADUs on the County website, including permitting procedures and construction resources. Additionally, the County shall present homeowner associations with the community and neighborhood benefits of accessory dwelling units and work with new homeowner and neighborhood associations to prevent CC&Rs from restricting the construction of ADUs. The County shall prioritize promoting ADU construction in areas of high opportunity to expand housing choices and reduce displacement risk for lower-income households in these communities.

Responsibility: CDRA Planning Services Division

Time Frame: 2021

Funding: General Fund

Quantified Objectives: 700 ADUs

[Source: New program]

- HE-28 PROTOTYPE ADU PLANS**
The County shall develop, and offer free of charge, prototype plans for second units to bring down permit costs.
- Responsibility: CDRA Housing Division
Time Frame: December 2021
Funding: General Fund
Quantified Objectives: 70 ADUs
[Source: County of Placer 2013 Housing Element, Goal A, Program A-6]
- HE-29 ADU LOAN PROGRAM (NEW)**
The County shall explore options for establishing a loan program to help homeowners finance the construction of ADUs. The County shall consider incentives to encourage homeowners to deed restrict ADUs for lower-income households and will promote use of the loans and other incentives in areas of high resource to expand availability of affordable housing and reduce displacement risk in these areas.
- Responsibility: CDRA Housing Division
Time Frame: 2023
Funding: General Fund
Quantified Objectives: 70 ADUs
[Source: New program]
- HE-30 MONITOR ADU AFFORDABILITY (NEW)**
The County shall track the number of building permits issued for accessory dwelling units (ADUs) and shall monitor the construction, sale, and/or rentals of ADUs annually to ensure that ADUs of less than 750 square feet that are used to satisfy a low-income housing requirement are available and affordable to low-income households. The County will evaluate ADU production and affordability two years into the planning period (2023) and if it is determined these units are not meeting the lower-income housing need, the County shall ensure other housing sites are available to accommodate the unmet portion of the lower-income RHNA. If additional sites must be rezoned, they will be consistent with Government Code Sections 65583(f) and 65583.2(h).
- Responsibility: CDRA Planning Services Division, CDRA Housing Division
Time Frame: Annual Monitoring;
 Ensure adequate lower-income sites in 2023, rezone if necessary, by 2024.
Funding: General Fund
Quantified Objectives: 300 lower-income units
[Source: New program]
- HE-31 REMOVE MODULAR HOUSING CONSTRAINTS (NEW)**

The County shall work to remove barriers to the construction of modular housing by ensuring that specific plans do not include restrictions on such housing. In addition, the County shall work with new homeowner and neighborhood associations to prevent CC&Rs from restricting the construction of modular housing.

Responsibility: CDRA Housing Division

Time Frame: Ongoing

Funding: General Fund

[Source: New program]

HE-32 ZONING FOR MISSING MIDDLE HOUSING TYPES (NEW)

The County shall review and amend the zoning code to encourage and promote a mix of dwelling types and sizes, specifically missing middle housing types (e.g., duplexes, triplexes, fourplexes, courtyard buildings). The County will prioritize applying this zoning in high resource areas to promote a variety of new housing types.

Responsibility: CDRA Planning Services Division

Time Frame: 2024

Funding: General Fund

Quantified Objectives: 150 moderate-income housing units

[Source: New program based on County staff notes on housing element policies]

HE-33 PROMOTE MISSING MIDDLE HOUSING TYPES (NEW)

The County shall promote the construction of missing middle housing (e.g., duplexes, tri/fourplexes, courtyard buildings, bungalow courts, townhouses, live/work units), cluster housing, and other innovative housing types by distributing educational and promotional materials on the County's website. The County will emphasize promoting missing middle housing in high resource areas to reduce displacement of residents and promote mixed-income communities by actively distributing educational and promotional materials to developers interested in developing in these areas.

Responsibility: CDRA Housing Division

Time Frame: 2022 and ongoing

Funding: General Fund

Quantified Objectives: 125 moderate-income units

[Source: New program based on County staff notes on housing element policies]

HE-34 ZONING FOR RESIDENTIAL ON RELIGIOUS PROPERTY (NEW)

The County shall consider establishing a combining zone, floating zone, or overlay zone that would facilitate residential development and allow safe overnight parking programs as permissible uses.

Responsibility: CDRA Planning Services Division

Time Frame: 2023

Funding: General Fund
[Source: New program]

HE-35 CDBG REHABILITATION FUNDS

The County shall apply annually for CDBG rehabilitation funds to provide housing rehabilitation services and weatherization services to very-low- and low-income households, specifically those in low-resource areas. To improve effectiveness of this program, the County shall advertise rehabilitation and weatherization programs through a variety of methods, including but not limited to:

- The County website;
- Brochures available at the permit counter; and,
- In collaboration with non-profits, local realtors, lenders, and escrow companies.

Responsibility: Placer County Housing Authority
CDRA Housing Division

Time Frame: Ongoing

Funding: CDBG funds

Quantified Objective: 25 lower-income units rehabilitated

[Source: County of Placer 2013 Housing Element, Goal D, Program D-1]

HE-36 AT-RISK PROPERTIES

The County shall continually 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 assistance, and the date at which the units may convert to market-rate dwellings. All subsidized low-income housing developments shall provide at least two years notice prior to the conversion of any deed-restricted affordable units to market-rate units, as described in Policy HE-D-7. The County shall work to acquire and manage at-risk affordable properties. The County shall work with property owners and the identified agencies and organizations to ensure continued affordability of subsidized units and shall provide technical and financial assistance for the acquisition and rehabilitation of at-risk properties.

Responsibility: CDRA Housing Division
Placer County Housing Authority
Health and Human Services Department

Time Frame: Ongoing

Funding: General Fund
CDBG and HOME Funds

[Source: County of Placer 2013 Housing Element, Goal E, Program E-1, E-2, and E-3; modified]

HE-37 WILDFIRE HOUSING RISK REDUCTION (NEW)

The County shall explore the possibility of establishing a rehabilitation program with the express purpose of bringing homes in unincorporated parts of the County built before 2008 up to the California Fire Code. The County shall prioritize lower-income households located in low-resource areas. The County shall work with CalFire and relevant agencies to identify possible funding sources, research programs in other municipalities, develop draft guidelines, and evaluate the benefits of a program.

Responsibility: CDRA Planning Services Division

Time Frame: 2022

Funding: TBD

[Source: New Program]

HE-38 TRPA CODE CHANGES

The County shall continue to work with TRPA to develop a revised set of incentives that encourage the construction of affordable housing, and to modify TRPA regulations to encourage second units, also referred to as Accessory Dwelling Units.

Responsibility: CDRA Planning Services Division

Time Frame: March 2021 and Ongoing

Funding: General Fund

Quantified Objective: 30 lower-income units

[Source: County of Placer 2013 Housing Element, Goal C, Program C-1]

HE-39 NEW MECHANISMS FOR ACHIEVABLE HOUSING

The County shall continue to meet with local regional housing entities, stakeholders, and surrounding jurisdictions in the Tahoe Basin through the Mountain Housing Council to discuss local housing issues and develop cooperative strategies that address identified local housing needs. The County shall investigate additional mechanisms to facilitate the production of achievable housing affordable to renter-occupied households earning up to 220 percent of the area median income and owner-occupied households earning up to 245 percent of the area median income in the Lake Tahoe Region. Potential mechanisms include but are not limited to: considering the creation of an assessment district(s) and/or an amnesty period for illegal secondary dwelling units, also referred to as Accessory Dwelling Units, and examining potential methods to incentivize conversion of second homes or short-term rentals to long-term rental housing.

Responsibility: CDRA Housing Division

Time Frame: Ongoing

Funding: General Fund

Quantified Objective: 290 achievable housing units

[Source: County of Placer 2013 Housing Element, Goal C, Program C-4 and C-5; modified]

HE-40 EMERGENCY SHELTERS

The County shall continue to support emergency shelter programs, including consideration of funding for programs developed through inter-jurisdictional cooperation.

Responsibility: CDRA Housing Division,
Health and Human Services Department

Time Frame: Ongoing

Funding: General Fund, State Emergency Shelter Program, HUD,
other specialized funding

[Source: County of Placer 2013 Housing Element, Goal F, Program F-3; modified]

HE-41 ZONING CODE AMENDMENTS FOR EMERGENCY AND SUPPORTIVE HOUSING (NEW)

The County shall amend the zoning code to ensure compliance with State law and encourage emergency shelter, supportive housing, and related services for persons experiencing homelessness, as follows:

- The County shall amend the zoning code to allow “low barrier navigation center” developments by right in mixed-use zones and nonresidential zones permitting multifamily uses.
- The County shall amend the zoning code to allow for the approval of 100 percent affordable developments that include a percentage of supportive housing units, either 25 percent or 12 units, whichever is greater, to be allowed without a conditional use permit or other discretionary review in all zoning districts where multifamily and mixed-use development is permitted.
- The County shall amend the zoning code to remove excessive parking requirements and require that emergency shelters only be required to provide sufficient parking to accommodate all staff working in the emergency shelter, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone.

Responsibility: CDRA Planning Services Division

Time Frame: 2022

Funding: General Fund

[Source: New program]

HE-42 GROUP HOMES (NEW)

The County shall amend the zoning code to treat all residential care homes as family homes, consistent with Health and Safety Codes, and to allow residential

care homes with seven or more clients with approval of a minor use permit in single family residential districts.

Responsibility: CDRA Planning Services Division

Time Frame: 2022

Funding: General Fund

[Source: HCD Review]

HE-43 PLACER COUNTY HOMELESS STRATEGY (NEW)

The County shall regularly update the Placer County Homeless Strategy and pursue funding to implement the suggested strategies for addressing homelessness.

Responsibility: Health and Human Services Department

Time Frame: December 2024

Funding: General Fund

[Source: New program]

HE-44 REASONABLE ACCOMMODATION ORDINANCE

The County shall consider adoption of a zoning text amendment to remove the notification requirement for reasonable accommodation applications. The County will also review and revise approval findings to ensure they are consistent with State Law.

Responsibility: CDRA Planning Services Division

Time Frame: 2021

Funding: General Fund

[Source: County of Placer 2013 Housing Element, Goal F, Program F-6]

HE-45 FAIR HOUSING INFORMATION

The County shall continue to be the local contact point for the Department of Fair Employment and Housing. The County shall continue to provide housing counseling services and 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 shall post this information on the County website and will work with fair housing organizations, including Legal Services of Northern California, on a quarterly basis to track fair housing complaints and enforce fair housing laws.

Responsibility: CDRA Planning Services Division

Time Frame: 2021

Funding: General Fund

[Source: County of Placer 2013 Housing Element, Goal F, Program F-6]

HE-46 PROMOTE AFFORDABLE HOUSING IN HIGH-RESOURCE AREAS (NEW)
The County shall promote the development of affordable housing in high-resource areas by providing information on funding criteria (e.g., California Tax Credit Allocation Committee) for affordable developments. These criteria should be related to lower-income housing sites through an online mapping tool available on the County’s website.

Responsibility: CDRA Housing Division
Time Frame: Online Mapping Tool—June 2022
Funding: General Fund
[Source: New program]

HE-47 IMPROVE LOW-RESOURCE AREAS ACCESS TO OPPORTUNITIES (NEW)
The County shall improve low-resource areas to increase access to opportunity for lower-income households by conducting the following:

- Coordinate with public transit providers to increase mobility;
- Allow for employment centers to be located near housing developments to increase job opportunities;
- Promote CalWorks and Employment Services offered by the County in rural areas of the unincorporated County to improve access to employment training, assistance, and job opportunities;
- Increase community services in low-resource areas, such as public libraries and parks;
- Review existing zoning to ensure medical services are allowed throughout the County, specifically in low-resource areas;
- Review existing zoning to ensure grocery stores are allowed in low-resource areas;
- Seek opportunities to access funding for improved transit service, particularly around areas with lower-income sites ;
- Continue to facilitate the integration of affordable housing and mixed income settings in new growth specific plan areas.

Responsibility: CDRA Housing Division
Health and Human Services Department
Time Frame: Ongoing
Funding: General Fund
[Source: New program]

HE-48 HOUSING ASSISTANCE PROGRAMS
The County shall maintain up-to-date information about homebuying assistance and foreclosure assistance on the County website.

Responsibility: Health and Human Services Department
Time Frame: Ongoing

Funding: General Fund

[Source: County of Placer 2013 Housing Element, Goal B, Program B-11]

HE-49 ANALYZE POTENTIAL TENANT PROTECTIONS (NEW)

The County shall analyze and consider adopting a rent stabilization policy or ordinance, particularly for mobile home parks or other areas where residents are subject to rent burden or at risk of displacement from rent or space rent increases. The County shall also consider adopting a policy or ordinance to protect residents from eviction unless it is based on good cause, such as nonpayment of rent or material breach of lease. The County will target policies in low resource areas, areas of concentrated poverty or lower income and higher displacement risk to mitigate displacement risks.

Responsibility: Health and Human Services Department

Time Frame: June 2025

Funding: General Fund

[Source: New program, stakeholder input]

Quantified Objectives

One of the requirements of State law (California Government Code Section 65583[b]) is that the Housing Element contain quantified objectives for the maintenance, preservation, improvement, and development of housing. State law recognizes that the total housing needs identified by a community may exceed available resources and the community’s ability to satisfy this need. Under these circumstances, the quantified objectives need not be identical to the total housing needs. The quantified objectives shall, however, establish the maximum number of housing units by income category that can be constructed, rehabilitated, and conserved over the eight-year planning period. Table 63 summarizes the quantified objectives for the construction, rehabilitation, or conservation of units during the remaining time frame of the housing element (2021-2029).

TABLE 63 SUMMARY OF QUANTIFIED OBJECTIVES						
Objective Category/Program	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
New Construction ¹	750	1,200	1,300	1,300	3,200	7,750
Rehabilitation ²	0	12	13	0	00	25
Assistance ³	12	15	0	0	0	27
Conservation ⁴	1,039			70	20	5121,129

Notes:

¹ Estimated new construction units are based on land available for housing, programs to rezone portions of the County to increase density, and programs to identify funding sources.

² Based on projected available CDBG rehabilitation funds (see Program HE-35).

³ Based on projected funding obtained by the Health and Human Services Department for Rental Assistance Program (see Program HE-22).

⁴ Objectives are included for Programs 20, 21, 22, 23, 25, 37, and 49. Additionally, there are 512 lower-income assisted rental housing units currently in the County. The county will strive to conserve these units as part of the affordable housing stock. However, none of these units are considered at-risk of converting during the Housing Element planning period.

Source: Placer County, 2020

**TABLE 64
IMPLEMENTATION PROGRAM SUMMARY**

Program No.	Program Description	Policies Implemented	Quantified Objective(s)	Timeframe
HE-1	Rezone to Meet the RHNA (NEW)	HE-A-1	1,107 lower-income units	May 2024
HE-2	Housing Opportunity Sites	HE-A-6	-	Ongoing
HE-3	Minimum Density Standard	HE-A-1	-	2024
HE-4	Zoning Standards for Multifamily Development (NEW)	HE-A-6	50 lower-income and 50 moderate- income units	2021
HE-5	Objective Design Standards (NEW)	HE-A-2	-	2022
HE-6	Subdivision Standards (NEW)	HE-A-6	50 moderate- income units	2022
HE-7	Standards for Infill Development (NEW)	HE-A-2	-	2022
HE-8	Incentives for Infill Development (NEW)	HE-A-5	-	2022
HE-9	Expand Public Water and Sewer Capacity for Housing	HE-A-3	-	Ongoing
HE-10	Prioritize Infrastructure Improvements for Affordable Housing	HE-A-3	75 lower-income, 40 moderate- income units, and 35 above moderate- income units	2021
HE-11	Sewer Infrastructure Planning in North Auburn (NEW)	HE-A-3	337 lower-income units	December 2022
HE-12	Construction Labor Force (NEW)	HE-A-3	-	Ongoing
HE-13	County Fee Structure (NEW)	HE-A-3	-	2026
HE-14	Legislative Initiatives	HE-B-3	-	Ongoing
HE-15	Support Affordable Housing Development	HE-B-1	250 extremely low-income; 500 very low-income; 500 low-income units	Ongoing
HE-16	Affordable Housing and Employee Accommodations (NEW)	HE-B-14	80 very low-income; 80 low-income; and 40 moderate-income units	2021
HE-17	Update Density Bonus Law (NEW)	HE-B-19	75 very low-income; 50 low-income units	2021
HE-18	Establish Permanent Funding for Affordable Housing	HE-B-4	1,056 lower-income units	2023/Ongoing
HE-19	Community Conversations on Housing	HE-B-16	-	Ongoing
HE-20	Encourage Shared Housing	HE-C-1	50 households	2021/Ongoing
HE-21	Landlord Training Seminars	HE-B-16	50 households	Ongoing
HE-22	Rental Assistance Program	HE-B-18	27 low-income households	2021
HE-23	Housing Choice Vouchers Program	HE-B-17	250 lower-income households	Ongoing
HE-24	Affordable Housing on Surplus Land (NEW)	HE-B-2	80 lower-income units	Ongoing

**TABLE 64
IMPLEMENTATION PROGRAM SUMMARY**

Program No.	Program Description	Policies Implemented	Quantified Objective(s)	Timeframe
HE-25	Adaptive Reuse and Conversion of Existing Properties (NEW)	HE-B-7 HE-A-5	-25 households	Ongoing
HE-26	Dollar Creek Crossing Site (NEW)	HE-B-2	20 above moderate-income, 40 moderate-income, and 80 lower-income units	Early 2023
HE-27	ADU Promotional Campaign (NEW)	HE-C-1	700 ADUs	2021
HE-28	Prototype ADU Plans	HE-C-1	70 ADUs	December 2021
HE-29	ADU Loan Program (NEW)	HE-C-2	70 ADUs	2023
HE-30	Monitor ADU Affordability (NEW)	HE-C-2	300 lower-income units	Annual Monitoring
HE-31	Remove Modular Housing Constraints (NEW)	HE-A-3 HE-C-1	-	Ongoing
HE-32	Zoning for Missing Middle Housing Types (NEW)	HE-C-4	150 moderate-income units	2024
HE-33	Promote Missing Middle Housing Types (NEW)	HE-C-4	125 moderate-income units	2022/Ongoing
HE-34	Zoning for Residential on Religious Property (NEW)	HE-F-10		2023
HE-35	CDBG Rehabilitation Funds	HE-D-1 HE-D-2	25 lower-income units	Ongoing
HE-36	At-Risk Properties	HE-D-6	-	Ongoing
HE-37	Wildfire Housing Risk Reduction Program (NEW)	HE-D-8	-25 lower-income units, 20 moderate-income units, 20 above moderate -income units	2022
HE-38	TRPA Code Changes	HE-E-2	30 lower-income units	Ongoing
HE-39	New Mechanisms for Achievable Housing	HE-E-1	290 achievable housing units	Ongoing
HE-40	Emergency Shelters	HE-F-8	-	Ongoing
HE-41	Zoning Code Amendments for Emergency and Supportive Housing (NEW)	HE-F-7 HE-F-8	-	2022
HE-42	Group Homes (NEW)	HE-F-7	-	2022
HE-43	Placer County Homeless Strategy (NEW)	HE-F-9	-	December 2024
HE-44	Reasonable Accommodation Ordinance	HE-F-4	-	2021

**TABLE 64
IMPLEMENTATION PROGRAM SUMMARY**

Program No.	Program Description	Policies Implemented	Quantified Objective(s)	Timeframe
HE-45	Fair Housing Information	Goal G	-	Ongoing
HE-46	Promote Affordable Housing in High-Resource Areas <i>(NEW)</i>	HE-G-5	-	June 2022
HE-47	Improve Low-Resource Areas Access to Opportunities <i>(NEW)</i>	HE-G-6	-	Ongoing
HE-48	Housing Assistance Programs	Goal G	-	Ongoing
HE-49	Analyze Potential Tenant Protections <i>(NEW)</i>	HE-G-1 HE-G-2	-150 households	June 2025