

Appendix B: Housing Element 5th Cycle Evaluation

Housing Accomplishments

Review of Existing (2013) Housing Element

The following section reviews and evaluates the County’s progress in implementing the 2013 Housing Element. It reviews the results and effectiveness of policies, programs, and objectives for the previous housing element eight-year planning period from 2013 to 2021. Table B-1 provide an evaluation of the 2013 Placer County Housing Element’s policies and implementation programs.



Table B-1. Evaluation of Placer County 2013-2021 Housing Element Programs Implementation

Programs		Implementation Status	Action
<p>A-1 LAND SUPPLY</p> <p>As part of a General Plan update or amendment, and as part of each community plan update, the County shall review land use patterns, existing densities, the location of job centers, and the availability of services to identify additional areas that may be suitable for higher density residential development to ensure that a sufficient supply of residentially-zoned land is available to achieve the County's housing objectives.</p>	<p>Responsibility: CDRA Planning Services Division</p> <p>Time Frame: Ongoing</p> <p>Funding: General Fund</p>	<p>The General Plan and the community plan update amendments for Auburn/Bowman are in the PC Government Center Master Plan, which included multifamily zoning of 30 units per acre. The Sunset Area Plan update included allowance of residential in the industrial area, and the approval of Placer Ranch Specific Plan included multifamily high-density zoning of 30 units per acre. The Tahoe Basin Area plan also included additional multifamily/ multiperson housing opportunities.</p>	<p>Modified</p>
<p>A-2 PUBLIC FACILITIES</p> <p>The County shall review and update, as part of a comprehensive General Plan update, the Public Facilities and Services Element of the General Plan, which is a strategy for extending services and facilities to areas that are designated for residential development but do not currently have access to public facilities.</p>	<p>Responsibility: CDRA Planning Services Division, Department of Public Works</p> <p>Time Frame: Ongoing</p> <p>Funding: General Fund</p>	<p>No comprehensive general plan has been done since 2013.</p>	<p>Modified</p>
<p>A-3 MIXED-USE DEVELOPMENT AND RESIDENTIAL DEVELOPMENT IN COMMERCIAL ZONES</p> <p>The County shall create a Mixed-use Zoning District or Overlay District and prepare related design guidelines. The County shall also adopt incentives for residential development that is part of a mixed-use project or high density, stand-alone residential projects in commercial zones, including but not limited to relaxed development standards, reduced parking requirements, and expedited development review procedures. Additionally, the County shall maintain an inventory of potential sites for mixed-use and residential development in commercial zones and promote the inventory and incentives to the development community and property owners using promotional materials such as brochures and fliers, website postings, and/or electronic mailings.</p>	<p>Responsibility: CDRA Planning Services Division</p> <p>Time Frame: Anticipated in 2017, following a comprehensive general plan update</p> <p>Funding: General Fund</p> <p>Quantified Objective: 425 units in mixed-use projects (352 affordable units)</p>	<p>The County created a Town Center combining zone amendment in 2014. The County is in the process of creating a mixed-use zoning district or overlay district, and preparing related design guidelines with the housing code update. The County identified and notified property owners of the housing opportunity sites. The County maintained an inventory of potential sites for mixed-use and residential development in commercial zones and promoted the inventory and incentives to the development community and property owners using promotional materials such as brochures and fliers, website postings, and direct mailing.</p>	<p>Modified</p>
<p>A-4 MINIMUM DENSITY STANDARD</p> <p>Due to the loss of multi-family sites to single-family construction, 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.</p>	<p>Responsibility: CDRA Planning Services Division</p> <p>Time Frame: Anticipated in 2017, following a comprehensive general plan update</p> <p>Funding: General Fund</p>	<p>The County has not adopted new zoning ordinance amendments outside of the approved specific and master plans. The general plan has minimum density standards that must be met.</p>	<p>Completed</p>
<p>A-5 FEE STUDY</p> <p>The County shall conduct a study to analyze impact fees and planning-related fees associated with residential and non-residential development. The County shall determine whether or not the fees collected in the county are appropriate and fair. In conducting the study, the County shall compare Placer County's fee structure with fees collected in other nearby jurisdictions.</p>	<p>Responsibility: CDRA Planning Services Division</p> <p>Time Frame: June 2016</p> <p>Funding: General Fund</p>	<p>The County completed a fee study in 2016 to determine the fairness and appropriateness of fees collected and compared the County's fee structure with fees collected in nearby jurisdictions.</p>	<p>Completed</p>

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Programs		Implementation Status	Action
<p>A-6 PROTOTYPE SECOND UNIT PLANS</p> <p>The County shall develop, and offer free of charge, prototype plans for second units to bring down permit costs.</p>	<p>Responsibility: CDRA Planning Services Division</p> <p>Time Frame: December 2016</p> <p>Funding: General Fund</p>	<p>The County completed a draft to develop and offer free of charge prototype plans for second units.</p>	<p>Continued</p>
<p>A-7 UPDATE DEWITT CENTER MASTER PLAN</p> <p>The County shall update the DeWitt Center Master Plan to identify sites that are appropriate for higher-density and mixed-use development.</p>	<p>Responsibility: CDRA Planning Services Division Facility Services</p> <p>Time Frame: FY 2013/14</p> <p>Funding: General Fund</p>	<p>The County updated the DeWitt Center Master Plan to identify sites that are appropriate for higher-density and mixed-use development. The EIR was completed in April 2019.</p>	<p>Completed</p>
<p>A-8 CO-OP HOUSING REGULATIONS</p> <p>The County shall adopt a Zoning Text Amendment to define co-op housing, develop standards, and designate zones appropriate for such units.</p>	<p>Responsibility: CDRA Planning Services Division</p> <p>Time Frame: FY 2014/15</p> <p>Funding: General Fund</p>	<p>As part of the housing code update, the County is in the process of completing the zoning text amendment to define co-op housing, develop standards, and designate zones for these types of units.</p>	<p>Completed</p>
<p>A-9 STUDIO APARTMENTS</p> <p>The County shall update the Zoning Ordinance to ease development standards and/or provide density bonuses to encourage construction of studio apartments.</p>	<p>Responsibility: CDRA Planning Services Division</p> <p>Time Frame: FY 2014/15</p> <p>Funding: General Fund</p>	<p>The County updated the zoning ordinance to ease development standards and/or provide density bonuses to encourage construction of single room occupancy. Additional revisions will be a part of the housing code update.</p>	<p>Completed</p>
<p>B-1 SURPLUS COUNTY LAND</p> <p>As opportunity arises, the County shall evaluate all County-owned surplus land to determine its suitability for workforce and affordable housing. This evaluation should include the identification of appropriate entities to hold or acquire such land. The County shall also identify a process for transferring the properties to these entities, including procedures for land exchanges if sites more suitable for affordable and workforce housing are identified. Affordable housing developed under this program shall have affordability covenants to ensure long-term deed restrictions.</p>	<p>Responsibility: CDRA Planning Services Division</p> <p>Time Frame: June 2014</p> <p>Funding: General Fund</p>	<p>As part of the existing conditions study, the County evaluated all County-owned surplus land to determine its suitability for workforce and affordable housing.</p>	<p>Modified</p>
<p>B-2 ASSISTING AFFORDABLE HOUSING DEVELOPERS</p> <p>The County shall partner with developers that are interested and able to construct and manage workforce and affordable housing. The County may provide technical and/or financial assistance, including but not limited to site identification, site acquisition, and identification of subsidy sources including HOME funds, CDBG monies, fee waivers, and permit processing.</p>	<p>Responsibility: CDRA Planning Services Division</p> <p>Time Frame: Ongoing</p> <p>Funding: General Fund, HOME funds, CDBG funds</p> <p>Quantified Objective: 150 units</p>	<p>The County continues to work with affordable housing developers utilizing County land and land that the County may purchase.</p>	<p>Modified</p>

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Programs		Implementation Status	Action
<p>B-3 FLEXIBLE DEVELOPMENT STANDARDS</p> <p>The County shall amend engineering standards and the subdivision and zoning ordinances to allow flexibility in certain development standards as incentives for affordable housing developments. The County shall ensure that adjusting development standards for affordable housing does not result in lower quality housing or higher replacement or maintenance costs in the future, and shall consider site and potential occupancy characteristics when amending development standards. The specific standards which the County shall evaluate include, but are not limited to, the following:</p> <ul style="list-style-type: none"> » Reduction in the area of paved surfaces through the use of angled parking and one-way circulation; » Reduction in street widths; » Reduction in turning radius on cul-de-sacs; » Reduction in pavement thickness when it can be demonstrated that soils and geotechnical conditions can permit a lesser thickness, subject to fire department approval; » Limiting the requirement for sidewalks to one side of the street and reducing the width requirement; » Reduction in the number of landscaped islands required in parking areas; » Reduction in the open space/recreational area requirements by 25 percent for high-density, affordable residential developments when the project is located within ½ mile of public open space areas that may include schools, parks, passive recreation areas, etc; » Increased flexibility in evaluating a project's architectural conformity to the Placer County Design Guidelines Manual. Increase in the allowable height of buildings for affordable housing developments; » Increase in the allowable lot coverage for affordable housing developments; and » Consideration of cluster development particularly where either more open space is achieved or existing requirements increase costs or reduce density. 	<p>Responsibility: CDRA Planning Services Division</p> <p>CDRA Engineering and Surveying Division</p> <p>Department of Public Works</p> <p>Time Frame: Anticipated in 2017, following a comprehensive general plan update</p> <p>Funding: General Fund</p>	<p>As part of the housing code update, the County is in the process of amending engineering standards and the subdivision and zoning ordinances to allow flexibility in certain development standards as incentives for affordable housing developments. Some flexibility in development standards was built into the Placer Ranch Specific Plan and PCGC Master Plan.</p>	<p>Completed</p>
<p>B-4 DENSITY BONUS</p> <p>The County shall use the density bonus ordinance to encourage rental and for-sale housing. The County shall promote the benefits of this program to the development community by posting information on their web page and creating a handout to be distributed with land development applications.</p>	<p>Responsibility: CDRA Planning Services Division</p> <p>Time Frame: Ongoing. Promotional material will be prepared within six months after adoption of the housing element</p> <p>Funding: General Fund</p> <p>Quantified Objective: 50 units</p>	<p>The County plans to promote the benefits of the density bonus program by including language to the current web page. The County is also amending the density bonus ordinance as part of the housing code update to include density allowances beyond State law requirements.</p>	<p>Completed</p>

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<p>B-5 FEE WAIVERS FOR AFFORDABLE HOUSING</p> <p>The County shall adopt a resolution increasing fee waivers (currently 50 percent) up to 100 percent of the application processing fees for developments with long-term affordability covenants in which 5 percent of the units are affordable to extremely low-income households, 10 percent of the units are affordable to very low-income households, 20 percent of the units are affordable to low-income households, or 30 percent of the units are affordable to moderate-income households. Additionally, the County shall consider waiving fees for special needs housing and deed-restricted affordable second units.</p> <p>The County shall also waive, in full or a portion of (based on the percentage of affordable units), environmental review staff time charges for projects containing voluntary affordable housing units.</p> <p>The County shall promote the benefits of this program to the development community by posting information on its web page and creating a handout to be distributed with land development applications.</p>	<p>Responsibility: County Executive Office</p> <p>CDRA Planning Services Division</p> <p>CDRA Building Division</p> <p>CDRA Engineering and Surveying Division</p> <p>Department of Public Works</p> <p>Parks and Grounds Division</p> <p>Health and Human Services (HHS)</p> <p>Time Frame: December 2014; promotional material will be prepared within six months after adoption of the housing element</p> <p>Funding: General Fund</p>	<p>In 2016, the County adopted an affordable housing fee waiver. However, the County has not promoted the benefits of this program by posting information on its web page and creating a handout to be distributed with land development applications.</p>	<p>Continued</p>
<p>B-6 IMPACT FEE WAIVERS AND FEE DEFERRALS FOR AFFORDABLE HOUSING</p> <p>The County shall establish a new program to waive or reduce impact fees for affordable housing projects, or allow developers to pay over a number of years as a loan. Additionally, the County shall consider an impact mitigation fee waiver for special needs housing and deed-restricted affordable second units.</p>	<p>Responsibility: CDRA Planning Services Division</p> <p>County Executive Office</p> <p>Time Frame: FY 2014/15</p> <p>Funding: General Fund</p>	<p>The County adopted a second unit fee exemption in 2016. Deferrals are currently available for affordable development.</p>	<p>Modified</p>
<p>B-7 PRIVATE FINANCING</p> <p>The County shall continue to identify financial institutions operating in the county that fall under the requirements of the Community Reinvestment Act and work with these institutions to provide financing for low- and moderate-income housing.</p>	<p>Responsibility: CDRA Planning Services Division</p> <p>Time Frame: Ongoing</p> <p>Funding: General Fund</p>	<p>As part of an ongoing effort, the County continues to identify financial institutions operating in the county that fall under the requirements of the Community Reinvestment Act and work with these institutions to provide financing for low- and moderate-income housing.</p>	<p>Modified</p>
<p>B-8 STATE AND FEDERAL FUNDS</p> <p>The County shall apply for State and Federal monies for direct support of lower-income housing construction and rehabilitation. The County shall seek State and Federal funding specifically targeted for the development of housing affordable to extremely low-income households. Additionally, the County shall partner with non-profit 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. The County shall promote the benefits of this program to the development community by posting information on its web page and creating a handout to be distributed with land development applications.</p>	<p>Responsibility: Health and Human Services/Adult System of Care</p> <p>CDRA Planning Services Division</p> <p>Time Frame: Ongoing, depending on funding programs; promotional material will be prepared within six months after adoption of the housing element</p> <p>Funding: General Fund Technical Assistance Grants</p> <p>Quantified Objective: 100 units</p>	<p>The County submitted a CDBG application in 2019 for public infrastructure in support of housing and submitted a HOME application in 2018 for the First Time Homebuyer Program. Through the First Time Homebuyer Program, the County assisted one low-income household in 2014, one in 2015, and 19 low income households in 2016.</p> <p>The County also assisted with the following activities:</p> <p>CDBG: 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.</p> <p>The USA Properties Fund Inc. worked with the County to construct Quartz Ridge, a 64-unit affordable apartment development in North Auburn.</p>	<p>Continued</p>

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<p>B-9 AFFORDABLE HOUSING PROGRAM</p> <p>The County shall consider adopting an affordable housing program that applies to areas of the County under 5,000 feet in elevation. If adopted, this program will identify acceptable methods for new residential developments to provide affordable housing which may include a) construction of housing on-site, b) construction of housing off-site; c) dedication of land for housing, and d) payment of an in-lieu fee.</p> <p>The program would consider a range of other programs for non-residential development, County partnerships with a housing land trust or other non-profit organizations, and development of outside funding sources.</p> <p>It is the overarching intent of the program to provide flexibility in its approach to providing for affordable housing opportunities. To the extent that public/private funding is available, incentives can be utilized to implement core elements of the affordable housing program.</p>	<p>Responsibility: CDRA Planning Services Division</p> <p>Time Frame: 2018</p> <p>Funding: General Fund</p>	<p>The County has not adopted an affordable housing program that applies to areas of the County under 5,000 feet in elevation.</p>	<p>Continued</p>
<p>B-10 SECOND UNITS/MULTI-GENERATIONAL HOUSING</p> <p>The County shall explore the possibility of streamlining the approval process for second units, as well as allowing second units on smaller parcels than what is currently allowed. The County shall adopt new rules to allow second units on parcels less than 10,000 square feet in size (eliminating need for 1.5 times base zoning minimum parcel size requirement).</p>	<p>Responsibility: CDRA Planning Services Division</p> <p>Time Frame: December 2013</p> <p>Funding: General Fund</p> <p>Quantified Objective: 250 units</p>	<p>The County has completed the necessary amendments to comply with State law; 2020 amendments are currently underway.</p>	<p>Modified</p>
<p>B-11 PUBLICIZE FORECLOSURE ASSISTANCE PROGRAMS</p> <p>The County shall maintain up-to-date foreclosure assistance information on the County website.</p>	<p>Responsibility: Health and Human Services Department</p> <p>Time Frame: Ongoing</p> <p>Funding: General Fund</p>	<p>The County continues to provide comprehensive housing information as well as up-to-date foreclosure assistance information on the County website.</p>	<p>Continued</p>
<p>B-12 MULTI-FAMILY HOUSING ON COMMERCIAL SITES</p> <p>To facilitate the construction of high-density housing on commercially-zoned sites, the County shall consider amending the Zoning Ordinance provisions for multi-family housing use. These revisions may include amending the zoning ordinance to allow multi-family dwellings of 20 or fewer units/acre as a permitted use by right in the C1 and C2 zone districts. This could also include a Zoning Text Amendment to permit multifamily housing that contains an affordable housing component at 30 units per acre on commercial sites.</p>	<p>Responsibility: CDRA Planning Services Division</p> <p>Time Frame: Anticipated in 2017, following a comprehensive general plan update</p> <p>Funding: General Fund</p>	<p>The County has amended the zoning ordinance to allow multifamily dwellings of 20 or fewer units/acre as a permitted use by right in the C1 and C2 zone districts.</p>	<p>Completed</p>
<p>B-13 HOUSING PROGRAM WORKSHOPS</p> <p>The County shall conduct workshops with for-profit and non-profit housing developers, local and regional funding agencies, and other organizations interested in affordable housing to review currently available programs. The County shall advertise the workshops by mailing fliers, sending emails, and phone calls to local housing stakeholders.</p>	<p>Responsibility: CDRA Planning Services Division</p> <p>Time Frame: 2013 and ongoing</p> <p>Funding: General Fund</p>	<p>In 2019, the County conducted landlord assistance training with for-profit and non-profit housing developers, local and regional funding agencies, and other organizations interested in affordable housing to review currently available programs.</p>	<p>Modified</p>

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<p>B-14 COMMUNITY HOUSING FORUMS</p> <p>The County shall work with local community organizations to organize housing forums to discuss community housing issues, brainstorm solutions, raise community awareness of the critical housing needs of local residents, and educate the public on the myths and realities of multi-family housing, affordable housing, and supportive housing.</p>	<p>Responsibility: CDRA Planning Services Division</p> <p>Time Frame: 2013 and ongoing</p> <p>Funding: General Fund</p>	<p>In March 2019, the County worked with local community organizations to organize housing forums to discuss housing needs and types.</p>	<p>Completed</p>
<p>B-15 ENCOURAGE SHARED HOUSING</p> <p>The County shall work with a social service or advocacy agency that encourages shared housing by providing information and matching potential homeowners with interested renters.</p>	<p>Responsibility: CDRA Planning Services Division</p> <p>Time Frame: 2015 and ongoing</p> <p>Funding: General Fund</p>	<p>The County has developed a program for shared housing and is currently searching for a nonprofit to oversee the program.</p>	<p>Continued</p>
<p>B-16 LANDLORD TRAINING SEMINARS</p> <p>The County shall work with local agencies and organizations to develop a landlord training program 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.</p>	<p>Responsibility: CDRA Planning Services Division</p> <p>Time Frame: 2015 and ongoing</p> <p>Funding: General Fund</p>	<p>In 2019, the County worked with local agencies and organizations to develop a landlord training program for individuals who are interested in renting their homes, second units, or rooms within their homes.</p>	<p>Continued</p>
<p>B-17 RENTAL ASSISTANCE PROGRAM</p> <p>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. The County shall explore options for providing assistance, which could include no-interest loans or grants to apply towards costs associated with rental housing, such as security deposits, first and last month's rent, and utility deposits.</p>	<p>Responsibility: CDRA Planning Services Division</p> <p>Time Frame: 2014</p> <p>Funding: General Fund</p> <p>Quantified Objective: 25 extremely low- and 50 very-low-income households</p>	<p>The County assisted 22 households between 2015 and 2017 to secure funding through the security deposit assistance program. The County plans to continue applying for additional funds, if available.</p>	<p>Continued</p>
<p>B-18 HOUSING CHOICE VOUCHERS PROGRAM</p> <p>The County shall continue to administer the Housing Choice Voucher Program (Section 8 assistance) through the Placer County Housing Authority.</p>	<p>Responsibility: Placer County Housing Authority</p> <p>Health and Human Services Department</p> <p>Time Frame: Ongoing</p> <p>Funding: Section 8 Federal Choice Voucher Funds/US Department of Housing and Urban Development (HUD)</p> <p>Quantified Objective: 250 units</p>	<p>The County administers approximately 245 Housing Choice Vouchers each month through the Placer County Housing Authority. The County has an approximately 88 percent allocation utilization rate, with 31 vouchers currently available.</p>	<p>Continued</p>
<p>C-1 TRPA CODE CHANGES</p> <p>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 allow second units on parcels smaller than one-acre in size.</p>	<p>Responsibility: CDRA Planning Services Division</p> <p>Time Frame: December 2013 and ongoing</p> <p>Funding: General Fund</p>	<p>The County continued to work with TRPA to develop a revised set of incentives that encourage the construction of affordable housing. TRPA regulations were modified to allow for second units on parcels smaller than one acre with adoption of an Area Plan in 2016.</p>	<p>Continued</p>

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<p>C-2 EMPLOYEE HOUSING PROGRAM</p> <p>The County shall initiate a review of Policy C-2 to consider specific issues including: the appropriateness of the application of the employee housing requirement to small commercial/professional office projects (i.e., smaller than 2 acres in project area), the financial feasibility of requiring development to mitigate for 50 percent of the housing demand, and the impact of the requirement on attracting new commercial projects.</p> <p>The review shall also consider formalizing procedures for calculating employee housing obligations and assess the need to require the submittal of a housing mitigation plan by project applicants. If such a submittal is required, the following methods of providing housing shall be considered: a) Construction of housing on site; b) Construction of housing off site; c) Dedication of land for housing; and d) Payment of an in-lieu fee.</p>	<p>Responsibility: CDRA Planning Services Division</p> <p>Time Frame: December 2014</p> <p>Funding: General Fund</p> <p>Quantified Objective: 50 extremely low-, 100 very-low-, and 100 low-income employees</p>	<p>The County has not initiated a review of Policy C-2 to consider these specific issues. In 2017, the County completed 4 farmworker housing units, and 10 additional beds are in process.</p>	<p>Completed</p>
<p>C-3 LEGISLATIVE INITIATIVES</p> <p>The County shall consider on an annual basis adding items relating to affordable housing to its Legislative Platform. Such items may include, but may not be limited to: approval streamlining, housing affordability, construction financing, building codes, TRPA and other regulations that restrict affordable housing.</p>	<p>Responsibility: County Executive Office</p> <p>CDRA Planning Services Division</p> <p>Health and Human Services</p> <p>Time Frame: Ongoing</p> <p>Funding: General Fund</p>	<p>In 2017, the County updated the legislative platform, which now includes housing and homeless assistance advocacy.</p>	<p>Completed</p>
<p>C-4 NEW MECHANISMS FOR WORKFORCE HOUSING</p> <p>The County shall investigate additional mechanisms to facilitate the production of workforce housing in the Lake Tahoe area. These mechanisms include, but are not limited to, the creation of an assessment district(s) and/or an amnesty period for illegal secondary dwelling units.</p>	<p>Responsibility: CDRA Planning Services Division</p> <p>Time Frame: December 2014</p> <p>Funding: General Fund</p>	<p>The County continues to partner with local jurisdictions and nonprofits on a program to increase workforce housing.</p>	<p>Modified</p>
<p>C-5 COOPERATION FOR WORKFORCE HOUSING</p> <p>The County shall continue to meet with stakeholders and surrounding jurisdictions in the Tahoe Basin to discuss workforce housing issues and develop cooperative strategies that address identified workforce housing needs.</p>	<p>Responsibility: CDRA Planning Services Division</p> <p>Time Frame: December 2013 and ongoing</p> <p>Funding: General Fund</p>	<p>The County continues to partner with local jurisdictions and nonprofits on a program to increase workforce housing.</p>	<p>Modified</p>
<p>D-1 CDBG REHABILITATION FUNDS</p> <p>The County shall apply annually for CDBG rehabilitation funds to provide housing rehabilitation services and weatherization services to very low- and low-income households. To improve effectiveness of this program, the County shall advertise rehabilitation and weatherization programs through a variety of methods including, but not limited to:</p> <ul style="list-style-type: none"> » the County website; » brochures available at the permit counter; and, » in collaboration with non-profits, local realtors, lenders, and escrow companies. 	<p>Responsibility: Placer County Housing Authority</p> <p>CDRA Planning Services Division</p> <p>Time Frame: Ongoing</p> <p>Funding: CDBG funds</p> <p>Quantified Objective: 50 units rehabilitated</p>	<p>The County applied for CDBG funding in 2017 to provide housing rehabilitation but was not awarded. The County will continue to apply for funding in the future.</p>	<p>Continued</p>

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<p>D-2 HANDY PERSON PROGRAM</p> <p>The County shall continue to support the Handy Person Program, operated by Seniors First, which provides health and safety repair services free of charge to very low-, low-, and moderate-income seniors and disabled homeowners of Placer County.</p>	<p>Responsibility: Placer County Housing Authority/Health and Human Services</p> <p>CDRA Planning Services Division</p> <p>Time Frame: 2014</p> <p>Funding: General Fund</p> <p>Quantified Objective: 75 senior households served</p>	<p>The County provided funding for the Handy Person Program through 2014. The program is ongoing by a nonprofit.</p>	<p>Completed</p>
<p>E-1 TRACKING AT-RISK PROPERTIES</p> <p>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.</p>	<p>Responsibility: CDRA Planning Services Division</p> <p>Time Frame: Ongoing</p> <p>Funding: General Fund</p>	<p>The County continually tracks all projects as a part of long-term monitoring.</p>	<p>Continued</p>
<p>E-2 NOTICE OF CONVERSION</p> <p>The County shall include in all existing and new incentive or regulatory program requirements to give notice prior to the conversion of any deed-restricted affordable units to market-rate units as described in Policy E-2.</p>	<p>Responsibility: CDRA Planning Services Division</p> <p>Placer County Housing Authority</p> <p>Health and Human Services</p> <p>Time Frame: Ongoing</p> <p>Funding: General Fund</p>	<p>The County continues to include in all existing and new incentive or regulatory program requirements, to give notice prior to the conversion of any deed-restricted affordable units to market-rate units.</p>	<p>Continued</p>
<p>E-3 PRESERVATION OF AT-RISK PROPERTIES</p> <p>To maintain and improve the existing supply of affordable rental housing, the County shall work with local public agencies, public and private non-profit organizations, and for-profit corporations with the legal and managerial capacity 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.</p>	<p>Responsibility: CDRA Planning Services Division</p> <p>Placer County Housing Authority</p> <p>Health and Human Services</p> <p>Time Frame: As needed</p> <p>Funding: General Fund</p> <p>CDBG and HOME funds</p>	<p>The County continues to monitor units at risk of converting to market rate, has worked to extend affordability for two projects, and will continue to utilize opportunities to extend affordability.</p>	<p>Continued</p>
<p>F-1 COMPLIANCE WITH FAIR HOUSING LAWS</p> <p>The County shall review the Zoning Ordinance, Reasonable Accommodation Ordinance, land use policies, permitting practices, and building codes to identify provisions that could pose constraints to the development of housing for persons with disabilities, and amend the documents, as needed, for compliance with Federal and State fair housing laws.</p>	<p>Responsibility: CDRA Planning Services Division, Building Division</p> <p>Time Frame: Ongoing</p> <p>Funding: General Fund</p>	<p>The County continues to review the zoning ordinance, reasonable accommodation ordinance, land use policies, permitting practices, and building codes to ensure provisions do not pose constraints to the development of housing for persons with disabilities.</p>	<p>Continued</p>

Table B-1. Evaluation of Placer County 2013-2021 Housing Element Programs Implementation

Programs		Implementation Status	Action
<p>F-2 HOUSING REHABILITATION FOR SENIORS AND PERSONS WITH DISABILITIES</p> <p>The County shall provide housing rehabilitation program grants to lower-income disabled persons and senior citizens to improve accessibility and safety.</p>	<p>Responsibility: CDRA Planning Services Division</p> <p>Time Frame: FY 2014/15 and ongoing</p> <p>Funding: General Fund</p>	<p>The County continues to provide housing rehabilitation program grants through the use of HOME and CDBG funds. The County continues to apply for funding.</p>	<p>Continued</p>
<p>F-3 FUNDING FOR EMERGENCY SHELTERS</p> <p>The County shall continue to support emergency shelter programs, including consideration of funding for programs developed through inter-jurisdictional cooperation.</p>	<p>Responsibility: Health and Human Services</p> <p>Time Frame: Ongoing</p> <p>Funding: General Fund, State Emergency Shelter Program, HUD, other specialized funding</p>	<p>The County continues to support emergency shelter programs, including consideration of funding for programs developed through inter-jurisdictional cooperation.</p> <p>The County attends monthly meetings with affordable housing stakeholders to address emergency shelters and affordable housing in general.</p> <p>An emergency shelter with 49 beds and overflow for 100 people was opened in Auburn in 2015.</p>	<p>Continued</p>
<p>F-4 UPDATE TEN-YEAR PLAN TO END HOMELESSNESS</p> <p>The County shall continue to participate in the Placer Consortium on Homelessness and Affordable Housing update to the Ten-Year Plan to End Homelessness in Placer County. As part of this update, the County shall explore additional ways to support shelter programs operating in Placer County.</p>	<p>Responsibility: Health and Human Services</p> <p>CDRA Planning Services Division</p> <p>Time Frame: December 2015</p> <p>Funding: General Fund</p>	<p>The County continues to participate in the Placer Consortium on Homelessness and Affordable Housing update to the Ten-Year Plan to End Homelessness in Placer County. As part of this update, the County shall explore additional ways to support shelter programs operating in Placer County.</p>	<p>Continued</p>
<p>F-5 RESIDENTIAL CARE HOME OCCUPANCY INCREASE</p> <p>The County shall consider increasing the by-right occupancy provision for residential care homes from six to 'eight or fewer' residents (occupancy based on number of bedrooms).</p>	<p>Responsibility: CDRA Planning Services Division</p> <p>Time Frame: December 2014</p> <p>Funding: General Fund</p>	<p>The County is still in the process of considering increasing the by-right occupancy provision for residential care homes from six to "eight or fewer" residents (occupancy based on number of bedrooms).</p>	<p>Continued</p>
<p>F-6 AMEND REASONABLE ACCOMMODATION ORDINANCE</p> <p>The County shall consider adoption of a Zoning Text Amendment to remove the notification requirement for reasonable accommodation applications.</p>	<p>Responsibility: CDRA Planning Services Division</p> <p>Time Frame: December 2013</p> <p>Funding: General Fund</p>	<p>The County is in compliance with current State law.</p>	<p>Completed</p>
<p>F-7 COORDINATION WITH ALTA CALIFORNIA REGIONAL CENTER</p> <p>The County shall coordinate with the Alta California Regional Center to better serve the housing needs of residents with developmental disabilities.</p>	<p>Responsibility: Health and Human Services</p> <p>Time Frame: Ongoing</p> <p>Funding: General Fund</p>	<p>The County continues to coordinate with the Alta California Regional Center to better serve the housing needs of residents with developmental disabilities.</p>	<p>Continued</p>
<p>F-8 ZONING CODE AMENDMENTS FOR TRANSITIONAL AND SUPPORTIVE HOUSING</p> <p>The County shall amend the Zoning Code to ensure that transitional and supportive housing are treated as residential uses subject only to the same restrictions that apply to other residential uses of the same type in the same zone.</p>	<p>Responsibility: CDRA Planning Services Division</p> <p>Time Frame: October 2014</p> <p>Funding: General Fund</p>	<p>The County completed this amendment in 2014.</p>	<p>Completed</p>

Table B-1. Evaluation of Placer County 2013-2021 Housing Element Programs Implementation

Programs		Implementation Status	Action
<p>G-1 mPOWER PLACER</p> <p>The County shall continue to encourage investments in energy efficiency through the mPower Placer program for commercial and multi-family properties, which provides special assessment financing for energy efficiency and renewable energy projects. The County shall continue to pursue resolution to conflicting directives from the Federal Home Finance Agency to ensure that homeowners have the same opportunities as commercial property owners.</p>	<p>Responsibility: CDRA Planning Services Division</p> <p>CDRA Building Division</p> <p>Tax Collector’s Office</p> <p>Time Frame: Ongoing</p> <p>Funding: General Fund</p>	<p>The County continues to encourage investments in energy efficiency through the mPower Placer program for commercial and multifamily properties. The County also continues to pursue resolution to conflicting directives from the Federal Home Finance Agency to ensure that homeowners have the same opportunities as commercial property owners.</p>	<p>Continued</p>
<p>G-2 ENERGY EFFICIENT HOMES</p> <p>The County shall continue to provide handouts to the public regarding the efficient use of energy in the home and ways to improve the energy efficiency of new construction. The County shall also advertise weatherization and other energy efficiency programs. The County shall promote these programs by posting information on the County website.</p>	<p>Responsibility: Building Division</p> <p>Time Frame: Distribution of handouts, ongoing</p> <p>Website will be updated within six months after adoption of the housing element</p> <p>Funding: General Fund</p>	<p>The County continues to provide handouts to the public regarding the efficient use of energy in the home and ways to improve the energy efficiency of new construction. The County also advertises weatherization and other energy efficiency programs. The County promotes these programs by posting information on the County website.</p>	<p>Continued</p>
<p>H-1 FAIR HOUSING INFORMATION</p> <p>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.</p>	<p>Responsibility: Placer County Housing Authority</p> <p>Health and Human Services</p> <p>Time Frame: Ongoing</p> <p>County will review and update promotional material, as necessary, within six months after adoption of the housing element</p> <p>Funding: General Fund</p>	<p>The County continues to be the local contact point for the Department of Fair Employment and Housing. The County provides housing counseling services, and 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 provides information on the County website.</p>	<p>Modified</p>
<p>I-1 HOUSING COORDINATOR</p> <p>The County shall continue to assign a housing specialist/point-person to oversee the implementation of Housing Element policies and programs, facilitate permit processing of affordable housing developments, and oversee workforce housing programs.</p>	<p>Responsibility: Community Development Resources Agency</p> <p>County Executive Office</p> <p>Time Frame: Ongoing</p> <p>Funding: General Fund</p>	<p>The County hired a housing coordinator in 2017 who oversees the implementation of housing element policies and programs, facilitates permit processing of affordable housing developments, and oversees workforce housing programs.</p>	<p>Completed</p>
<p>I-2 INTER-DEPARTMENTAL COORDINATION</p> <p>The County shall establish an inter-departmental housing committee/working group to ensure that the Planning Services Division, Health and Human Services, and other departments continue to work together in all aspects of housing production in order to ensure that housing policies and programs are implemented as efficiently and effectively as possible, and to ensure that funding is judiciously managed. Such interdepartmental coordination could include periodic meetings with the Chief Executive Officer, and an annual workshop with the Board of Supervisors.</p>	<p>Responsibility: Community Development Resources Agency</p> <p>Time Frame: FY 2013/2014 and ongoing</p> <p>Funding: General Fund</p>	<p>In 2017 the City established a multi-departmental housing working group.</p>	<p>Completed</p>

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