



**MEMORANDUM**  
**COMMUNITY DEVELOPMENT RESOURCE AGENCY**  
**COMMUNITY DEVELOPMENT SERVICES**  
County of Placer

**TO:** Honorable Board of Supervisors **DATE:** March 22, 2022  
**FROM:** Jane Christenson, ACEO, Interim Agency Director  
**BY:** Shawna Purvines, Deputy Director  
**SUBJECT:** Housing Element 2021 Annual Progress Report

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**ACTION REQUESTED**

1. Conduct a public hearing, receive comments, and file the Housing Element 2021 Annual Progress Report for submittal to the California Department of Housing and Community Development and Governor’s Office of Planning and Research.

**BACKGROUND**

Planning and Zoning Law, beginning with California Government Code Section 65400, establishes the requirement that each county planning agency prepare an annual report on the status of the Housing Element of its General Plan and progress in its implementation using forms and definitions adopted by the California Department of Housing and Community Development (HCD). Housing Element Law requires the County to hold a public meeting before the legislative body and receive public comment prior to submitting its Housing Element Annual Progress Report (APR). The County’s Housing Element 2021 Annual Progress Report has been prepared and is ready to be submitted to HCD by the April 1, 2022 deadline. The 2021 APR is required to be presented to the Board of Supervisors (Board) so the Board can receive the report and take public comment prior to its submittal to HCD and the Governor’s Office of Planning and Research (OPR).

Following Board action, the Community Development Resource Agency (CDRA) will submit an electronic copy of the Housing Element 2021 Annual Progress Report to HCD and OPR as required pursuant to Government Code Section 65400.

The attached Housing Element 2021 Annual Progress Report is required for reporting on the status of the current Housing Element (updated and adopted in May 2021) and implements Sections 6200, 6201, 6202, and 6203 of California Code of Regulations, Title 25, Division 1, Chapter 6. The report includes the following sections required by HCD:

- **Table A – Housing Development Applications Submitted:** This table includes data on housing units and developments for which an application for an entitlement or building permit was submitted and deemed complete during the reporting year. For 2021, 699 applications were submitted for a total of 707 units.
- **Table A2 – Annual Building Activity Report Summary – New Construction, Entitled, Permits and Completed Units:** This table requires information for very low, low, moderate, and above moderate income housing affordability categories and for mixed-income projects. It includes data on net new housing units and developments that have received any one of the following: an entitlement, a building permit, or a certificate of occupancy or other form of readiness that was issued during the report year. A “new housing unit” means housing units as defined by the Department of Finance (DOF) for

inclusion in the DOF’s annual “E-5 City/County Population and Housing Estimates” report, which is the same as the census definition of a housing unit. For 2021, 757 units were issued building permits, and 277 units were issued certificates of occupancy. (Of the 757 units issued building permits, 468 units were new applications submitted in 2021, and 289 units were on applications submitted in prior years).

- **Table B – Regional Housing Needs Allocation (RHNA) Progress – Permitted Units Issued by Affordability:** Table B reports the number of units for which permits were issued to demonstrate progress in meeting the jurisdiction’s share of the regional housing needs for the planning period. For 2021, the first year of the 2021–2029 planning period, permits were issued for 14 units at the low income level, 30 at the moderate income level, and 424 at the above moderate income level for a total of 468 units as shown in the table below.

Income Category	2021-2029 RHNA	2021 Units	Total Units To Date	Percent Complete
Very Low/Extremely Low	2,127	0	0	0.0%
Low	1,282	14	14	1.0%
Moderate	1,319	30	30	2.2%
<b>Subtotal of Affordable</b>	<b>4,728</b>	<b>44</b>	<b>44</b>	<b>0.9%</b>
Above Moderate	3,126	424	424	13.5%
<b>Total for All Housing</b>	<b>7,854</b>	<b>468</b>	<b>468</b>	<b>5.9%</b>

- **Table C – Sites Identified or Rezoned to Accommodate Shortfall Housing Need:** This table should only be filled out when a city or county identified an Unaccommodated Need of sites from the previous planning period (Government Code section 65584.09); has Shortfall of Sites as identified in the housing element Government Code section 65583, subdivision (c)(1); or is identifying additional sites required by No Net Loss law pursuant to Government Code section 65863. The data in this inventory serves as an addendum to the housing element sites inventory. This table should not include rezoning for a specific project. The 2021–2029 Housing Element has identified a shortfall of 1,107 lower-income units. For 2021, the first year of the 2021–2029 planning period, the County has not yet identified specific sites to accommodate the shortfall housing need. The County will be addressing this as a component of Housing Element Implementation Program HE-1 – Rezone to Meet the RHNA.
- **Table D – Program Implementation Status pursuant to Government Code section 65583:** This table reports the status/progress of housing element program and policy implementation for all programs described in the housing element. The 2021–2029 Housing Element the Board adopted in May 2021 includes 49 implementation programs, of which 28 are new programs for this 6th cycle of the Housing Element. The programs are being implemented by seven County departments.
- **Table E – Commercial Development Bonus Approved pursuant to Government Code section 65915.7:** This table is not applicable to Placer County as the County did not approve any commercial development bonuses during the 2021 reporting year.

- **Table F – Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1, subdivision (c):** This table is not applicable to Placer County as the County did not substantially rehabilitate, convert from non-affordable to affordable by acquisition, or preserve units consistent with the standards set forth in Government Code section 65583.1, subdivision (c) during the 2021 reporting year.
- **Table G – Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of, pursuant to Government Code section 65400.1:** This table requires jurisdictions to include in this APR a listing of sites owned by the locality that were included in the housing element sites inventory and were sold, leased, or otherwise disposed of during the reporting year. The listing of sites must include the entity to whom the site was transferred, and the intended use of the site. Placer County did not sell, lease, or otherwise dispose of any locally owned lands included in the Housing Element Sites Inventory during the 2021 reporting year.
- **Table H – Locally Owned or Controlled Lands Declared Surplus pursuant to Government Code section 54221, or Identified as Excess pursuant to Government Code section 50569:** This table require cities and counties to create an inventory of surplus lands defined in subdivision (b) of Section 54221, and all lands in excess of its foreseeable needs, if any, identified pursuant to Section 50569, located in all urbanized areas and urban clusters, as designated by the United States Census Bureau, within the jurisdiction of the county or city that the county or city or any of its departments, agencies, or authorities owns or controls. (Jurisdictions are only required to report on property located in an urban area or urbanized cluster.) Placer County as the County did not declare any locally owned or controlled lands as Surplus or identified as Excess during the 2021 reporting year.
- **Summary Table:** This table is auto populated from data entered on other tables related to project entitlements completed during the reporting year and if those projects received streamlined review pursuant to Senate Bill 35 Streamlining Provisions. Placer County did not have any units constructed pursuant to SB 35 Streamlining Provisions during the 2021 reporting year.
- **Local Early Action Planning (LEAP) Grant Reporting:** This table requires recipients of LEAP grants to annually report by April 1st of the year following receipt of those funds on the status of proposed uses in the application. The report shall address the housing impact within the jurisdiction, including a summary of building permits, certificates of occupancy or other completed entitlements. Data sources may include the LEAP application Project Timeline and Budget, reimbursement requests, other portions of the annual progress reports, and other summary records of program activities. A consulting services contract was executed in April 2021 for a sewer study and preliminary design, final design, please and specifications of a project to upsize the downstream portion of the Highway 49 gravity sewer line within its existing alignment. The project is partially funded with \$500,000 from the LEAP Grant Program. In 2021, work on the sewer study and preliminary design was initiated. Work on the second phase will be initiated after the study and preliminary design tasks have been completed. The project is anticipated to be completed by December 2022.

The Housing Element 2021 Annual Progress Report is available on the County's Housing Programs website at: <https://www.placer.ca.gov/7260/2021-2029-Housing-Element> and will be available on the California Department of Housing and Community Development website at: <https://hcd.ca.gov/community-development/annual-progress-reports.shtml> once submitted to the State. A hard copy of the report is available at the Placer County Clerk's office.

#### Notable Accomplishments in 2021

- **Affordable Housing**
  - The Housing Development Advisory Taskforce, comprised of nine volunteer community members, each with unique expertise in housing, has met five times since July 2021 and has reviewed over 25 parcels that have potential for being developed to accommodate affordable/multifamily housing. Appointed by the Board in June 2021, the taskforce was formed to identify sites and consider proposals for affordable housing construction in Placer County. The taskforce convenes regularly to review these potential sites and determine if they merit consideration of the Board of Supervisors.
  - Construction is complete on Meadow View Place, a 56-unit multifamily development located near Schaffer's Mill in Truckee. 35% of the units are restricted to 50% or less of the area median income (AMI) while 20 units are restricted to 60% or less of the AMI. Units are currently available to rent.
- **Accessory Homes Program**
  - The County received 121 applications and issued 100 building permits issued. Forty-seven accessory homes were constructed.
  - An Accessory Homes website was created which includes a cost calculator and free ADU building plans; 23,783 clicks on the website.
  - Free ADU building plans were made available on the County ADU website in April 2021. 892 people downloaded the master plans (through 12/31/2021).
- **COVID-19 Assistance to Placer Businesses and Families**
  - The Tenant Based Rental Assistance Program closed out in September 2021. The program provided a total of \$520,969 in rental assistance to 55 households affected by COVID-19.
  - Placer County's Emergency Rental Assistance Program was recognized by CSAC's Challenge Award in December 2021. The program has provided more than \$10.2 million in cash assistance to residents struggling to pay rent due to the pandemic.
- **Policy Updates**
  - The State Housing and Community Development Department (HCD) provided the County with a letter in August 2021 affirming that the 2021-2029 Housing Element Update the Board adopted in May 2021 was found in full conformance with State Housing Element law. Placer County was the first jurisdiction in the SACOG Region to have its 2021-2029 Housing Element adopted by the May 15, 2021 deadline and the first SACOG jurisdiction to receive the HCD affirmation letter.
  - Since the Affordable Housing and Employee Accommodation Ordinance/Fee became effective on January 1, 2021, over 50 residential project applications have been reviewed to determine whether the project is subject to the new Ordinance and Fees. 13 building permits were assessed an Affordable Housing Fee for a total of \$82,505 fees paid (through January 2022). All Fees collected shall be placed in the Placer County Housing Trust Fund to be used for the purposes of providing

affordable and employee housing according to the Housing Trust Fund Program Guidelines the Board adopted in June 2021.

- The Board of Supervisors approved a reduction in the Tahoe Transportation fee amount for nearly all land use types in December 2021. The fee rate was reduced from \$5,440 to \$3,528 per dwelling unit equivalent (DUE). The Board also approved a 50% reduction in fees for deed-restricted affordable housing projects in the Tahoe Transportation Fee District. The new fee rate took effect on February 14, 2022.
- Senate Bill 9, which became effective on January 1, 2022, requires local governments to grant ministerial or by-right approvals of urban lot splits and two-unit developments. County staff created a number of informative outreach materials, including a new webpage for the public to learn more about SB 9, and also established a thorough application process for property owners interested in splitting a lot. Staff is considering updates to the Placer County Code as part of the bill's implementation.
- **Funding**
  - The County was awarded \$337,000 in funds from the Sacramento Area Council of Governments (SACOG) Green Means Go program to develop multimodal transit and encourage housing development in the County's identified Green Zones. The County is using the funds to refresh the Auburn Bowman Community Plan and complete a master plan for the Bowman area.
  - \$8 million of the American Rescue Plan (ARPA) funds were allocated toward Placer County for infrastructure improvements that will help accelerate affordable housing.
  - Housing Trust Placer was awarded a Housing Trust Fund Grant of \$1 million to help meet affordable housing needs in Placer County.
- **Housing Element Implementation and Reporting**
  - The kick-off meeting for the 2021-2029 Housing Element was held in September 2021. The updated Housing Element includes 49 total Implementation Programs of which 28 are new programs. Seven County departments are responsible for implementing the programs. The State Housing and Community Development Department (HCD) requires annual progress reports to be submitted by April 1st of each year.
  - Completed and submitted all required grant management and other State required housing reports.
  - Collected full repayments on housing loans that matured in 2021.
- **Homeless/Transitional Housing**
  - The County received \$1.4 million in State Homekey funding to purchase a 14-unit motel in North Lake Tahoe, now called "Brown Bear Studios." In partnership with AMI Housing, the property will provide housing for homeless individuals.
  - Project Roomkey has been operating in Roseville with great success. The program is designed to secure temporary housing in shelters and hotels for those most at risk during the COVID-19 pandemic. Currently 396 clients have been served and 94 people have been housed upon exiting the program.

**ENVIRONMENTAL IMPACT**

As an administrative activity that will not result in any physical changes in the environment, this action does not constitute a project under the California Environmental Quality Act (CEQA).

**FISCAL IMPACT**

The preparation of the Housing Element 2021 Annual Progress Report is funded with General Fund and is included in the Housing Work Plan for Fiscal Year 2021–2022.

**ON FILE WITH THE CLERK OF THE BOARD**

Housing Element 2021 Annual Progress Report (Tables A-H, Summary Table, LEAP Grant Reporting)

cc: Todd Leopold, County Executive Officer  
Shawna Purvines, CDRA Deputy Director  
Crystal Jacobsen, Deputy Director – Tahoe  
E.J. Ivaldi, Planning Director  
Karin Schwab, County Counsel  
Maggie Tides, Deputy County Counsel