



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

TO: Honorable Board of Supervisors **DATE:** March 28, 2023
FROM: David W. Kwong, Community Development Resource Agency Director
BY: Anne Marie Novotny, Housing Specialist
SUBJECT: Housing Element 2022 Annual Progress Report

ACTIONS REQUESTED

1. Conduct a public hearing, receive comments, and file the Housing Element 2022 Annual Progress Report for submittal to the California Department of Housing and Community Development and Governor’s Office of Planning and Research.
2. Determine the action requested is not a project pursuant to CEQA Guidelines § 15378(b)(5).

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). Placer County’s (County) Housing Element 2022 APR has been prepared and is ready to be submitted to HCD by the April 1, 2023 deadline. The 2022 APR is required to be presented to the Board of Supervisors (Board) so they 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 2022 Annual Progress Report to HCD and OPR as required pursuant to Government Code Section 65400.

The Housing Element 2022 APR 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 2022, 1,132 applications were submitted for a total of 1,138 units. (Note: Permits that included an accessory dwelling unit (ADU) were separated out to accurately count the ADU unit types.)
- **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, 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 2022, 807 units were issued building permits, and 663 units were issued certificates of occupancy.

- 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 2022, the second year of the 2021–2029 planning period, permits were issued for 63 units affordable at the low income level, 53 at the moderate income level, and 691 at the above moderate income level for a total of 807 units as shown in the table below.

Income Category	2021-2029 RHNA	2021 Units	2022 Units	Total Cumulative Units	Total Remaining
Very Low	2,127	0	0	0	2,127
Low	1,282	14	63	77	1,205
Moderate	1,319	30	53	83	1,236
Above Moderate	3,126	424	691	1,115	2,011
Total for All Housing	7,854	468	807	1,275	6,579

- 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 identified a shortfall of 1,107 lower-income units. In 2022, the second year of the 2021–2029 planning period, the County initiated Housing Element Implementation Program HE-1: Rezone to Meet the RHNA. Planning staff are assessing a list of candidate sites that have potential for being rezoned but have not yet selected specific sites to be rezoned to accommodate the shortfall housing need. This process will involve notification of property owners who will be affected by a future rezoning effort (anticipated for completion by May 2024).

- Table D – Program Implementation Status pursuant to Government Code section 65583:** This table reports the progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the Housing Element.

The 2021–2029 Housing Element the Board adopted in May 2021 includes 49 implementation programs, of which 28 were new programs for the sixth cycle of the

Housing Element. The programs are being implemented by eight County departments with support from other departments. 22 programs are ongoing, and 12 programs have been completed; six of which were part of the Housing-Related Zoning Text Amendments approved by the Board in July 2022. (The 12 completed programs are summarized later in this report.)

- **Table E – Commercial Development Bonus Approved pursuant to Government Code section 65915.7:** This table is not applicable to the County as the County did not approve any commercial development bonuses during the 2022 reporting year.
- **Table F – Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c):** This table is not applicable to the 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 2022 reporting year.
- **Table F2 - Above Moderate Income Units Converted to Moderate Income Pursuant to Government Code section 65400.2:** This is a new table added for the 2022 reporting year. This table is not applicable to the County as the County did not have any above moderate income units in an existing multifamily building that were converted to deed-restricted rental housing for moderate income households during the 2022 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 is not applicable to the County as the County did not sell, lease, or otherwise dispose of any locally owned lands included in the Housing Element Sites Inventory during the 2022 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 is not applicable to the County as the County did not declare any locally owned or controlled lands as surplus or identified as excess during the 2022 reporting year. (Jurisdictions are only required to report on property located in an urban area or urbanized cluster within the jurisdiction that owns or controls the land.)
- **Table I - Units Constructed Pursuant to Government Code 65852.21 and Applications for Lot Splits Pursuant to Government Code 66411.7 (SB9):** This is a new table added for the 2022 reporting year. In 2022, the County approved one building permit for a lot split with a single-family dwelling under construction, and received three applications for lot splits.
- **Table J - Student housing development for lower income students for which was granted a density bonus pursuant to subparagraph (f) of paragraph (1) of subdivision (b) of Section 65915:** This is a new table added for the 2022 reporting year. This table is not applicable to the County as the County did not have any student housing development for lower income students for which a density bonus was granted.

- **Summary Table:** This table is auto populated from data entered on other tables related to project entitlements completed during the reporting year. It summarizes Building Permits Issued by Affordability (Income Level), Units by Structure Type, and Housing Applications Submitted/Number of Proposed Units/Total Housing Units Approved/Disapproved. It also includes a summary of units constructed pursuant to Senate Bill 35 Streamlining Provisions.

In 2022, 1,132 housing applications were submitted (for 1,138 total units); 807 building permits were issued, 663 residential units were completed, of which 530 (80%) were single-family dwellings. 101 ADUs were permitted and 43 completed in 2022. The County did not have any units constructed pursuant to SB 35 Streamlining Provisions during the 2022 reporting year.

- **Local Early Action Planning (LEAP) Grant Reporting:** This table requires recipients of LEAP grant funding to annually report on the status of the proposed uses listed in the application for funding. In December 2020, the County was awarded a LEAP grant for \$500,000. A consulting services contract was executed in April 2021 for a sewer study of the Highway 49 sewer trunkline. The scope of work includes preliminary design, final design, plans and specifications to upsize the downstream portion of the Highway 49 gravity sewer line within its existing alignment. The project is partially funded with the \$500,000 LEAP grant. Work on the sewer study and preliminary design was initiated in 2021 and completed in 2022. Work on the final design, plans and specifications was initiated in 2022. Final design is anticipated for completion in spring 2023; environmental starting in early 2023 for completion by fall 2023.

The Housing Element 2022 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: [Housing Element Annual Progress Report \(APR\) Data by Jurisdiction and Year - Datasets - California Open Data](#) after it is submitted to the State. A hard copy of the report is available at the Placer County Clerk's office.

Summary of Implementation Programs Completed

HE-3: Minimum Density Standard - Revised language proposed for Section 17.48.010 of the County Zoning Code which only allows single family dwellings as part of a cluster lot development; included in the Housing-Related Zoning Text Amendments approved by the Board in July 2022, Ordinance No. 6144-B. (Lead Department: CDRA Planning Services)

HE-4: Zoning Standards for Multifamily Development - Multiple sections of the Zoning Code were amended to allow multifamily developments with design review in the multifamily, mixed use, and commercial districts. In addition, building height limit lot coverage requirements for multifamily development were changed to be regulated by Design Standards; included in the Housing-Related Zoning Text Amendments approved by the Board in July 2022, Ordinance No. 6144-B. (Lead Department: CDRA Planning Services)

HE-5: Objective Design Standards - Multifamily and Mixed Use Design Manual completed in June 2021; included in the Housing-Related Zoning Text Amendments approved by the Board in July 2022, Ordinance No. 6144-B. (Lead Department: CDRA Planning Services)

HE-7: Standards for Infill Development - Standards for infill development included in the Multifamily and Mixed Use Design Manual; included in the Housing-Related Zoning Text Amendments approved by the Board in July 2022, Ordinance No. 6144-B. (Lead Department: CDRA Planning Services)

HE-16: Affordable Housing and Employee Accommodations - On October 27, 2020, the Board approved an Affordable Housing and Employee Accommodation Ordinance (No. 6050-B) which became effective on January 1, 2021. This Ordinance establishes requirements for new residential projects over 100 units shall construct at least 10% of the project's total units to be affordable to very-low-, low-, or moderate-income households. It also sets an affordable housing in-lieu fee for new residential projects (8 to 100 units) and an employee accommodation fee for new non-residential development in East Placer. Since the Ordinance went into effect, over \$266,000 in fees have been collected. (Lead Department: CDRA Housing)

HE-17: Update Density Bonus Law - Revised language was approved to update the density bonus section in the Zoning Code to be consistent with state law; included in the Housing-Related Zoning Text Amendments approved by the Board in July 2022, Ordinance No. 6144-B. (Lead Department: CDRA Planning Services)

HE-22: Rental Assistance Program - The Emergency Rental Assistance Program, which concluded in 2021, assisted 426 families in Placer County and 393 in the City of Roseville with back and future rent and utilities. The emergency Tenant-Based Rental Assistance Program assisted a total of 55 Placer County families (from September 2020 to September 2021). The County will apply for additional rental assistance funding if available. (Lead Department: Placer County Housing Authority/Human Services)

HE-27: ADU Promotional Campaign - Completed in 2021, the ADU Promotional Campaign included the creation of an ADU website which featured free pre-approved ADU master plans for three different floor plans and a cost calculator. Public outreach utilized social media and staff attended two home shows. The website received 23,783 clicks and 892 people downloaded the master plans. In 2022, an ADU booth was staffed at one home show in Auburn and an ADU webinar was held in May during Affordable Housing Month. Over 70 people attended the webinar which was recorded, posted on the ADU website, and received 627 views. Also in 2022, the ADU website received 13,372 clicks, 424 people inquired about building ADUs, 189 ADU permit applications were submitted; and of those, 78 were issued and seven completed construction. (Lead Department: CDRA Housing with support from Public Information Office)

HE-28: Prototype ADU Plans - Free ADU master plans for three different floor plans were made available on the County ADU website in April 2021 and 892 people downloaded the master plans in 2021. In 2022, eight permit applications that used the free ADU plans were submitted and four were issued permits. (Lead Department: CDRA Housing)

HE-32: Zoning for Missing Middle Housing Types - Revised language to add a mixed use zoning district and mixed use land use to the Zoning Code, and to add cluster lot development and co-housing within residential zone districts; included in the Housing-Related Zoning Text

Amendments approved by the Board in July 2022, Ordinance No. 6144-B. (Lead Department: CDRA Planning Services)

HE-38: TRPA Code Changes - On December 15, 2020, the Board adopted Ordinance 6058-B amending the Tahoe Basin Area Plan (TBAP) Implementing Regulations pertaining to housing-related code amendments for multi-residential dwelling and ADUs. The amendments brought the TBAP into conformance with California housing law for ADUs, providing opportunities for greater diversity of multi-residential housing types, and updated the TBAP to be consistent with the Tahoe Regional Planning Agency (TRPA) Bonus Unit incentive program for moderate- and achievable-income housing. (Lead Department: CDRA Planning Services)

HE-44: Reasonable Accommodation Ordinance - The County's existing Reasonable Accommodation Ordinance was updated and approved by the Board in September 2022, Ordinance No. 6164-B. (Lead Department: CDRA Planning Services)

ENVIRONMENTAL IMPACT

The action requested is an administrative activity that will not result in direct or indirect physical changes in the environment, and therefore it is not a project pursuant to CEQA Guidelines § 15378(b)(5).

FISCAL IMPACT

The Actions Requested with this item have no fiscal impact.

ON FILE WITH THE CLERK OF THE BOARD

Housing Element 2022 Annual Progress Report (Tables A-J, Summary Table, LEAP Grant Reporting)