

Section 2 Housing

SECTION 2

HOUSING

INTRODUCTION

State law recognizes the vital role local governments play in the supply and affordability of housing. Each local government in California is required to adopt a comprehensive, long-term general plan for the physical development of their city or county. The housing element is one of the seven mandated elements of the general plan. State law requires local government plans to address the existing and projected housing needs of all economic segments of the community through their housing elements. The law acknowledges that in order for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems that provide opportunities for, and do not unduly constrain, affordable housing development. As a result, housing policy in the state rests largely upon the effective implementation of local general plans, local housing elements in particular.

The purpose of the housing element is to identify the community's housing needs, to state the community's goals and objectives with regard to housing production, rehabilitation, and conservation to meet those needs, and to define the policies and programs that the community will implement to achieve the stated goals and objectives.

State law requires cities and counties to address the needs of all income groups in their housing elements. The official definition of these needs is provided by the California Department of Housing and Community Development (HCD) for each city and county within its geographic jurisdiction. Beyond these income-based housing needs, the housing element must also address special needs groups such as persons with disabilities and homeless persons.

The Placer County Housing Element is made up of two parts: the Background Report (under separate cover) and the Policy Document. The Housing Element Background Report identifies the nature and extent **of the county's housing** needs in the unincorporated areas of the county, which in turn provides the basis **for the County's response to those needs in the Housing Element Policy Document.** In addition to identifying housing needs, the Background Report also presents information on the setting in which the needs occur, which provides a better understanding of the community and facilitates planning for housing. The following is a summary of the major sections of the Housing Element Background Report:

- Section I: Needs Assessment
 - Housing Stock and Demographic Profile
 - Housing Needs
- Section II: Resource Inventory
 - Availability of Land and Services
 - Inventory of Local, State, and Federal Housing and Financing Programs
 - Energy Conservation Opportunities
- Section III: Potential Housing Constraints
 - Potential Governmental Constraints
 - Potential Non-Governmental Constraints
- Section IV: Evaluation
 - Housing Accomplishments
 - Review of Existing (2009) Housing Element

As required by State Housing Element Law (Government Code Section 65583(a)) the assessment and inventory for this Element includes the following:

- Analysis of population and employment trends and projections, and a quantification **of the locality's existing and projected housing needs for all income levels.** This analysis of existing and projected needs includes Placer **County's share of the** regional housing need.
- Analysis and documentation of household characteristics, including level of payment compared to ability to pay; housing characteristics, including overcrowding; and housing stock condition.
- An inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment; and an analysis of the relationship of zoning, public facilities, and services to these sites.
- The identification of a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit.
- Analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels and for persons with disabilities, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures. Analysis of local efforts to remove governmental constraints.
- Analysis of potential and actual non-governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, and the cost of construction.
- Analysis of any special housing needs for the elderly, persons with disabilities, large families, farmworkers, families with female heads of households, and families and persons in need of emergency shelter.
- Analysis of opportunities for residential energy conservation.
- **Analysis of "at-risk" assisted housing developments that are eligible to change from** low-income housing uses during the next 10 years.

The Background Report satisfies State requirements and provides the foundation for the goals, policies, implementation programs, and quantified objectives. The Housing Element serves a planning period of January 1, 2013, to October 31, 2021.

RHNA ALLOCATION

State law requires councils of governments to prepare allocation plans for all cities and counties within their jurisdiction. SACOG adopted its final Plan for Allocation of Regional Housing Needs Allocation in September 2012. The intent of a housing allocation plan is to ensure adequate housing opportunities for all income groups. HCD provides guidelines for preparation of the plans, and ultimately certifies the plans as adequate.

The core of the RHNA is a series of tables that indicate for each jurisdiction the distribution of housing needs for each of four household income groups. The tables also indicate the projected new housing unit targets by income group for the ending date of the plan. These measures of units define the basic new construction that needs to be addressed by individual city and county housing elements. The allocations are intended to be used by jurisdictions when updating their housing elements as the basis for assuring that adequate sites and zoning are available to accommodate at least the number of units allocated. Table 2-1 below shows the current and projected housing needs for the planning period from January 1, 2013 to October 31, 2021 for the unincorporated areas of Placer County.

SACOG allocated 5,031 new housing units to unincorporated Placer County for the 2013 to 2021 planning period. For analytical purposes, SACOG broke out the Tahoe **Basin as a subarea. The County's total**

allocation assumes 328 units for the Tahoe Basin. The time frame for this Regional Housing Needs process is January 1, 2013, through October 31, 2021, (an 8 $\frac{3}{4}$ -year planning period). The allocation is equivalent to a yearly need of approximately 575 housing units for the 8 $\frac{3}{4}$ -year time period. Of the 5,031 housing units, 3,258 units are to be affordable to moderate-income households and below, including 1,365 very low-income units, 957 low-income units, and 936 moderate-income units.

**TABLE 2-1
REGIONAL HOUSING NEEDS ALLOCATION
January 1, 2013 - October 31, 2021**

	Very Low Income Units	Low Income Units	Moderate Income Units	Above Moderate Income Units	TOTAL UNITS
RHNA Allocation	1,365	957	936	1,773	5,031
Percent of Total	27.1%	19.0%	18.6%	35.2%	100.0%

Note: There is a projected need for 683 extremely low-income units based on the assumption that 50 percent of the very low-income household need is extremely low-income.

Source: Sacramento Area Council of Governments (SACOG), *Draft Plan for Allocation of Regional Housing Needs for January 1, 2013, through October 31, 2021 (September 2012)*.

State law requires the County to identify sites that can be developed for housing within the planning period and that are sufficient to provide for the jurisdiction's share of the regional housing need for all income levels (Government Code Section 65583.2(a)). The County identified an inventory of vacant land suitable for residential development and demonstrated that the County has residential capacity in excess of its RHNA.

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 ten 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.

A. NEW RESIDENTIAL CONSTRUCTION

Goal A

To provide new housing opportunities to meet the needs of existing and future Placer County residents in all income categories.

Policies

- A-1 The County shall maintain an adequate supply of appropriately zoned land with public services to accommodate housing needs of existing and future residents.
- A-2 The County shall ensure that its adopted policies, regulations, and procedures do not add unnecessarily to the cost of housing while still attaining other important County objectives.
- A-3 The County shall continue efforts to streamline and improve the development review process, and to eliminate any unnecessary delays in the processing of development applications.
- A-4 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, second units, duplexes, live-work units).
- A-5 The County shall facilitate the development of higher-density multi-family 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.
- A-6 The County shall encourage residential development of high architectural and physical quality.
- A-7 Placer County shall continue to implement the policies and requirements of the Placer County Design Guidelines Manual, Landscape Design Guidelines, and community design elements of the various community plans.
- A-8 Residential projects proposed within Compatibility Zones C1 and C2 of any municipal airport shall conform to the criteria set forth in Table 2A of Chapter 2 of the Placer County Airport Land Use Compatibility Plan (2000). Potential development sites within these Zones have not been counted in the Housing Element Inventory of Vacant Parcels.

Programs

- A-1 LAND SUPPLY
 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.
- Responsibility: CDRA Planning Services Division
 Timeframe: Ongoing
 Funding: General Fund
- A-2 PUBLIC FACILITIES
 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.
- Responsibility: CDRA Planning Services Division, Department of Public Works
 Timeframe: Ongoing
 Funding: General Fund
- A-3 MIXED-USE DEVELOPMENT AND RESIDENTIAL DEVELOPMENT IN COMMERCIAL ZONES
 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.
- Responsibility: CDRA Planning Services Division
 Timeframe: Anticipated in 2017, following a comprehensive General Plan Update
 Funding: General Fund
 Quantified Objective: 425 units in mixed-use projects (352 affordable units)
- A-4 MINIMUM DENSITY STANDARD
 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.
- Responsibility: CDRA Planning Services Division
 Timeframe: Anticipated in 2017, following a comprehensive General Plan Update
 Funding: General Fund

- A-5 FEESTUDY
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.
- Responsibility: CDRA Planning Services Division
Timeframe: June 2016
Funding: General Fund
- A-6 PROTOTYPE SECOND UNIT PLANS
The County shall develop, and offer free of charge, prototype plans for second units to bring down permit costs.
- Responsibility: CDRA Planning Services Division
Timeframe: December 2016
Funding: General Fund
- A-7 UPDATE DEWITT CENTER MASTER PLAN
The County shall update the DeWitt Center Master Plan to identify sites that are appropriate for higher-density and mixed-use development.
- Responsibility: CDRA Planning Services Division
 Facility Services
Timeframe: FY 2013/14
Funding: General Fund
- A-8 CO-OP HOUSING REGULATIONS
The County shall adopt a Zoning Text Amendment to define co-op housing, develop standards, and designate zones appropriate for such units.
- Responsibility: CDRA Planning Services Division
Timeframe: FY 2014/15
Funding: General Fund
- A-9 STUDIO APARTMENTS
The County shall update the Zoning Ordinance to ease development standards and/or provide density bonuses to encourage construction of studio apartments.
- Responsibility: CDRA Planning Services Division
Timeframe: FY 2014/15
Funding: General Fund

B. Affordable Housing

Goal B

To encourage construction and maintenance of safe, decent, and sound affordable housing in the county.

Policies

- B-1 The County shall give highest priority for permit processing to senior housing and development projects that include an affordable residential component.
- B-2 If determined to be appropriate for residential development, the County may lease, sell, or grant County-owned surplus property to facilitate the construction of affordable housing.
- B-3 The County shall continue to apply for funds from the State and Federal government to construct and preserve affordable housing.
- B-4 The County shall require 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.
- B-5 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.
- B-6 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.
- B-7 The County shall facilitate expanded housing opportunities that are affordable to the workforce of Placer County.
- B-8 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.
- B-9 On a case-by-case basis, when evaluating possible reductions in development standards to encourage affordable housing, the County shall also consider public health, safety, and other important standards such as adequate open space in developments.
- B-10 The County shall continue to implement the following incentive programs for the construction of affordable housing:
- Allow second residential units with single-family residences;
 - Allow mobile homes and manufactured housing in all residential zoning districts;
 - **Allow "hardship mobile homes" as second residential units in residential and/or agricultural zones;** and
 - Allow relief from parking standards and other specified development standards on developments for seniors and low-, very low-, and extremely low-income residents.

- B-11 To preserve homeownership and promote neighborhood stability, the County shall attempt to alleviate individual and community issues associated with foreclosures.
- B-12 The County shall require that any privately-initiated proposal to amend a General Plan or Community Plan land use designation of Agricultural/Timberland, Resort and Recreation, Open Space, General Commercial, Tourist/Resort Commercial, or Business Park/Industrial to a land use designation of Residential or Specific Plan include an affordable housing component.
- B-13 The County currently requires 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 consider allowing developers that provide extremely low-income units to reduce the required percentage of other affordable units.
- B-14 The County shall consider requiring 10 percent affordable units, payment of an in-lieu fee, or comparable affordable housing measure(s) acceptable to the County, for any General Plan amendment that increases residential density.
- B-15 The County shall work to educate the public on the myths and realities of multi-family housing, affordable housing, and supportive housing to improve community support for meeting the housing needs of all Placer County residents.
- B-16 The County shall continue to provide Section 8 Housing Choice Voucher assistance to eligible households and pursue funding for additional vouchers.

Programs

- B-1 **SURPLUS COUNTY LAND**
 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.
- Responsibility: CDRA Planning Services Division
 Timeframe: June 2014
 Funding: General Fund
- B-2 **ASSISTING AFFORDABLE HOUSING DEVELOPERS**
 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.
- Responsibility: CDRA Planning Services Division
 Timing: Ongoing
 Funding: General Fund, HOME funds, CDBG funds
 Quantified Objective: 150 units

B-3 FLEXIBLE DEVELOPMENT STANDARDS

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:

- 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.

Responsibility: CDRA Planning Services Division
CDRA Engineering and Surveying Division
Department of Public Works

Timeframe: Anticipated in 2017, following a comprehensive General Plan Update

Funding: General Fund

B-4 DENSITY BONUS

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.

Responsibility: CDRA Planning Services Division

Timeframe: Ongoing. Promotional material will be prepared within six months after adoption of the Housing Element

Funding: General Fund

Quantified Objective: 50 units

- B-5 FEE WAIVERS FOR AFFORDABLE HOUSING
 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.
 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.
 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.
- Responsibility: County Executive Office
 CDRA Planning Services Division
 CDRA Building Division
 CDRA Engineering and Surveying Division
 Department of Public Works
 Parks and Grounds Division
 Health and Human Services (HHS)
- Timeframe: December 2014; promotional material will be prepared within six months after adoption of the Housing Element
- Funding: General Fund
- B-6 IMPACT FEE WAIVERS AND FEE DEFERRALS FOR AFFORDABLE HOUSING
 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.
- Responsibility: CDRA Planning Services Division
 County Executive Office
- Timeframe: FY 2014/15
- Funding: General Fund
- B-7 PRIVATE FINANCING
 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.
- Responsibility: CDRA Planning Services Division
- Timing: Ongoing
- Funding: General Fund

- B-8 STATE AND FEDERAL FUNDS
 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.
- Responsibility: Health and Human Services/Adult System of Care
 CDRA Planning Services Division
- Timeframe: Ongoing, depending on funding programs; promotional material will be prepared within six months after adoption of the Housing Element
- Funding: General Fund
 Technical Assistance Grants
- Quantified Objective: 100 units
- B-9 AFFORDABLE HOUSING PROGRAM
 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.
- 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.
- 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.
- Responsibility: CDRA Planning Services Division
- Timeframe: 2018
- Funding: General Fund
- B-10 SECOND UNITS/MULTI-GENERATIONAL HOUSING
 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).
- Responsibility: CDRA Planning Services Division
- Timeframe: December 2013
- Funding: General Fund
- Quantified Objective: 250 units

- B-11 PUBLICIZE FORECLOSURE ASSISTANCE PROGRAMS
The County shall maintain up-to-date foreclosure assistance information on the County website.
- Responsibility: Health and Human Services Department
Timeframe: Ongoing
Funding: General Fund
- B-12 MULTI-FAMILY HOUSING ON COMMERCIAL SITES
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.
- Responsibility: CDRA Planning Services Division
Timeframe: Anticipated in 2017, following a comprehensive General Plan Update
Funding: General Fund
- B-13 HOUSING PROGRAM WORKSHOPS
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.
- Responsibility: CDRA Planning Services Division
Timeframe: 2013 and ongoing
Funding: General Fund
- B-14 COMMUNITY HOUSING FORUMS
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.
- Responsibility: CDRA Planning Services Division
Timeframe: 2013 and ongoing
Funding: General Fund
- B-15 ENCOURAGE SHARED HOUSING
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.
- Responsibility: CDRA Planning Services Division
Timeframe: 2015 and ongoing
Funding: General Fund

- B-16 LANDLORD TRAINING SEMINARS
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.
- Responsibility: CDRA Planning Services Division
Timeframe: 2015 and ongoing
Funding: General Fund
- B-17 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. 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.**
- Responsibility: CDRA Planning Services Division
Timeframe: 2014
Funding: General Fund
Quantified Objective: 25 extremely low- and 50 very low-income households
- B-18 HOUSING CHOICE VOUCHERS PROGRAM
The County shall continue to administer the Housing Choice Voucher Program (Section 8 assistance) through the Placer County Housing Authority.
- Responsibility: Placer County Housing Authority
Health and Human Services Department
Timeframe: Ongoing
Funding: Section 8 Federal Choice Voucher Funds/US Department of Housing and Urban Development (HUD)
Quantified Objective: 250 units

C. Housing in the Tahoe Basin

Goal C

To promote housing opportunities that meet the specific needs of residents and workers in the Tahoe Basin.

Policies

- C-1 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 permit second residential units on parcels less than one acre in size.

- C-2 The County shall require new development in the Sierra Nevada and Lake Tahoe areas to mitigate potential impacts to employee housing by housing 50 percent of the full-time equivalent employees (FTEE) generated by the development. 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).

Employee housing shall be provided for in one of the following ways:

- Construction of on-site employee housing;
- Construction of off-site employee housing;
- Dedication of land for needed units; and/or
- Payment of an in-lieu fee.

Programs

- C-1 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 allow second units on parcels smaller than one-acre in size.

Responsibility: CDRA Planning Services Division

Timeframe: December 2013 and ongoing

Funding: General Fund

- C-2 EMPLOYEE HOUSING PROGRAM
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.

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.

Responsibility: CDRA Planning Services Division

Timeframe: December 2014

Funding: General Fund

Quantified Objective: 50 extremely low-, 100 very low-, and 100 low-income employees

- C-3 LEGISLATIVE INITIATIVES
 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.
- Responsibility: County Executive Office
 CDRA Planning Services Division
 Health and Human Services
- Timeframe: Ongoing
- Funding: General Fund
- C-4 NEW MECHANISMS FOR WORKFORCE HOUSING
 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.
- Responsibility: CDRA Planning Services Division
- Timeframe: December 2014
- Funding: General Fund
- C-5 COOPERATION FOR WORKFORCE HOUSING
 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.
- Responsibility: CDRA Planning Services Division
- Timeframe: December 2013 and ongoing
- Funding: General Fund

D. Conservation/Rehabilitation

Goal D

To improve the County's existing stock of affordable housing.

Policies

- D-1 The County shall continue to apply for CDBG, HOME, and other similar State and Federal funding for the purpose of rehabilitating low-cost, owner-occupied, and rental housing.
- D-2 The County's Code Enforcement Officers shall continue to work with property owners to preserve the existing housing stock.
- D-3 The County 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.
- D-4 The County shall continue to require the abatement of unsafe housing conditions while giving property owners adequate time to correct deficiencies.

- D-5 The County shall allow the demolition of existing multi-family units only when a structure is found to be substandard and unsuitable for rehabilitation.
- D-6 The County shall support efforts to convert mobile home parks to owner-occupied mobile home parks where residents own their spaces instead of lease.
- D-7 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 non-conformity is not increased and there is no threat to public health and/or safety.
- D-8 The County shall adhere to State law requiring tenant notice and landlord relocation assistance in cases of demolition of multi-family housing.
- D-9 The County shall adhere to the requirements of State law regarding mobile home conversions.

Programs

- D-1 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. 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 Planning Services Division
- Timeframe: Ongoing
- Funding: CDBG funds
- Quantified Objective: 50 units rehabilitated
- D-2 HANDY PERSON PROGRAM
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.
- Responsibility: Placer County Housing Authority/Health and Human Services
CDRA Planning Services Division
- Timeframe: 2014
- Funding: General Fund
- Quantified Objective: 75 senior households served

E. Preservation of At-Risk Units

Goal E

Preserve all at-risk units within the unincorporated County.

Policies

- E-1 The County shall strive to preserve all at-risk dwelling units in the unincorporated County.
- E-2 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:
- 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.

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.

Programs

- E-1 TRACKING 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.
- Responsibility: CDRA Planning Services Division
Timeframe: Ongoing
Funding: General Fund
- E-2 NOTICE OF CONVERSION
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.
- Responsibility: CDRA Planning Services Division
Placer County Housing Authority
Health and Human Services
Timeframe: Ongoing
Funding: General Fund

- E-3 PRESERVATION OF AT-RISK PROPERTIES
- 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.
- Responsibility: CDRA Planning Services Division
 Placer County Housing Authority
 Health and Human Services
- Timeframe: As needed
- Funding: General Fund
 CDBG and HOME funds

F. Special Needs

Goal F

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.

Policies

- F-1 The County shall encourage the development of housing for seniors, including congregate care facilities.
- F-2 The County shall ensure that County policies, programs, and ordinances provide opportunities for persons with disabilities to reside in all neighborhoods.
- F-3 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.
- F-4 The County shall reduce parking requirements for special needs housing if a proponent can demonstrate a reduced parking need.
- F-5 In accordance with the Reasonable Accommodation Ordinance, the County shall continue to streamline County procedures related to accessibility and adaptability of housing for persons with disabilities.
- F-6 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.
- F-7 The County shall continue to implement incentive programs for senior housing, including the density bonus ordinance and priority processing.
- F-8 The County shall encourage housing design that meets the needs of extended, multigenerational, and/or large families.
- F-9 The County shall continue to support emergency shelter programs, such as the Gathering Inn, that provide shelter in centralized locations, which are accessible to the majority of homeless persons in the County.

- F-10 The County shall continue to assist various non-profit organizations that provide emergency shelter and other support services to homeless persons.
- F-11 The County shall continue to support local organizations at the community level through the Continuum of Care strategy to address homelessness and associated services issue, which may include a homeless crisis intake center to better assist those who wish to move from homelessness to self-sufficiency.
- F-12 The County shall support efforts to increase the availability of residential care facilities and other supportive housing facilities for special needs individuals, including persons with physical or mental disabilities and seniors.

Programs

- F-1 COMPLIANCE WITH FAIR HOUSING LAWS
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.
- Responsibility: CDRA Planning Services Division, Building Division
Timeframe: Ongoing
Funding: General Fund
- F-2 HOUSING REHABILITATION FOR SENIORS AND PERSONS WITH DISABILITIES
The County shall provide housing rehabilitation program grants to lower-income disabled persons and senior citizens to improve accessibility and safety.
- Responsibility: CDRA Planning Services Division
Timeframe: FY 2014/15 and ongoing
Funding: General Fund
- F-3 FUNDING FOR EMERGENCY SHELTERS
The County shall continue to support emergency shelter programs, including consideration of funding for programs developed through inter-jurisdictional cooperation.
- Responsibility: Health and Human Services
Timeframe: Ongoing
Funding: General Fund, State Emergency Shelter Program, HUD, other specialized funding
- F-4 UPDATE TEN-YEAR PLAN TO END HOMELESSNESS
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.
- Responsibility: Health and Human Services
CDRA Planning Services Division
Timeframe: December 2015
Funding: General Fund

- F-5 RESIDENTIAL CARE HOME OCCUPANCY INCREASE
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).
Responsibility: CDRA Planning Services Division
Timeframe: December 2014
Funding: General Fund
- F-6 AMEND REASONABLE ACCOMMODATION ORDINANCE
The County shall consider adoption of a Zoning Text Amendment to remove the notification requirement for reasonable accommodation applications.
Responsibility: CDRA Planning Services Division
Timeframe: December 2013
Funding: General Fund
- F-7 COORDINATION WITH ALTA CALIFORNIA REGIONAL CENTER
The County shall coordinate with the Alta California Regional Center to better serve the housing needs of residents with developmental disabilities.
Responsibility: Health and Human Services
Timeframe: Ongoing
Funding: General Fund
- F-8 ZONING CODE AMENDMENTS FOR TRANSITIONAL AND SUPPORTIVE HOUSING
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.
Responsibility: CDRA Planning Services Division
Timeframe: October 2014
Funding: General Fund

G. Energy Conservation

Goal H

To increase the efficiency of energy use in new and existing homes with a concurrent reduction in housing costs for Placer County residents.

Policies

- G-1 The County shall require that all new dwelling units meet current State requirements for energy efficiency, and encourage developers to exceed Title 24 requirements. Retrofitting of existing units shall be encouraged.
- G-2 The County shall promote land use patterns that encourage energy efficiency, to the extent feasible, and encourage efficient energy use in new development, including but not limited to access to non-auto transit, use of traffic demand management, and water-efficient landscaping.

- G-3 The County shall continue to implement provisions of the Subdivision Map Act that require subdivisions to be oriented for solar access, to the extent practical.
- G-4 The County shall encourage participation in weatherization and energy efficiency programs sponsored by utility companies.
- G-5 The County shall continue to encourage investments in energy efficiency in multifamily properties through the mPower Placer program and seek mechanisms to expand the program to include single-family residences.

Programs

- G-1 **mPOWER PLACER**
 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.
- Responsibility: CDRA Planning Services Division,
 CDRA Building Division
Tax Collector's Office
- Timeframe: Ongoing
 Funding: General Fund
- G-2 **ENERGY EFFICIENT HOMES**
 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 advertize weatherization and other energy efficiency programs. The County shall promote these programs by posting information on the County website.
- Responsibility: Building Division
 Timeframe: Distribution of handouts, ongoing
 Website will be updated within six months after adoption of the Housing Element
 Funding: General Fund

H. Equal Opportunity

Goal I

To assure equal access to safe and affordable housing for all persons regardless of age, race, religion, color, ancestry, national origin, sex, disability, familial status, or sexual orientation.

Policies

- H-1 The County shall promote housing opportunities for all persons regardless of race, religion, color, ancestry, national origin, sex, disability, family status, income, sexual orientation, or other barriers that prevent choice in housing.
- H-2 The County shall enforce the policies of the State Fair Employment and Housing Commission.
- H-3 Since Placer County does not have a fair employment and housing board, the County shall refer people who suspect discrimination in housing to Legal Services of Northern California.

Programs

- H-1 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.
 - Responsibility: Placer County Housing Authority
Health and Human Services
 - Timeframe: Ongoing
County will review and update promotional material, as necessary, within six months after adoption of the Housing Element
 - Funding: General Fund

I. Implementation Monitoring

Goal J

To ensure that Housing Element programs are implemented on a timely basis and progress of each program is monitored and evaluated regularly.

Policies

- I-1 The County shall continuously work to improve the day-to-day implementation of Housing Element programs.

Programs

- I-1 HOUSING COORDINATOR
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.
- Responsibility: Community Development Resources Agency
County Executive Office
- Timeframe: Ongoing
- Funding: General Fund
- I-2 INTER-DEPARTMENTAL COORDINATION
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.
- Responsibility: Community Development Resources Agency
- Timeframe: FY 2013/2014 and ongoing
- Funding: General Fund

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 time planning period. Table 2-2 summarizes the quantified objectives for the construction, rehabilitation, or conservation of units during the remaining time frame of the Housing Element (2013-2021).

**Table 2-2
SUMMARY OF QUANTIFIED OBJECTIVES**

Objective Category/Program	Extremely Low	Very Low	Low	Moderate	Total Affordable	Above-Moderate
New Residential Construction						
Program A-3: Mixed-Use Development and Residential Development in Commercial Zones ¹	-	152	100	100	352	73
<i>Subtotal</i>	-	152	100	100	352	73
Affordable Housing						
Program B-2: Assisting Affordable Housing Developers ²	-	60	60	30	150	-
Program B-4: Density Bonus ³	-	20	30	-	50	-
Program B-8: State and Federal Funds ⁴	25	35	40	-	100	-
Program B-10: Second Units ⁵	-	-	-	250	250	-
Program B-17: Down-Payment Assistance Program ⁶	25	50	-	-	75	-
Program B-18: Housing Choice Vouchers Program ⁷	100	100	50	-	250	-
Program C-2: Employee Housing Program	50	100	100	-	250	-
<i>Subtotal</i>	200	365	280	280	1,125	-
Rehabilitation						
Program D-1: CDBG Rehabilitation Funds ⁸	-	25	25	-	50	-
<i>Subtotal</i>	-	25	25	-	50	-
TOTAL	200	542	405	380	1,527	73

¹ Estimated based on adoption of new Mixed Use Overlay zoning designation and incentives for mixed-use development

² Estimated units generated by available Community Development Block Grant (CDBG) funds, HOME funds, and incentives for affordable housing.

³ Estimated based on historical use of the density bonus.

⁴ Estimated units generated by available Community Development Block Grant (CDBG) funds, HOME funds, and other State and Federal affordable housing funding programs.

⁵ Assumes all second units will be affordable to moderate-income households.

⁶ Assumes that homebuyers participating in the Program will have moderate and above moderate incomes.

⁷ Estimated based on current number of households served by the Housing Choice Vouchers (HCV) Program

⁸ Estimated units rehabilitated by funding under the Community Development Block Grant (CDBG) Program

Source: Placer County and Mintier Harnish