
SECTION 3: POPULATION AND HOUSING

SECTION 3: POPULATION AND HOUSING

I. PURPOSE

The purpose of this section is to discuss historic and projected population growth and to determine present and future housing needs with the ultimate goal of providing adequate housing for all economic segments of the community.

Note: The Goals and Policies of the Placer County General Plan (PCGP) Housing Element apply within this Community Plan area. The following information contains more specific housing and population information relative to the Meadow Vista Community Plan area.

II. GOALS, POLICIES, AND IMPLEMENTATION PROGRAMS

GOALS AND POLICIES

Affordable Housing Supply

Goal 3.A: To provide a continuing supply of affordable housing to meet the needs of existing and future Placer County residents in all income categories. [Goal 2.A]

Policies

3.A.1. The County shall adopt policies, programs and procedures with the intent of achieving its fair share regional housing allocation, including the numbers of units for each income classification. [2.A.1.]

3.A.2. The County shall encourage the construction of second residential units on properties that meet the development standards as a means of increasing the supply of affordable housing. [1.3]

Goal 3.B: To enhance the quality of residential development in the Meadow Vista. [Goal 2.B]

Policies

3.B.1. The County encourages residential development in Meadow Vista of high architectural and physical quality, compatible with neighboring land uses. [2.B.1.]

3.B.2. The County shall encourage the replacement or renovation of all substandard housing and improve deteriorating residential areas through continued enforcement of building, zoning, health, and safety codes. [2.5]

Conservation/Rehabilitation

Goal 3.C: To conserve Meadow Vista's current stock of affordable housing. [Goal 2.C]

Policies

3.C.1. The County shall continue to make rehabilitation loans to low income households from its Community Development Block Grant (CDBG) program revolving loan funds. [2.C.1.]

3.C.2. The County shall continue to apply for CDBG's for the purpose of rehabilitating low cost, owner occupied and rental housing. [2.C.2.]

3.C.3. The County shall encourage private financing of the rehabilitation of housing. [2.C.3.]

- 3.C.4. The County shall discourage the conversion of mobile home parks to other types of housing and to other land uses. [2.C.4.]
- 3.C.5. The County shall require the abatement of unsafe structures, while giving property owners ample time to correct deficiencies. Residents displaced by such abatement should be provided relocation assistance. [2.C.5.]
- 3.C.6. The County will support efforts to convert mobile home parks where residents lease their spaces to parks where residents own their spaces. [2.C.7.]

IMPLEMENTATION PROGRAMS

Housing Programs

Placer County has developed the following programs to assist in providing adequate housing for all economic segments of the community.

- 1. Adopted an ordinance that allows for a "second residential unit" either attached or detached with separate living facilities for one or more persons to be constructed in residential zone districts providing a Conditional Use Permit is first obtained and certain standards are satisfied.

Responsible Agency/Department: Planning Department
Time Frame: On-going
Funding: Permit Fees

- 2. Amended the "second residential unit" provisions of the zoning ordinance to allow detached secondary units when such units are located above a garage or similar accessory building on lots less than 2.3 acres in area and the impacts on neighborhood character are not significant.

Responsible Agency/Department: Planning Department
Time Frame: 1994/95
Funding: General Fund

- 3. Adopted a density bonus ordinance for rental units which provides for additional units over the general plan or zoning limitation of a parcel, assuming the developer requests to build a portion of the units for very low or lower income households. Units must be affordable based on HUD Section 8 income requirements.

Responsible Agency/Department: Planning Department
Time Frame: On-going
Funding: Public/Private

- 4. The County continues to participate in the Community Development Block Grant Program to provide infrastructure and housing rehabilitation grants and loans.

Responsible Agency/Department: Community Services Department
Time Frame: On-going
Funding: Public/Private

- 5. Private developers are encouraged to participate in the Federal and State Housing programs designed to provide for low and moderate income housing.

Responsible Agency/Department: Public/Private Partnerships
Time Frame: On-going
Funding: Public/Private

6. The Planning Department will establish a procedure for giving highest priority in the review process to low income housing projects.

Responsible Agency/Department: Planning Department

Time Frame: On-going

Funding: General Fund

7. The County will establish a housing trust fund for in-lieu fees, CDBG program income revolving loan funds, and other monies to acquire building sites for affordable housing, to provide "gap" financing, to leverage funds for acquiring or constructing affordable housing, or other programs.

Responsible Agency/Department: Community Services Department

Timing: 1995

Funding: Various

The following are some additional implementation programs that were identified as a part of the PCGP Housing Element to help promote affordable housing and that may be applicable to the Plan area: See Pages 55 through 60 of the PCGP Housing Element for detailed implementation information on individual programs.

8. The County will continue to implement the permit streamlining program for residential projects.

Responsible Agency/Department: Planning Department

Funding: General Fund

Time frame: Ongoing

9. The County will continue to implement the following incentive programs for the construction of affordable housing:

- Allow second residential units with single family residences.
- Allow manufactured housing in all residential zoning districts.
- Allow "hardship mobile homes" as temporary second residential units in residential and/or agricultural zones.
- Allow density bonuses for the construction of units for low and very low income residents, and for housing projects for seniors.
- Allow relief from parking standards and other specified development standards for senior housing projects.

Responsible Agency/Department: Planning Department

Time Frame: Ongoing

Funding: General Fund

10. The County will amend the zoning ordinance so that the allowed residential density for mixed use projects in a commercial zone is based on the total lot size, without deducting the portion of the site used for commercial buildings.

Responsible Agency/Department: Planning Department

Time Frame: 1995

Funding: General Fund

11. The County will adopt a new density bonus ordinance to encourage rental housing. Multi-family projects with more than four units and that provide at least 50 percent of the units as rentals affordable to moderate or lower income households may be eligible for a density bonus of 25 percent.

Responsible Agency/Department: Planning Department
Time Frame: 1995
Funding: General Fund

12. The County will adopt an ordinance or resolution waiving 50 percent of the development related fees for projects in which 10 percent of the units are affordable to very low income households, or 20 percent of the units are affordable to low income households.

Responsible Agency/Department: Board of Supervisors
Time Frame: 1995
Funding: General Fund

13. The County will adopt a mobile home park conversion ordinance. Such an ordinance shall (a) discourage the permanent loss of mobile homes, (b) provide long-term notice to tenants prior to conversion, (c) provide options for tenant purchase, (d) shall require relocation assistance for households displaced when such a conversion is approved, and (e) conform to other applicable provisions of State Law.

Responsible Agency/Department: Planning Department
Time Frame: 1995
Funding: General Fund

14. The County shall change the commercial land use zoning designations of the existing mobile home park to Medium Density Residential to discourage the mobile home park from being converted to commercial use yet allowing other types of affordable housing.

Responsible Agency/Department: Planning Department
Time frame: As a part of the MVCP update
Funding: General Fund

Since the Meadow Vista area does not include a substantial amount of land available for higher density residential uses or the infrastructure necessary to provide affordable housing, it is expected that the Plan area will provide a minimal amount of affordable housing for the County. Areas in the County which have the resources to provide affordable housing include Auburn/Bowman, Tahoe City/Kings Beach, and new development areas designated during the County-wide General Plan Update. The Plan area will need to rely primarily on second residential units and a small number of units that may be constructed within the Commercial district to provide the area's affordable housing.

Energy Conservation

15. The County will continue to implement provisions of the Subdivision Map Act that requires subdivisions to be oriented for solar access, to the extent practical.

Responsible Agency/Department: Planning Department, Public Works Department, Building Department
Time frame: Ongoing
Funding: General Fund

16. The County will provide information to the public regarding the efficient use of energy in the home, and ways to improve the energy efficiency of new construction.

Responsible Agency/Department: Building Department
Time Frame: Ongoing
Funding: General Fund

17. As part of the MVCP update, the County will establish policies and land use patterns that encourage efficient energy use in new development, such as compact urban form, access to non-auto transit, and use of traffic demand management, among other possibilities.

Responsible Agency/Department: Planning Department

Time Frame: Ongoing

Funding: General Fund (already funded)

18. The County will continue to provide information on weatherization programs funded by the State, PG&E, and others.

Responsible Agency/Department: Building Department

Time Frame: Ongoing

Funding: General Fund

19. The County shall review its interpretation and application of building codes, to see that they are not acting as barriers to the development of innovative approaches to meeting the needs of fire resistant, low cost and/or energy-efficient housing.

Responsible Agency/Department: Building Department

Time Frame: Ongoing

Funding: General Fund

III. DISCUSSION

1. Population

Population projections play a major role in the formulation of a community plan. They are an important factor in determining land use as well as in the sizing of transportation and public service facilities to accommodate the anticipated growth. Care must be taken in the use of population projections since they are based on assumptions as to what will occur in the future. Unforeseen changes in the social or economic climate of an area can significantly alter the actual growth rate.

1.1 Historical Growth

There were approximately 4,087 persons living within the Meadow Vista Community Plan area in 1990 (source: 1990 Federal census). Projection A is based on the assumption that the Meadow Vista area will grow at a rate of 1.1%, based on the Sacramento Area Council of Government's 1995 projection for the unincorporated area of Placer County. This projection leads to the conclusion that 5,086 people will reside in the Plan area by 2010. Projection B is derived from the PCGP and is based upon a variety of assumptions. The PCGP determined that the unincorporated areas of Placer County would grow at a 2.1% growth rate over the next 15 years. This

projection would indicate that 6,193 people would reside in the Plan area by 2010. When the Plan area reaches its holding capacity, which occurs when the area is completely built out, the total population is projected to be no more than 7,471 persons. Thus, adequate land has been designated to accommodate the projected growth even at the higher growth rate.

2. Housing

2.1 Existing Condition

Based on the 1990 U.S. Census, there were approximately 1,568 housing units in the Plan area. The number of vacant units is based on a 4.97% vacancy rate from the 1990 census.

Table 3.1 shows that the primary housing type is the single-family dwelling with 97% of the units being of that type. Nettleton Mobile Home Park (MHP) contains 1.5% of the total units and the remaining 1.5% of the units are multi-family (2-4) units. The predominance of single-family housing units is a reflection of the demand for this type of housing and the rural character of the Plan area.

According to the 1990 census, the median household income in the Meadow Vista area was \$42,857 which

was higher than the County average of \$37,601. There were approximately 31.7% of the residents reporting incomes of less than 80% of the County median which is the standard for determining low income. The majority of persons were employed in either the executive administration, management, professional, or the administrative support fields.

2.2 Housing Need

The need for future housing is based on the community's projected population. These increased population figures would indicate a demand for approximately 400 additional housing units by the year 2010 based on Projection A and 843 additional housing units based on Projection B as illustrated in Table 3.2. When the Plan area reaches its holding capacity, there will be approximately 2988 housing units.

Table 3.3 indicates that an additional 25 units of a type of housing other than single-family (e.g. multi-family, mobile home park units) will be needed in the Plan area by 2010. Since the County has had very few applications for new mobile home parks in the past 18 years and the cost of suitable land has skyrocketed in recent years, it appears very unlikely that a new mobile home park will be provided in the near future. It is the intent of this Plan to help preserve the mobile home park as a source of affordable housing for the area.

2.3 Affordable Housing

The PCGP Housing Element, updated in 1992, provides background information on a number of County-wide goals, policies, and programs on affordable housing related issues (see Pages 52-60 of that document). The affordable housing goal of the Housing Element is:

GOAL: TO PROVIDE A CONTINUING SUPPLY OF AFFORDABLE HOUSING TO MEET THE NEEDS OF EXISTING AND FUTURE PLACER COUNTY RESIDENTS IN ALL INCOME CATEGORIES.

As mandated by the State, the County is required to provide its fair share of affordable housing as determined by the appropriate regional housing need. This regional allocation has been determined by the Sierra Planning Organization, for the period between 1990 and 1997, and is shown in Table 3.4. The housing need identified here is for the Meadow Vista Community Plan area. Since 1990, permit records indicate that within the Plan area 13 second-residential units, which could help to address the very low income needs, have been approved. In addition, 135 other housing units have been started since 1990. A small portion of these are likely to address the need for moderate income housing. Also shown on this table is the annual income limits for each category as well as affordable housing costs.

**Table 3.1
Meadow Vista Housing Types
1990**

HOUSING TYPE	HOUSING UNITS	VACANT UNITS	OCCUPIED UNITS
Single Family Dwelling	1,522	19	1,503
Multi-Family (2-4)	24	0	24
Mobile Home Park	22	0	22
TOTAL	1,568	19	1,549

**Table 3.2
Projected Meadow Vista Housing Need**

	Population 1990	Percent Growth	Population 2010	Population Increase 1990-2010	Average Household Size	# of New Units Needed
A	4,087	1.1%	5,086	999	2.5	200
B	4,087	2.1%	6,193	2,106	2.5	843

**Table 3.3
Projected Meadow Vista Housing Need by Housing Type
(Based on Current Distribution of Housing Available)**

% of Housing Type	Existing Housing Type	Units 1990	Additional Units 2010	
			1.1% Growth	2.1% Growth
97.1%	Single Family	1,522	388	818
2.9%	Other (Multi-Family, Mobile Home Park)	46	12	25
TOTAL		1,568	400	843

**Table 3.4
Unincorporated Placer County Regional Housing Allocation**

Income Category	Annual Income*	Monthly Housing Costs	1990-1997** Additional Housing Units Needed for Plan Area
Very Low	15,800 - 29,750	395 - 744	60
Low	25,250 - 47,650	631 - 1,191	45
Moderate	31,570 - 59,080	789 - 1,477	55

* Range reflects 1-8 persons per household. Information from the Department of Housing and Community Development.

** Information from Sierra Planning Organization. These figures are based on an average growth rate of 2.19%. These figures represent the percentage of households in the County located within the Meadow Vista Community Plan area.