

# Section 5

## Population, Employment & Housing Element

### 5.1 Purpose

This element, in conjunction with the Land Use Plan, seeks to provide a range of jobs and housing opportunities for all income levels. In addition, this section summarizes estimated population and job growth in the Plan Area.

### 5.2 Population

Table 5-1 is a summary of the number and types of residential units and estimate of the population of the Plan Area. At full build out, the Plan Area will provide for approximately 10,037 residents.

**Table 5-1 Residential Density and Population Summary**

Zone	Land Use	Dwelling Units	Total % Mix of Units	Household Size	Estimated Population
<b>Community</b>					
LDR	Low Density Residential	718	21%	2.5*	1,795
MDR	Medium Density Residential	1,508	26%	2.5*	3,770
HDR	High Density Residential	931	21%	2.0*	1,862
CMU	Commercial Mixed Use	75	2%	2.0**	150
<b>Subtotal</b>		<b>3,232</b>			<b>7,577</b>
<b>University (UZ)</b>					
	Faculty/Staff Housing	330	8%	2.5*	825
	Campus Student Housing	750	20%	2.0**	1,500
	Retirement Housing	75	2%	1.8***	135
<b>Subtotal</b>		<b>1,155</b>	<b>100%</b>		<b>2,460</b>
<b>Total</b>		<b>4,387</b>			<b>10,037</b>

\*Household size based on Placer County Housing Element, page 40

\*\*Based on 2 students per dorm room for campus housing and for CMU units, which are anticipated to be 1 bedroom units above retail

\*\*\* Source: Del Webb Corporation

### 5.3 Employment

Table 5-2 estimates potential jobs based on projected professors and staff at the University and the number of employees per acre for commercial uses.

At full build-out, the Plan Area will provide approximately 1,875 jobs. This equates to approximately 0.52 jobs per household, assuming approximately 3,562 households within the Community and faculty/staff housing.

**Table 5-2 Potential Job Generation**

<b>Land Use</b>	<b>Acres/ Students</b>	<b>Jobs/Acre</b>	<b>Total Jobs</b>
CMU/CPD	22.2 ac.	32*	710
University	600.0 ac.	N/A	800
Elementary School	600	1/10.5 students**	57
Middle School	750	1/10.5 students**	71
High School	1200	1/10.5 students**	114
Public/Quasi-Public	4.4 ac.	28***	123
<b>Total</b>			<b>1,875</b>

\*Source: EPS statistics and calculation, 2004

\*\*Source: EPS based on information from the California Department of Education Standards 1966

\*\*\* Source: Metro Data Resource Center Employment Density Study, 1999

### **5.4 Affordable Housing Program**

Housing affordability is based upon household income categories defined by the U.S. Department of Housing and Urban Development (HUD). The standard measure of affordability is the median household income calculated for the Sacramento Primary Metropolitan Statistical Area. All jurisdictions within this statistical area utilize the same basic income calculations irrespective of actual income level distribution in the community. Income levels are summarized in Table 5-3.

**Table 5-3 Income Categories**

<b>Income Category</b>	<b>Percent of Median Income</b>
Very Low Income	Less than 50% of Median
Low Income	51%-80% of Median
Moderate Income	81%-120% of Median

It is recognized that the various factors that determine affordability continually change, and that project specific affordability standards need to be established and adjusted as development occurs.

The Placer County Housing Element establishes an affordable housing goal “to provide a continuing supply of affordable housing to meet the needs of existing and future Placer County residents in all income levels.” In addition, the County has adopted the Sacramento Regional Compact for Production of Affordable Housing. The compact provides for the following voluntary production standards:

At least 10% of all new housing construction should meet an affordability standard. The 10% goal would be guided by the following rules:

- At least 4% of all new housing construction will be affordable to very low-income families.
- At least 4% of all new housing construction will be affordable to low-income families.
- Up to 2% of the 10% goal could be met by housing affordable to moderate-income families.

### 5.4.1 Affordable Housing Allocation

Consistent with the SACOG affordable housing compact, ten percent (10%) of the total dwelling units in the Community portion of the Plan Area (excluding the CMU units) have been designated for very low, low and moderate income households, as shown in Table 5-4. Table 5-5 shows the dwelling units allocated by income level for the Community portion of the Plan Area.

**Table 5-4 Affordable Unit Calculation**

Total Community Dwelling Units*	3,157 du
10% Affordable Units	316

\*Excludes 75 CMU units

**Table 5-5 Affordable Allocation by Income Level**

Income Level	Allocation Percentage	Dwelling Units
Very Low Income (rental)	40%	126 du
Low Income (rental)	40%	127 du
Moderate Income (purchase)	20%	63 du
<b>Total</b>	<b>100%</b>	<b>316 du</b>

### 5.4.2 Affordable Housing Sites

The affordable housing sites will be provided according to the terms of the RUSP Development Agreement. The very low income affordable sites will be provided within the University. Low and moderate income sites will be provided within the Community. The affordable housing units have been allocated to specific parcels as identified on Table 5-6, with the designated parcels reflected on Exhibit 5-1. The intent is to distribute the affordable units throughout the Plan Area. Moderate income affordable for-sale housing units may be located within MDR Parcels 5, 18 and 24. The low income affordable rental site is located within HDR Parcel 15. The very low income affordable units will be located within the University Parcel 30 in accordance with the Campus Master Plan.

Supplemental Affordable Housing Development Agreements will be executed for each designated moderate and low income affordable parcel subsequent to the approval of the Specific Plan. Units shall be affordable for 30 years for ownership units and 55 years for rental units, or as otherwise required by financing or the RUSP Development Agreement. Specific provisions relating to the terms and financing of the affordable units are included in the RUSP Development Agreement. Provisions addressing the location and delivery of the very low income units on Parcel 30 are also included in the RUSP Development Agreement.



**Table 5-6 Affordable Unit Allocation**

Parcel	Zone	Total DU	Total Affordable Allocation	% of total units in Parcel	Very Low-Income Rental	Low-Income Rental	Moderate -Income Purchase
5	MDR	141	17	12%	-	-	17
18	MDR	169	18	11%	-	-	18
24	MDR	254	28	11%	-	-	28
15	HDR	150	127	85%	-	127	-
30	UZ	1,155	126	11%	126	-	-
<b>Total</b>			<b>316</b>		<b>126</b>	<b>127</b>	<b>63</b>

### 5.4.3 Implementation

The RUSP is responsible for providing the required affordable housing sites as allocated in Section 5.4.2 as set forth in the RUSP Development Agreement. Changing housing markets, income categories, funding programs and other factors may affect the successful implementation of the affordable housing program for the Plan Area. In order to provide flexibility, implementation options to achieve the affordable housing requirements have been provided for and described in the RUSP Development Agreement.

#### ◆ Density Bonus

The County may, in accordance with its Residential Density Bonus and Incentives Ordinance (Placer County Zoning Ordinance 17.54.120), assign additional residential units to projects for the purpose of achieving the affordable housing goal. The increase in units provided by a density bonus is intended to reduce the average per unit development costs. In the RUSP, a density bonus is assigned by County approval of a Supplemental Affordable Housing Development Agreement (or substitute form as specified by the County) to individual projects on a case-by-case basis, and may constitute a portion of the subsidy (if required) for the provision of affordable units. An amendment to this Specific Plan is not required to utilize residential density bonuses and incentives.