



DRAFT

Housing Strategy and Development Plan

Final Draft BAE/ESA Deliverables

Contents

Introduction

Placer County, like many other places in California, continues to face a critical housing shortage. More and more of our residents are unable to rent or buy homes that meet their budget and that's making it harder for local businesses to attract and retain employees, hampering economic growth. Ensuring a healthy stock and variety of housing to meet all budgets is one of the county's top priorities. So, we've undertaken a comprehensive effort to address the crisis and its many underlying causes. The first step was to develop our first-ever housing strategy. Based on an extensive study of our current housing stock and current and future housing needs, this strategy will provide a road map for the regulatory, policy and program changes needed to make sure there's a home for everyone in our community.

- 1. Executive Summary Memo**
- 2. Existing Conditions and Land Supply Assessment Report**
- 3. Site Evaluation Memo**
- 4. Jurisdictional Comparison Report**
- 5. Recommendation Report**

Appendix A – Supplement to Item 2: Existing Conditions and Land Supply Assessment Report Appendices

Appendix B – Supplement to Item 3: Opportunity Site Summary Template/Model

Memorandum

To: Shawna Purvines, Principal Planner, Placer County

From: Aaron Nousaine, MCRP, Vice President
Matt Kowta, MCP, Managing Principal
Harriet Ross, Community Planning Program Manager
Dan Dameron, Community Development Director

Date: July 9, 2018

Re: Placer County Housing Strategy and Development Plan Project Summary

Introduction

The purpose of this memo is to provide an overview of the work products produced as part of the Placer County Housing Strategy and Development Plan project. Placer County retained a consulting team headed by BAE Urban Economics, Inc. (BAE), with Environmental Science Associates (ESA) as a subcontractor, to prepare a Housing Strategy and Development Plan.

This project is part of the County's larger efforts to address several countywide objectives, including:

- Increase the availability of a mix of housing types in the County for existing and future residents, students, and employees whose income cannot support the cost of housing in the County;
- Improve the County's overall employment growth by assisting County employers in reducing critical labor shortages of skilled workers in part driven by a lack of available housing; and
- Reduce vehicles mile traveled (VMT) by shortening commute distances for those who commute into Placer County for education or work, but who otherwise live elsewhere.

The Housing Strategy and Development Plan work included several major components, as follows:

- An existing conditions analysis that reviews housing conditions and needs and a land supply assessment that identifies the existing supply of vacant and under-utilized land that could be developed with higher density housing.

- A jurisdictional comparison report on the County’s adopted policies, ordinances, standards and guidelines related to residential development.
- Review of policies, ordinances, and design standards, and codes as appropriate, to allow for maximum design flexibility, while still achieving important County land use planning and development objectives including walkability, connectivity, conservation, historical/traditional identity and the character of each community.
- A GIS-based housing site identification and screening tool that highlights suitable sites for housing development and an Excel-based tool that further prioritizes housing development sites to inform potential investment priorities.
- A series of recommendations to streamline and improve the development review process.

Summary of Existing Conditions and Land Supply Assessment

The Existing Conditions and Land Supply Assessment report summarizes the results of an abbreviated existing conditions analysis and housing demand and supply assessment intended to document anticipated future demand for housing in unincorporated Placer County through 2040 compared to the anticipated future supply of planned residential development and undeveloped residential land. The intent was to identify possible shortfalls in housing production, both by unit type and geographic location, as a way to inform updates to Placer County’s housing policies, ordinances, and design standards. The first portion of the report includes a demographic and economic conditions assessment, which documents housing needs in the unincorporated Placer County areas. The second section summarizes the estimated demand for new housing in the unincorporated areas, the pipeline of planned new housing development, the existing inventory of vacant sites zoned for residential use, and a comparison between the maximum holding capacity of the vacant sites and the housing demand estimates. This identifies gaps in the anticipated future supply of housing, both by type of unit and geographic location. Following are key findings from the Existing Conditions and Land Supply Assessments.

Existing Conditions Assessment

Placer County experienced growth during the early- to mid-2000s. The majority of this growth occurred in the western portion of the county, concentrated in the incorporated Cities of Lincoln, Rocklin, and Roseville, though significant growth also occurred in the unincorporated areas adjacent to these major population centers.

Households living in western Placer County are generally more likely to be families and have considerably higher educational attainment and income compared to households elsewhere in Placer County. Households in the western county are also much more likely to own their homes, resulting in much a lower prevalence of overcrowding and overpayment for housing.

The housing stock in the western county is also generally much newer compared to the Auburn area and areas closer to Lake Tahoe.

The Auburn area grew modestly during the past decade, but not nearly as fast as the other areas to the west. Households in the Auburn area have lower incomes compared to their western counterparts and are subsequently more likely to experience overcrowding and overpayment for housing. Households in this area are also more likely to be renters and non-family households, compared to areas farther to the west. The housing stock is generally older and has very little vacancy overall.

The portion of Placer County that extends eastward from Colfax and Foresthill toward Lake Tahoe and the Nevada State line is quite different from the remainder of Placer County, from a housing standpoint. This area lost households during the past decade plus, which was likely driven by the high cost of housing in this area as well as competition from property owners seeking to use homes for short-term vacation rentals and/or second homes. Households in this area that own their homes tend to be higher income, while renter households in this area have generally lower incomes and are highly susceptible to overcrowding and overpayment for housing. Interestingly, owner households in this area also experience overpayment at higher rates compared to owner households elsewhere in Placer County, signaling the affordability challenges that confront this area's workforce. The 2016 housing vacancy rate in this area was estimated at 51.7 percent; however, most of the vacant units are held vacant for seasonal use.

Projected New Housing Demand

There are a variety of sources for population and household growth projections commonly used by local governments for land use and transportation planning purposes. Based on these projections, the unincorporated area of Placer County may experience demand through 2040 sufficient to absorb between 10,358 and 23,857 new housing units. This includes between 7,251 and 16,700 units in the western county, 2,072 to 7,771 units in the Auburn area, and 1,036 to 2,386 units in the eastern county. Housing demand in the eastern county is heavily skewed toward multifamily housing (72 percent), while housing demand in the western and central portions of the county is more heavily skewed toward more traditional detached single-family product (88 percent).

Estimated Residential Buildout Capacity

Exhibit A summarizes the estimated buildout capacity of vacant land in the unincorporated area that allows residential development. Based on the density limits and development standards of the base zoning districts for vacant parcels in the unincorporated area, identified Specific Plans, planned development projects, and vacant sites provide enough land to accommodate roughly 79,648 new residential units, including up to 44,155 single-family units, 23,530 multifamily units, 6,174 second units, and 5,789 other residential units. The housing demand projections, by comparison, estimate future demand for between 10,358 and

23,857 new housing units through 2040. A simple comparison with the demand projections discussed above indicates that Placer county generally has more than enough vacant land zoned for residential development to accommodate anticipated new housing demand through 2040, including when broken down by sub-area and unit type.

While the numeric calculations indicate sufficient residential development capacity currently exists to meet long-term demand, there are important reasons why Placer County should continue working to facilitate housing development throughout the county. First, if development occurs at densities significantly below the maximums, the actual number of units built could be considerably less than the maximum potential capacity estimated here. Second, a significant portion of the multifamily residential development capacity is provided on sites that are zoned for commercial or mixed-use development. These sites may well develop as such, precluding future use of these sites for housing. Third, while the large Specific Plan areas could potentially accommodate much of the County's projected future housing demand, most are not actively constructing units. Therefore, the County will need to also consider the likely timing of new unit deliveries, how they align with anticipated new housing demand, and what steps the County could do to encourage and facilitate housing production in these approved developments.

Exhibit A: Estimated Maximum Development Capacity

| | Housing Unit Capacity | | | | All Units |
|----------------------------|------------------------------|--------------------|----------------------------|----------------------|------------------|
| | Single-Family | Multifamily | Secondary Units (a) | Other/Unknown | |
| Placer County | | | | | |
| Specific Plans | 28,150 | 10,184 | 0 | 3,874 | 42,208 |
| Subdivisions | 4,759 | 0 | 0 | 0 | 4,759 |
| Permitted Projects | 1,324 | 0 | 0 | 97 | 1,421 |
| Vacant Sites Inventory (b) | 9,922 | 13,346 | 6,174 | 1,818 | 31,260 |
| Total, All Units | 44,155 | 23,530 | 6,174 | 5,789 | 79,648 |

Notes:

- (a) Assumes development of secondary units on all vacant sites where second units are allowed.
- (b) Assumes the maximum allowable number of units on each site.

Sources: Placer County; BAE, 2018.

Overview of Site Evaluation Tools

BAE provided Placer County with a memorandum that documents the housing site identification and evaluation tools that BAE produced as part of the larger effort. These tools build on the land supply assessment, which identified almost 20,000 parcels with residential development capacity in the unincorporated area, and filters them to highlight those housing

sites that have the greatest potential to accommodate new development that can help to address workforce and affordable housing needs. The tools utilize the housing parcel database compiled in the Land Supply Assessment and then apply various criteria to identify promising sites and prioritize sites for potential investment and/or efforts to facilitate housing development. While BAE performed initial screening and prioritization, the tools are flexible to allow County staff to modify the selection and prioritization criteria, depending on the specific objectives to be addressed.

The tools rely on standardized metrics/criteria from publicly available data sources that can be updated relatively easily for all sites throughout Placer County, including the following, to identify a set of priority housing opportunity sites:

- Ability to accommodate multifamily housing
- Anticipated yield under base zoning
- Relative competitiveness for key funding sources (Low-Income Housing Tax Credit and California Cap and Trade funds)
- Proximity to transit and key services
- Proximity to major employment centers
- Other variables

As mentioned previously, the initial selection of parcels is completed using ArcGIS software to identify vacant sites, excluding sites owned by the State and federal government, and those sites which are already included in approved development plans or pending development applications. Additional filters are applied to narrow the sites down according to the search objectives, and then known opportunity sites are added in, if not already included in the initial search results. From there, additional filters can be applied to further limit the highlighted parcels.

Next, BAE recommends making a visual review of the selected parcels to determine if there are additional parcels contiguous to the selected parcels that would be suitable for aggregation, to create larger opportunity sites. In addition, review of the attributes contained in the parcel database for the initial selections may identify parcels that should be manually excluded from selection due to various site constraints, such as sensitive environmental areas, sites that are expected to develop as non-housing uses, etc.

Once any additional parcels are selected, larger sites aggregated, and other sites are excluded, the initial selections can be exported to an Excel workbook that BAE prepared to prioritize the selected sites. The Excel workbook is set up to categorize the sites using metrics that are grouped into three different tiers. The groupings include criteria relating to site suitability/feasibility (Tier 1); eligibility for State and federal funding (Tier 2); and anticipated market feasibility of market rate multifamily development (Tier 3). The Excel workbook allows for adjustment of the weighting (i.e., importance) of each of the different metrics in prioritizing

the sites. This means that the user can adjust the weighting according to the importance of a given metric for the purposes of the specific ranking exercise that is being undertaken.

Results of Preliminary Site Ranking Exercise

Using the approach describe above, the housing opportunity sites that receive the best scores, and which are subsequently ranked highest, are primarily located in the North Auburn area and along the North Shore of Lake Tahoe. Selected sites in North Auburn are ranked well due to their large size, ability to aggregate sites, access to utilities, and proximity to jobs and residential amenities. A collection of sites located along the North Shore of Lake Tahoe also rank relatively well compared to elsewhere in Placer County largely due to their proximity to transit and location within a designated Difficult to Develop Area (a designation for low-income housing tax credit allocations that favors certain areas). Also, based on BAE’s preliminary weighting, sites located in areas designated as “Town Centers” by the Tahoe Regional Planning Agency receive extra points, as these sites would be the most attractive housing opportunities within the regulatory scheme that applies in the Lake Tahoe Basin.

Overview of Jurisdictional Comparison Report

Many jurisdictions, including Placer County, are working to address the housing crisis by developing comprehensive strategies to be consistent with the new State legislation and to facilitate housing development. As part of this process, Placer County has prepared a Jurisdictional Comparison Report to provide an overview and analysis of housing related best practices. The analysis includes a comparison of best practice policies, regulations and programs of jurisdictions throughout California and beyond, illustrating the different ways in which these jurisdictions are adapting best practice strategies to meet their individual needs. Specifically, these best practices include jurisdictions with unique or exemplary strategies for the provision of housing. Based on the overall jurisdictional comparison research, the following best practices were established and sorted into five categories in the report.

1. Policies and Plans
 - Village Strategy
 - Minimum Densities and Mixed Use Designations
2. Regulatory Relief
 - By-Right Review Development
 - Density Bonus Programs
 - Other Incentive Programs
 - Inclusionary Housing Programs
 - Zoning and Development Standards (General)
 - Accessory Dwelling Units
3. Streamlining
 - Administrative Process Streamlining
 - Specific Plans
 - CEQA Streamlining

4. Preservation and Protection
 - Inventory and Tracking Policies and Practices
 - Condominium Conversion Ordinance
 - Mobile Home Park Ordinance
 - SRO Ordinance
 - One to One Replacement Strategy
5. Local Funding Strategies
 - Affordable Housing Impact Fee
 - Fee Reduction/Waiver/Deferral

The Jurisdictional Comparison Report includes a write up of each of the best practices and how they are applied in each of the comparison jurisdictions, as well discussion about what is currently being done in Placer County.

Overview of Recommendations Report

The Recommendation Report takes a more in depth look at the County's current policies, ordinances, design standards and development review processes, and specifically identifies recommendations for revisions to facilitate housing development. Implementation of some of the recommendations will also better position the County for funding in order to further facilitate housing development in unincorporated Placer County. The report also provides recommendations regarding defined programs and actions to achieve the County's housing objectives. As part of the Recommendation Report, the following six categories were included, with a series of recommendations for each category:

1. **Policy and Planning** – Recommendations are focused on policy and planning strategies that will establish the appropriate framework to address and facilitate housing in Placer County. This is primarily focused on policy tools (i.e., General Plan and Community Plans), but also includes certain zoning strategies that are closely tied to the policy level recommendations.
2. **Regulatory Relief** – Recommendations include zoning and other regulatory relief strategies that will help ease existing regulatory barriers including development standards that may be too restrictive to accommodate the full range of housing. This grouping of recommendations is primarily focused on expanding or modifying certain programs to incentivize housing development in Placer County.
3. **Housing Production and Supply** – Recommendations include programs that will increase the supply and production of housing in the County, specifically expanding inclusionary housing and accessory dwelling unit programs.
4. **Streamlined Processing** – Recommendations target improving the County's administrative processes to reduce delays in project approval, and ultimately help reduce the cost to develop housing in the County.
5. **Preservation and Protection** - Recommendations suggest changes to the County's current processes including developing more effective methods to

track existing affordable housing in order to be better prepared to preserve and protect that housing. This section also includes recommendations for additional housing policies to expand the County's affordable housing preservation strategies.

6. **Local Funding** – Recommendations are focused on local funding strategies needed to support affordable housing development.

Overall, the recommendations process was informed by stakeholder and public input gathered throughout the Housing Strategy and Development Plan process, an Existing Conditions and Land Supply Assessment, and from best practices identified in the Jurisdictional Comparison Report.

bae urban economics

Placer County Housing Strategy and Development Plan
Existing Conditions and Land Supply Assessment
May 2018



May 16, 2018

Shawna Purvines, Principal Planner
Planning Services Division
County of Placer
3091 County Center Drive
Auburn, CA 95603

Dear Shawna:

We are pleased to present the draft Existing Conditions and Land Supply Assessment for the Placer County Housing Strategy. This document will complement other reports developed by the project team, such as the Jurisdictional Comparison Report under development by ESA. We look forward to your comments and discussing this material in more detail. In the meantime, please do not hesitate to give us a call if you have any questions.

Sincerely,



Matt Kowta, MCP
Principal



Aaron Nousaine, MCRP
Vice President

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EXECUTIVE SUMMARY

This report is one component of the larger 2018 Placer County Housing Strategy and Development Plan. The overall effort includes a Jurisdictional Comparison Report which identifies policies, programs, and best practices from a range of other communities, a GIS-based site evaluation tool that will help to identify priority housing development sites within the unincorporated area, and recommendations for updates to Placer County's housing policies, ordinance, and design standards, to facilitate increased production of housing that will be affordable to households across all income levels. This report summarizes the results of an abbreviated existing conditions analysis and housing demand and supply assessment intended to document anticipated future demand for housing in unincorporated Placer County through 2040 compared to the anticipated future supply of planned residential development and undeveloped residential land. The intent is to identify possible shortfalls in housing production, both by unit type and geographic location, as a way to inform updates to Placer County's housing policies, ordinances, and design standards. The results of this research will be incorporated into the *2018 Housing Strategy and Development Plan*, along with the other components mentioned above.

This report is divided into two sections. The first section includes a demographic and economic conditions assessment, which documents housing needs in the unincorporated Placer County areas. The second section summarizes the estimated demand for new housing in the unincorporated areas, as well as the supply of planned new housing development and the existing inventory of vacant sites zoned for residential use. The maximum holding capacity of the vacant sites is calculated based on current density requirements and site development standards. The sites inventory is then compared to the housing demand estimates to identify gaps in the anticipated future supply of housing, both by type of unit and geographic location.

Existing Conditions Assessment

For ease of analysis, this study uses demographic data collected from the U.S. Census Bureau using a unit of geography called a Census County Division (CCD). There are seven CCDs in Placer County. Each covers a distinct portion of the county, including both incorporated and unincorporated areas. The purpose of this analysis is to identify broad differences in household characteristics and housing needs across different parts of Placer County, so the combination of incorporated and unincorporated areas is not particularly problematic.

The Western County

Placer County experienced growth during the early- to mid-2000s. The majority of this growth occurred in the western portion of the county, concentrated in the incorporated Cities of Lincoln, Rocklin, and Roseville, though significant growth also occurred in the unincorporated areas adjacent to these major population centers. Households living in western Placer County are generally more likely to be families and have considerably higher educational attainment

and income compared to households elsewhere in Placer County. Households in the western county are also much more likely to own their homes, resulting in much a lower prevalence of overcrowding and overpayment for housing. The housing stock in the western county is also generally much newer compared to the Auburn area and areas closer to Lake Tahoe.

The Auburn Area

The area north of the City of Auburn is distinct from the rest of the western county due to its employment base and historic character. While the remainder of the western county is closely tied to a number of large regional employers (e.g., Hewlett-Packard, etc.), the Auburn area is a historic employment center and the seat of government in Placer County. The Auburn area grew modestly during the past decade, but not nearly as fast as the other areas to the west. Households in the Auburn area have lower incomes compared to their western counterparts and are subsequently more likely to experience overcrowding and overpayment for housing. Households in this area are also more likely to be renters and non-family households, compared to areas farther to the west. The housing stock is generally older and has very little vacancy overall.

North Lake Tahoe

The portion of Placer County that extends eastward from Colfax and Foresthill toward Lake Tahoe and the Nevada State line is functionally quite different from the remainder of Placer County. The majority of the land area is covered by state and federal forest lands, with a number of key urbanized areas. These include commercial and residential hubs located along Interstate 80, as well as resort communities and major employment centers located closer to Lake Tahoe. This area lost households during the past decade plus, which was likely driven by the high cost of housing in this area as well as competition from property owners seeking to use homes for short-term vacation rentals and/or second homes. Households in this area that own their homes tend to be higher income, while renter households tend to work in service-oriented jobs, many of which are seasonal. Renter households who live in this area have generally lower incomes and are highly susceptible to overcrowding and overpayment for housing. Interestingly, owner households in this area also experience overpayment at higher rates compared to owner households elsewhere in Placer County, signaling the affordability challenges that confront this area's workforce. Beyond affordability, housing availability is a serious problem in the North Lake Tahoe area. The 2016 vacancy rate is estimated at 51.7 percent; however, most of these units are held vacant for seasonal use. Also, the development of online vacation rental services like Airbnb and VRBO is having a significant impact on housing availability, as property owners can generate more income renting housing units on a short-term basis than they would renting to full-time residents.

Projected New Housing Demand

There are a variety of sources for population and household growth projections commonly used by local governments for land use and transportation planning purposes. The sources considered as part of this analysis include those published by the California Department of

Transportation (Caltrans), California Department of Finance (DOF), Sacramento Area Council of Governments (SACOG), and the Fehr & Peers SACSIM model, as well as projections recently published by Beacon Economics as part of research completed for Placer County in early 2018. Based on these projections, the unincorporated area of Placer County may experience demand through 2040 sufficient to absorb between 10,358 and 23,857 new housing units. This includes between 7,251 and 16,700 units in the western county, 2,072 to 7,771 units in the Auburn area, and 1,036 to 2,386 units in the eastern county. Housing demand in the eastern county is heavily skewed toward multifamily housing (72 percent), while housing demand in the western and central portions of the county is more heavily skewed toward more traditional detached single-family product (88 percent).

Estimated Residential Buildout

Exhibit A summarizes the potential residential buildout capacity of land in unincorporated Placer County. Note that the buildout capacity estimates reported here are based on the density limits and development standards of the base zoning districts, without accounting for the impact of combining districts (where they exist) on development potential. As reported in the table, the identified Specific Plans, planned development projects, and vacant sites provide enough land to accommodate roughly 79,648 new residential units, including up to 44,155 single-family units, 23,530 multifamily units, 6,174 second units, and 5,789 other residential units.¹ The housing demand projections, by comparison, estimate future demand for between 10,358 and 23,857 new housing units through 2040. A simple comparison with the demand projections discussed above indicates that Placer county generally has more than enough vacant land zoned for residential development to accommodate anticipated new housing demand through 2040, including when broken down by sub-area and unit type.

Nonetheless, there are important reasons why Placer County should continue working to facilitate housing development throughout the county. First, if development occurs at densities significantly below the maximums, the actual number of units built could be considerably less than the maximum potential capacity estimated here. Second, a significant portion of the multifamily residential development capacity is provided on sites that are zoned for commercial or mixed-use development. These sites may well develop as such, precluding future use of these sites for housing. Third, while the large Specific Plan areas could potentially accommodate much of the County's projected future housing demand, most are not actively constructing units. Therefore, the County will need to also consider the likely timing of new unit deliveries and how they align with anticipated new housing demand.

¹ Those that are not clearly identified as either single-family or multifamily type units.

Exhibit A: Estimated Maximum Development Capacity

| | Housing Unit Capacity | | | | All Units |
|----------------------------|------------------------------|--------------------|--------------------------------|---------------------------|------------------|
| | <u>Single-Family</u> | <u>Multifamily</u> | <u>Secondary Units (a)</u> | <u>Other/ Unknown</u> | |
| Placer County | | | | | |
| Specific Plans | 28,150 | 10,184 | 0 | 3,874 | 42,208 |
| Subdivisions | 4,759 | 0 | 0 | 0 | 4,759 |
| Permitted Projects | 1,324 | 0 | 0 | 97 | 1,421 |
| Vacant Sites Inventory (b) | 9,922 | 13,346 | 6,174 | 1,818 | 31,260 |
| Total, All Units | 44,155 | 23,530 | 6,174 | 5,789 | 79,648 |

Notes:

- (a) Assumes development of secondary units on all vacant sites where second units are allowed.
 (b) Assumes the maximum allowable number of units on each site.

Sources: Placer County; BAE, 2018.

INTRODUCTION

This report summarizes the results of an abbreviated housing demand and supply assessment intended to document the likely future demand for housing throughout unincorporated Placer County through 2040 compared to the anticipated future supply of planned residential development and undeveloped residential land. The intent is to identify possible shortfalls in housing production, both by unit type and geographic location, as a way to inform updates to Placer County's policies, ordinances, and design standards. The results of this research will be incorporated into the *2018 Housing Strategy and Development Plan*.

The first part of this report summarizes demographic and economic conditions in unincorporated Placer County as they relate to housing needs and availability. Since significant additional research was previously conducted for different portions of Placer County, the focus of this research is to establish a consistent base of data that can complement the more nuanced analyses already available and which can help to inform revisions to policies, ordinances, and design standards across the whole of the unincorporated county, recognizing the differences in housing needs therein.

Following the existing conditions analysis, the housing demand and supply assessment begins with a review of the regional growth projections from several sources, which quantify the range of possible demand for new housing that could manifest in the unincorporated county through 2040. This is followed by a summary of the estimated supply of planned new housing development in unincorporated Placer County, as well as a review of the current inventory of vacant sites zoned for residential use. BAE then uses the development standards and density thresholds outlined in the Placer County Code of Ordinances for each zoning district to estimate the maximum potential residential buildout of the existing residential land reserve. The sites inventory is then compared to the housing demand estimates to identify gaps in the anticipated future supply of housing, both by type of housing unit and geographic location.

This report concludes with a series of high level recommendations intended to guide future updates to the County's policies, ordinances, and design standards. The recommendations presented in this report are intended to be combined with those developed through other complementary research efforts, such as in the *Jurisdictional Comparison Report* which is currently under development by Environmental Science Associates (ESA) as part of this project. The *2018 Placer County Housing Strategy and Development Plan* will combine these elements, along with documentation of a GIS-based site evaluation tool that draws on base data collected as part of this conditions assessment to help prioritize housing development sites.

EXISTING CONDITIONS ASSESSMENT

The following section summarizes the results of an abbreviated existing conditions analysis that documents demographic and economic conditions as they relate to housing needs throughout Placer County. This assessment relies on analysis of data collected by BAE for the purposes of this research, as well as a review of prior studies conducted for Placer County and other regional stakeholders. These primarily include the following:

- South Placer County Workforce Housing Needs Assessment (2018)
- Eastern Placer County/Tahoe Region Workforce Housing Needs Assessment (2017)
- South Placer County Employment Profile (2017)
- Eastern Placer county Employment Profile (2017)
- Placer County Government Center Master Plan Update Market Analysis (2016)
- Truckee North Tahoe Regional Workforce Housing Needs Assessment (2016)
- Sunset Industrial Area Plan Update Market Analysis (2015)
- Tahoe Regional Housing Program Needs Assessment (2014)
- Placer County General Plan Housing Element (2013)

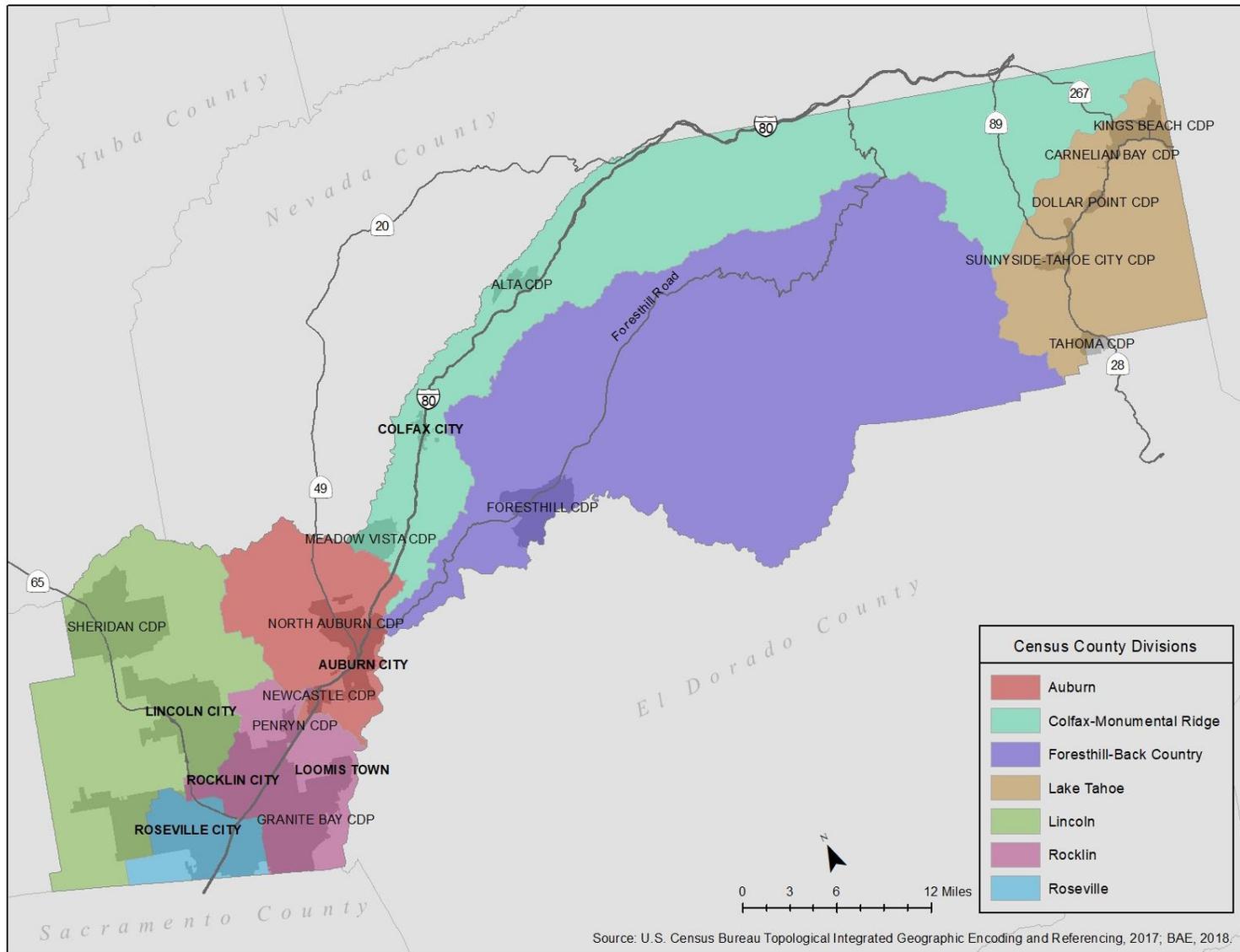
For more information regarding these and other studies referenced in this analysis, please refer to Appendix A.

Study Area Definitions

A review of the available research indicates that the unincorporated area of Placer County is often divided up in different ways, depending on who is conducting the research and for what purpose. For example, some studies include the Auburn area in their definition of the western county, while others include only the area extending west from Granite Bay and Penryn. Other studies define eastern Placer County to include the area extending from the Nevada State line and Lake Tahoe westward to the Sierra Crest and Donner Summit, while others extend the boundary westward so far as to include the communities of Colfax and Forest Hill.

For the purposes of this research, BAE collected data for each of the seven Census County Divisions (CCD) located within Placer County. A CCD is a subdivision of a county used by the U.S. Census Bureau for the purposes of presenting statistical data which may include both incorporated and unincorporated areas and portions thereof. This geographic unit was selected for ease of data collection, recognizing that the intent is to broadly describe the demographic characteristics and housing needs of residents in different broad regions of the country.

Figure 1: Census County Divisions, Placer County, U.S. Census Bureau



As shown in Figure 1 on the previous page, Placer County's three western CCDs (Roseville, Rocklin and Lincoln), include portions of multiple incorporated jurisdictions, including the Cities of Roseville, Rocklin, Lincoln, and the Town of Loomis. They also include a variety of unincorporated Census Designated Places (CDP),² including the communities of Granite Bay, Penryn, and Sheridan. This report refers to this area as the Western County.

There is one CCD that covers the area surrounding the City of Auburn. This area includes the North Auburn and Newcastle CDPs, as well as the State Highway 49 (SR 49) corridor in the vicinity of Auburn. This report refers to this area as the Central County. However, please note that when describing the Central County, or greater Auburn area, some other studies also include the City of Colfax and Forest Hill CDP. For the purposes of this research, these areas are considered to be in the Eastern County.

Three CCDs comprise the Eastern County as defined for this study. These include the Colfax-Monumental Ridge CCD, the Forest Hill-Back Country CCD, and Lake Tahoe CCD. The Colfax-Monumental Ridge and Forest Hill-Back Country CCD both extend from the Auburn area to the Nevada State line and Lake Tahoe Basin. The Lake Tahoe CCD includes the area located within the Lake Tahoe Basin, including the unincorporated communities of the Tahoe City, Kings Beach, Carnelian Bay, Dollar Point, Sunnyside-Tahoe City, and Tahoma.

Historical Housing Supply and Demand Trends

The following provides a brief analysis of the available data on the supply and demand for housing in Placer County as a whole, as well as the unincorporated area and the seven CCDs.

Trends in Placer County and the Unincorporated Area

Placer County as a whole (including the incorporated cities) experienced explosive growth during the 2000s, though most of this growth occurred within the incorporated cities. Data from the California Department of Finance (DOF) indicate that from 2000 through 2007, the county added an average of nearly 4,800 new households and 5,400 new housing units per year. This equaled an average annual countywide surplus of more than 630 housing units. Following the recession, both household growth and housing development slowed dramatically. Although the pace of development began to increase again as of 2013, there were still three years in which the number of new units built was smaller than the number of new households moving into Placer County. The most recent three-year moving average includes one year in which development fell short of demand, followed by two years of surplus. On average, between 2016 and 2018, Placer County as a whole added approximately 1,900 new households per year, with roughly 2,100 new units being built. This equals a three-year average surplus of 169 surplus units built each year.

² The U.S. Census Bureau defines Census Designated Places (CDPs) as the statistical counterparts of incorporated places, and are delineated to provide data for settled concentrations of population that are identifiable by name but are not legally incorporated under the laws of the state in which they are located

Table 1: Historical Supply and Demand Trends, 2000 to 2018

| | Households | | Housing Units | |
|-------------------------------------|------------|--------|---------------|--------|
| | Total | Change | Total | Change |
| Unincorporated Placer County | | | | |
| 4/1/2000 | 37,334 | n.a. | 48,433 | n.a. |
| 1/1/2001 | 37,668 | 334 | 49,036 | 603 |
| 1/1/2002 | 38,137 | 469 | 49,868 | 832 |
| 1/1/2003 | 38,670 | 533 | 50,785 | 917 |
| 1/1/2004 | 39,077 | 407 | 51,536 | 751 |
| 1/1/2005 | 39,688 | 611 | 52,554 | 1,018 |
| 1/1/2006 | 40,298 | 610 | 53,570 | 1,016 |
| 1/1/2007 | 40,790 | 492 | 54,433 | 863 |
| 1/1/2008 | 41,122 | 332 | 55,088 | 655 |
| 1/1/2009 | 41,318 | 196 | 55,567 | 479 |
| 4/1/2010 | 41,351 | 33 | 55,891 | 324 |
| 1/1/2011 | 40,840 | (511) | 56,019 | 128 |
| 1/1/2012 | 40,977 | 137 | 56,194 | 175 |
| 1/1/2013 | 41,171 | 193 | 56,458 | 264 |
| 1/1/2014 | 41,338 | 167 | 56,696 | 238 |
| 1/1/2015 | 41,556 | 219 | 56,999 | 303 |
| 1/1/2016 | 41,725 | 169 | 57,233 | 234 |
| 1/1/2017 | 41,855 | 130 | 57,402 | 169 |
| 1/1/2018 | 42,057 | 202 | 57,695 | 293 |
| Placer County As a Whole | | | | |
| 4/1/2000 | 93,382 | n.a. | 107,302 | n.a. |
| 1/1/2001 | 97,041 | 3,659 | 110,858 | 3,556 |
| 1/1/2002 | 102,353 | 5,312 | 116,885 | 6,027 |
| 1/1/2003 | 108,107 | 5,754 | 123,434 | 6,549 |
| 1/1/2004 | 113,925 | 5,818 | 129,963 | 6,529 |
| 1/1/2005 | 118,882 | 4,957 | 135,671 | 5,708 |
| 1/1/2006 | 123,662 | 4,780 | 141,220 | 5,549 |
| 1/1/2007 | 126,907 | 3,245 | 145,259 | 4,039 |
| 1/1/2008 | 129,781 | 2,874 | 148,632 | 3,373 |
| 1/1/2009 | 131,252 | 1,471 | 150,653 | 2,021 |
| 4/1/2010 | 132,466 | 1,214 | 152,379 | 1,726 |
| 1/1/2011 | 133,412 | 946 | 153,730 | 1,351 |
| 1/1/2012 | 134,316 | 904 | 154,525 | 795 |
| 1/1/2013 | 135,570 | 1,254 | 155,782 | 1,257 |
| 1/1/2014 | 136,833 | 1,263 | 157,117 | 1,335 |
| 1/1/2015 | 138,278 | 1,445 | 158,518 | 1,401 |
| 1/1/2016 | 140,240 | 1,962 | 160,369 | 1,851 |
| 1/1/2017 | 141,925 | 1,685 | 162,489 | 2,120 |
| 1/1/2018 | 144,074 | 2,149 | 164,820 | 2,331 |

Sources: California Department of Finance, 2018; BAE, 2018.

The data for the unincorporated area show a much sharper decline in housing production, compared to the county as a whole. Between 2000 and 2007, the unincorporated area added an average of around 495 new households and 860 new housing units per year. This equaled an average annual housing surplus of 363 units. Between 2008 and 2018, however, the number of new households decreased to an annual average of 115 households and production decreased to an average of 297 housing units, equaling an average annual surplus of 181 housing units. The more recent three-year average includes around 170 new households per year and 230 new housing units, which equals a surplus of roughly 65 new housing units per year. It should be noted that these figures do not recognize other factors that might impact the comparison between household and housing growth, such as annexations. These figures may also mask localized imbalances in the housing market that impact housing availability and affordability, such as the high vacancy rate among housing units in the Eastern County, among other factors. Thus, these figures should be interpreted with a high degree of caution.

Trends by Census County Division

To better assess the general balance of housing supply and demand in different parts of Placer County, BAE collected data by CCD from the American Community Survey (ACS). As reported in Table 2, the Western County added an estimated 4,532 new households between 2010 and 2016, making it the fastest growing part of Placer County. The Central County, by comparison, added an estimated 822 new households during this period, while the Eastern County lost an estimated 1,251 households, with most of these losses occurring near Lake Tahoe.

Commensurate with new household growth, the majority of the new housing development in Placer County also occurred in the Western County. According to the ACS, the Western County added approximately 3,775 new housing units between 2010 and 2016. Though most of this growth occurred within the incorporated cities of Lincoln, Rocklin, and Roseville, there are several large specific plans in the unincorporated area that also account for substantial growth. By comparison, the Auburn area only added 630 new housing units during this period, while the Eastern County added 835 new housing units.

According to these data, new housing development in Western Placer County between 2010 and 2016 was insufficient to offset household growth during the same period, with a shortage of approximately 560 housing units. This is an observation that was also documented in the *South Placer Workforce Housing Needs Assessment (2018)*. According to that study, the shortfall is greater after accounting for the large volume of units being used as second homes. Given the large number of new housing units planned for development in this area, this condition is not expected to persist in the long-term. The data also indicate that the Central County also had a shortage of new home building during this period, equal to a shortfall of more than 190 housing units. Interestingly, the data indicate that the Eastern County experienced a surplus of new home building of more than 2,000 units. However, anecdotal

evidence indicates that much of this new development was absorbed by the second home and vacation rental market. Thus, the share of the available housing stock that is available for full-time occupancy continued to decline in the Eastern County during this period.

Table 2: Historical Supply and Demand Trends by Sub-Area, 2010 and 2016

| Households | 2010 | 2016 (a) | Change |
|-----------------------------|-------------|-----------------|---------------|
| Placer County | 132,627 | 136,730 | 4,103 |
| Auburn CCD | 17,906 | 18,728 | 822 |
| Colfax-Monumental Ridge CCD | 8,241 | 8,085 | (156) |
| Foresthill-Back Country CCD | 2,486 | 2,518 | 32 |
| Lake Tahoe CCD | 4,467 | 3,340 | (1,127) |
| Lincoln CCD | 24,247 | 26,880 | 2,633 |
| Rocklin CCD | 31,380 | 32,300 | 920 |
| Roseville CCD | 43,900 | 44,879 | 979 |

| Housing Units | 2010 | 2016 (a) | Change |
|-----------------------------|-------------|-----------------|---------------|
| Placer County | 152,648 | 157,888 | 5,240 |
| Auburn CCD | 19,258 | 19,888 | 630 |
| Colfax-Monumental Ridge CCD | 13,208 | 13,935 | 727 |
| Foresthill-Back Country CCD | 2,736 | 2,745 | 9 |
| Lake Tahoe CCD | 12,106 | 12,205 | 99 |
| Lincoln CCD | 25,907 | 28,315 | 2,408 |
| Rocklin CCD | 32,931 | 33,882 | 951 |
| Roseville CCD | 46,502 | 46,918 | 416 |

Sources: U.S. Census Bureau, 2010 Census; U.S. Census Bureau, 2012-2016 American Community Survey; BAE, 2018.

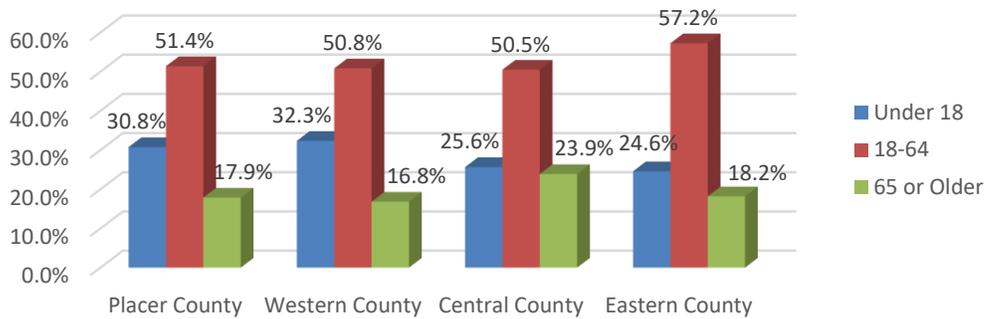
Demographic and Household Trends

Due to wide variations in household demographics and employment trends throughout Placer County, members of the Placer County community often have widely divergent housing needs. Likewise, the housing market differs significantly in terms of availability and pricing depending on the submarket, due largely to differences in demand and developer-driven housing production. The following section summarizes some of the key demographic and household characteristics impacting housing needs in Placer County. The section is organized by topic area and the analysis also highlights key differences between sub-areas wherever possible.

Resident Age Characteristics

According to the 2016 ACS, Western County residents are younger on average, compared to residents of Placer county as a whole, while the Central County hosts a higher share of elderly residents and a below average share of children. The Eastern County, by comparison, has a higher concentration of working age adults and lower concentrations of children and the elderly.

Figure 2: Resident Age Distribution, 2016

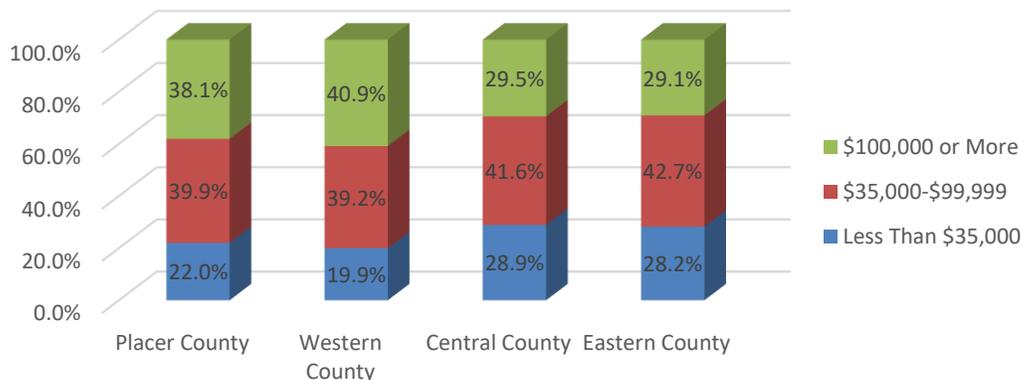


Sources: 2012-2016 American Community Survey, 2018; BAE, 2018.

Household Income

Data on household incomes indicate that households in the Western County earn considerably more than those that live in the Central or Eastern County. As illustrated in Figure 3, more than 40 percent of the households living in the Western County earn \$100,000 or more per year. This is compared to averages of less than 30 percent in the Central and Eastern County areas. Additional data provided in Appendix B indicate that the median household incomes in the three CCDs that make up the Eastern County range from \$77,533 in the Roseville area to \$89,184 in the Rocklin area. By comparison, the median incomes in the Auburn, Colfax, and Forest Hill areas are in the \$60,000 range, while the median income in the Tahoe Basin is equal to less than \$57,000 per year.

Figure 3: Household Income Distribution, 2016



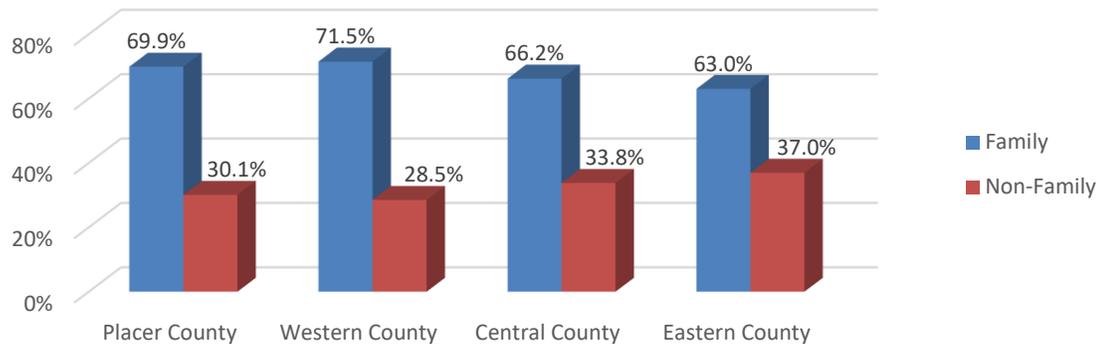
Sources: 2012-2016 American Community Survey, 2018; BAE, 2018.

Household Composition

As illustrated in Figure 4, households in the Western County are more likely to be family households, compared to those located in the Central or Eastern County. For example, the 2012-2016 ACS indicates that an average of 71 percent of all households in the Western County are families. This is compared to 66 percent in the Central County and 63 percent in

the Eastern County. Due to the large number of households in the Western County, the trends in that area are generally reflected in the countywide average.

Figure 4: Household Composition, 2016



Sources: 2012-2016 American Community Survey, 2018; BAE, 2018.

Household Tenure

The housing market in Placer County is generally owner oriented, with owner households accounting for approximately 70 percent of the total. This same distribution generally holds throughout the county, though the Central County has a slightly higher prevalence of renters.

Table 3: Households by Tenure, 2016

| | <u>Number of Households</u> | | <u>Percent of Households</u> | |
|---------------|-----------------------------|----------------|------------------------------|----------------|
| | <u>Owners</u> | <u>Renters</u> | <u>Owners</u> | <u>Renters</u> |
| Placer County | 95,824 | 40,906 | 70.1% | 29.9% |
| Western | 73,274 | 30,785 | 70.4% | 29.6% |
| Central | 12,719 | 6,009 | 67.9% | 32.1% |
| Eastern | 9,831 | 4,112 | 70.5% | 29.5% |

Sources: 2012-2016 American Community Survey, 2018; BAE, 2018.

Employment and Commuting Trends

Residential location choices are often driven by two main factors, in addition to general personal preferences regarding housing type and other factors. These include housing costs in relation to income and proximity to employment. The following summarizes key employment characteristics and commuting trends in Placer County. The data in this section are from the U.S Census Bureau's Longitudinal Employment-Household Dynamics (LEHD) data set and from the California Employment Development Department (EDD).

Countywide Employment by Industry

The EDD does not publish employment estimates at the sub-county level. According to the available county-level data, reported in Table 4, there were roughly 160,000 jobs in Placer County in 2016, the most recent full year for which data are published. Jobs are most highly

concentrated in Education and Health Services (26,200 jobs, 16.4 percent), Retail (22,400 jobs, 14.0 percent), Leisure and Hospitality (22,100 jobs, 13.8 percent), and Government (20,200 jobs, 12.6 percent). The industry sectors that experienced the most jobs growth since 2010 include Education and Health Services (6,900 jobs, 35.8 percent growth), Professional and Business Services (6,800 jobs, 52.3 percent growth), and Construction (5,500 jobs, 65.5 percent growth). Most notably, the sectors in which Placer County is most highly concentrated, as well as those that are experiencing the most growth are generally higher wage and higher skill, with the exception of retail, which is typically lower wage and lower skill. This generally has positive implications for the ability of households to locate and secure adequate housing.

Table 4: Employment by Industry, 2016

| Industry | 2010 | | 2016 | | Net Change ('10-'16) | Percent Change ('10-'16) |
|--|----------------|-------------|----------------|-------------|----------------------|--------------------------|
| | Jobs | Percent | Jobs | Percent | | |
| Agriculture | 300 | 0.2% | 300 | 0.2% | 0 | 0.0% |
| Mining and Logging | 100 | 0.1% | 100 | 0.1% | 0 | 0.0% |
| Construction | 8,400 | 6.6% | 13,900 | 8.7% | 5,500 | 65.5% |
| Manufacturing | 6,600 | 5.2% | 6,600 | 4.1% | 0 | 0.0% |
| Wholesale Trade | 3,700 | 2.9% | 4,200 | 2.6% | 500 | 13.5% |
| Retail Trade | 19,300 | 15.1% | 22,400 | 14.0% | 3,100 | 16.1% |
| Transportation, Warehousing, & Utilities | 3,000 | 2.4% | 3,700 | 2.3% | 700 | 23.3% |
| Information | 2,500 | 2.0% | 2,500 | 1.6% | 0 | 0.0% |
| Financial Activities | 9,700 | 7.6% | 12,200 | 7.6% | 2,500 | 25.8% |
| Professional & Business Services | 13,000 | 10.2% | 19,800 | 12.4% | 6,800 | 52.3% |
| Educational & Health Services | 19,300 | 15.1% | 26,200 | 16.4% | 6,900 | 35.8% |
| Leisure & Hospitality | 18,100 | 14.2% | 22,100 | 13.8% | 4,000 | 22.1% |
| Other Services | 4,500 | 3.5% | 5,900 | 3.7% | 1,400 | 31.1% |
| Government | 18,900 | 14.8% | 20,200 | 12.6% | 1,300 | 6.9% |
| Total, All Industries (a) | 127,400 | 100% | 160,000 | 100% | 32,600 | 25.6% |

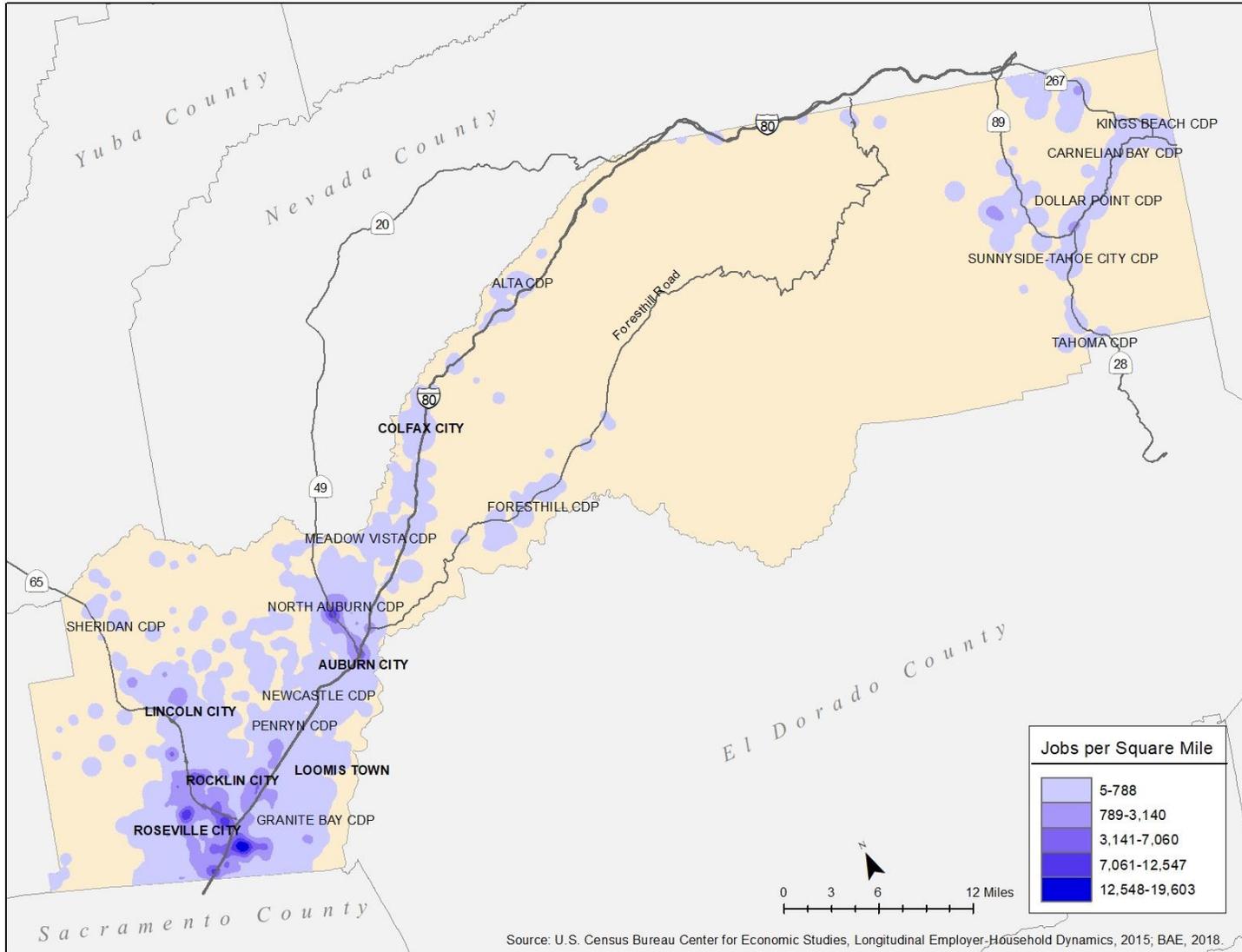
Note:

(a) Total may not sum due to rounding.

Sources: Employment Development Department, Current Employment Statistics; BAE, 2018.

Figure 5, below, displays the density of jobs throughout the County. As seen in the figure, the largest concentration of jobs is in the Western County, mostly within the Cities of Roseville and Rocklin. Jobs in this area are most highly concentrated in higher wage industries, such as Finance and Insurance, and Professional, Scientific, and Technical Services. The Western County also has a high concentration of jobs in Retail. This notably includes jobs in major retail centers, like the Westfield Galleria, but also includes jobs at companies like Hewlett Packard, which are currently categorized in the Retail sector by the EDD. The Central County also features some major concentrations of employment. These include parts of the City of Auburn, as well as the North Auburn CDP. These jobs are notably concentrated in the Public Administration, and Healthcare and Social Services sectors. The Eastern County has a more widely dispersed employment base, with some modest concentrations of employment in the Olympic Valley and Northstar areas, and lesser concentrations along the Lake Tahoe shore. These jobs are most highly concentrated in lower wage tourist-serving industries, such as Accommodation and Food Services; Arts, Entertainment, and Recreation; and Retail.

Figure 5: Employment Density, Placer County, 2015



Location of Major Employers

Table 5 lists the 25 largest employers in Placer county. Eleven of the county's 25 largest employers are located in or near the communities of Roseville, Lincoln, and Rocklin. This includes five of the seven employers that have 1,000 employees or more. These businesses include major national and international firms, such as Hewlett-Packard, Oracle, and Consolidated Communications, as well as important local and regional employers, such as Sutter Roseville Medical Center and Thunder Valley Casino Resort. As a result, the Western County clearly functions as the primary employment center for Placer County.

Nonetheless, more than half of the 25 top employers in Placer County are located in either the Central or Eastern County. There are six top employers identified in the Auburn area. These include AT&T and the Sutter Auburn Faith Hospital, as well as numerous County offices. The large employers in the Eastern County primarily include the major ski resorts and associated businesses, such as Alpine Meadows, Northstar, and Sugar Bowl ski resorts, as well as the Resort at Squaw Creek and the Ritz-Carlton Lake Tahoe. There are also a number of other large businesses identified in the Eastern County, including the County Jail in Tahoe City and the Backyard Bar & BBQ restaurant at the Ritz-Carlton at Northstar.

Table 5: Major Employers, 2018

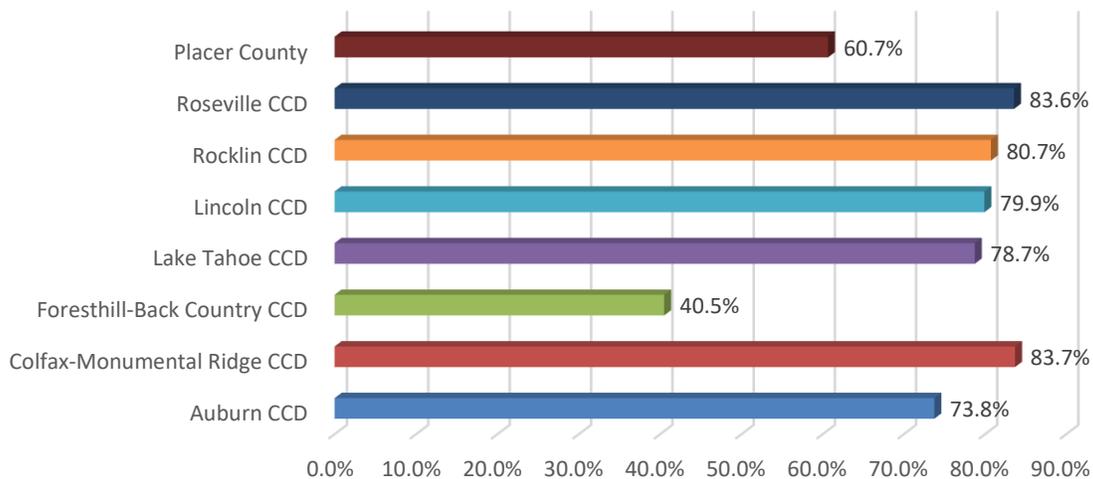
| Employer Name | Location | # of Employees | Industry |
|-------------------------------|-----------------|-----------------------|--|
| Adventist Health | Roseville | 500-999 | Health Services |
| Consolidated Communications | Roseville | 500-999 | Communications |
| Golfland Sunsplash | Roseville | 500-999 | Water Parks |
| Hewlett-Packard | Roseville | 1,000-4,999 | Computer & Equipment Dealers |
| Kw Commercial | Roseville | 500-999 | Real Estate |
| Pride Industries | Roseville | 1,000-4,999 | Employment Agencies & Opportunities |
| Sutter Roseville Medical Ctr | Roseville | 1,000-4,999 | Hospitals |
| Tasq Technology | Roseville | 250-499 | Importers (Whls) |
| Thunder Valley Casino Resort | Lincoln | 1,000-4,999 | Casinos |
| Unfi Western Region Div | Rocklin | 500-999 | Food Products (Whls) |
| Oracle | Rocklin | 250-499 | Computer Software-Manufacturers |
| Placer County Food Stamps | Auburn | 1,000-4,999 | County Government-Social/Human Resources |
| Placer County Office of Edu | Auburn | 500-999 | Schools |
| Placer County Sheriff | Auburn | 250-499 | Government Offices-County |
| At&t | Auburn | 1,000-4,999 | Telephone Companies |
| Sheriff's Training | Auburn | 500-999 | Government Offices-County |
| Sutter Auburn Faith Hospital | Auburn | 250-499 | Hospitals |
| Alpine Meadows | Alpine Meadows | 500-999 | Resorts |
| Resort At Squaw Creek | Alpine Meadows | 500-999 | Resorts |
| County Jail | Tahoe City | 500-999 | Government Offices-County |
| Backyard Bar & BBQ | Truckee | 250-499 | Restaurants |
| Northstar California | Truckee | 1,000-4,999 | Resorts |
| Ritz-Carlton Lake Tahoe | Truckee | 250-499 | Hotels & Motels |
| Sugar Bowl Resort | Norden | 500-999 | Hotels & Motels |
| Sugar Bowl Ski Area Group Sls | Norden | 500-999 | Skiing Centers & Resorts |

Sources: California Employment Development Department; BAE, 2018.

Regional Commute Flows

Figure 6 illustrates the share of people who work in each CCD that commute outside of that area to live. This information is intended to highlight areas where there may be a mismatch between worker housing needs and characteristics of the available housing stock (i.e., housing availability, affordability, or suitability). This information generally indicates that Placer County may suffer from a significant mismatch.³ Countywide, approximately 61 percent of all workers commute outside of their respective communities to live. The only area with an in-commuting rate (i.e., workers that drive in each day from other residential locations) lower than the countywide average is the Foresthill-Backcountry CCD, which has a rate of 40.5 percent. This implies that nearly 60 percent of the people who work in that area also live in that area. The CCDs located in both the Western and Eastern County have similar shares of workers commuting in, at around 80 percent or more. The highest rates of in-commuting are in the Roseville and Colfax-Monumental Ridge CCDs, where roughly 84 percent of workers commute in from elsewhere.

Figure 6: Share of Workers that Live Outside the Area, 2015



Sources: U.S. Census Bureau, 2015 Longitudinal Employment-Household Dynamics; BAE, 2018.

Housing Stock Characteristics

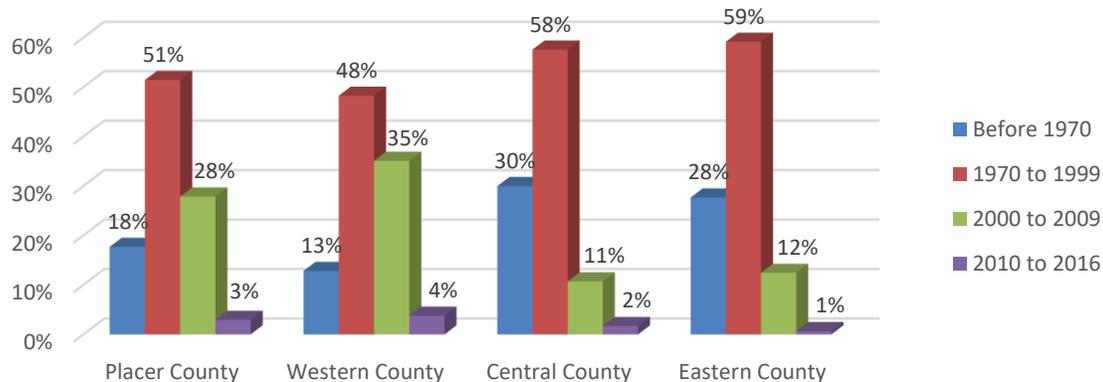
The following section summarizes the characteristics of the housing stock within Placer County as a whole, as well as within each of the seven CCDs. The purpose of this information is to allow comparison between household characteristics and the existing housing stock to identify potential gaps and unmet housing needs.

³ At least some of this behavior is explained by differences in household preference.

Housing Stock by Year Built

Figure 7 illustrates the distribution of housing units based on the year each structure was built. According to these data, large-scale development in the Central and Eastern County primarily began in the 1960s. Subsequently, these areas both show a higher proportion of the total housing stock as having been built prior to 1970. Nonetheless, the majority of the housing throughout Placer County was constructed during the 1970s, 80s, and 90s. Housing in the Central and Eastern County is more likely to have been constructed in the 70s or 80s, while units in the Western County are more likely to have been built in the 80s or 90s. The Western County also shows a relatively high concentration of housing that was constructed during the 2000s. This corresponds with the expansion of the incorporated Cities of Roseville, Rocklin, and Lincoln. Relatively little new housing has been constructed countywide since 2010. This housing accounts for only 0.7 percent of the housing stock in the Eastern County, 1.7 percent in the Central County, and 3.8 percent in the Western County.

Figure 7: Housing Units by Year Built, 2016

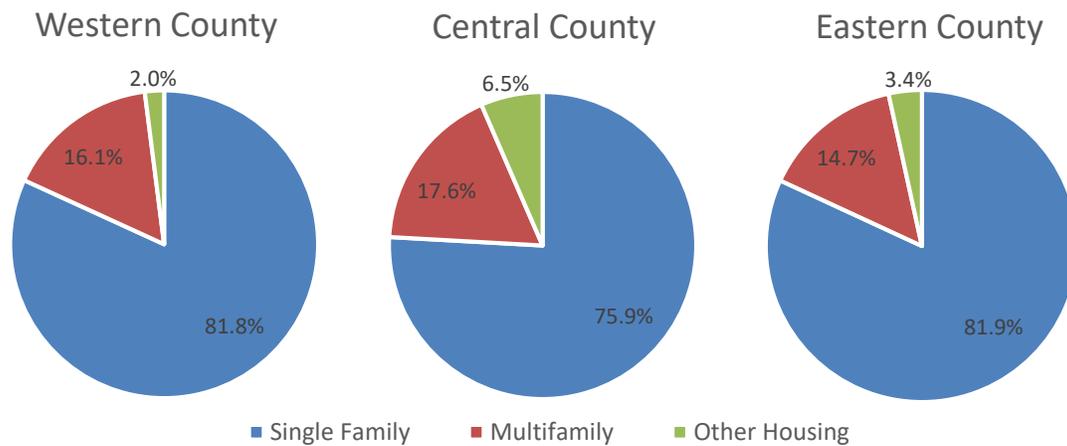


Sources: 2012-2016 American Community Survey, 2018; BAE, 2018.

Housing Stock by Units in Structure

The housing stock throughout Placer County is heavily skewed toward single-family housing units. Countywide, approximately 16 percent of the housing units are included within multifamily structures. This generally holds within each of the identified sub-regions. The Eastern County has the lowest share of multifamily housing units at 14.7 percent, while the Central County has the highest at 17.6 percent. Though not illustrated in the figures, additional data provided in Appendix B indicate that single-family attached housing units (such as duplex and townhome units) account for only around three percent of the total, though in the Central County about five percent of the housing units are within attached single-family structures.

Figure 8: Housing Stock by Units in Structure, 2016

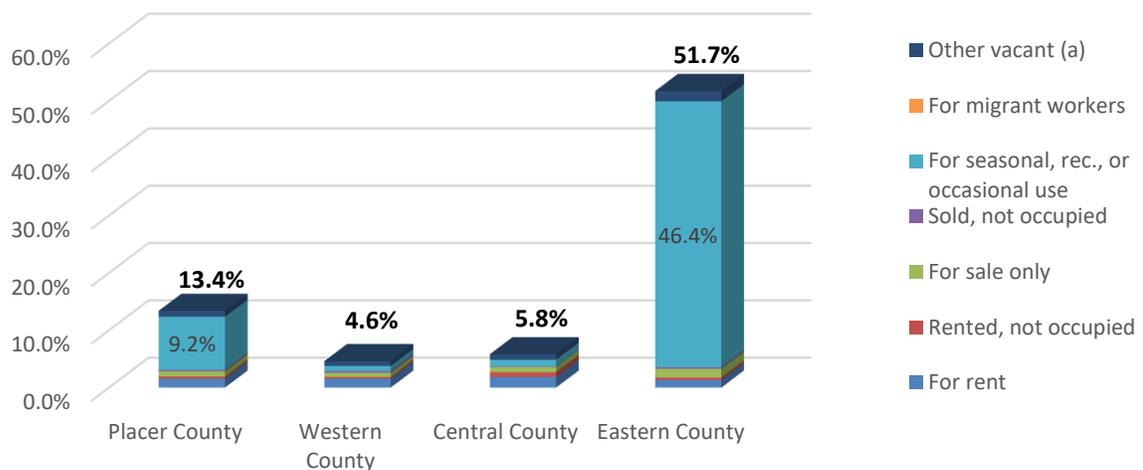


Sources: 2012-2016 American Community Survey, 2018; BAE, 2018.

Occupancy and Vacancy Status

The occupancy and vacancy status of the existing housing stock is an important topic in Placer County, particularly in the Eastern County. The Western and Central County, generally speaking, feature residential vacancy rates between four and six percent. This is generally considered normal by most economists, as it is sufficient to allow some availability for households moving into the area, while not being so high as to put downward pressure on housing prices. Meanwhile, in the Eastern County, the residential vacancy rate is equal to nearly 52 percent. More detailed information on the type of vacancy indicates that this is primarily driven by units that are held for seasonal and occasional use. This includes second homes, vacation homes, and homes used as short-term rental properties.

Figure 9: Residential Vacancy by Type, 2016



Sources: 2012-2016 American Community Survey, 2018; BAE, 2018.

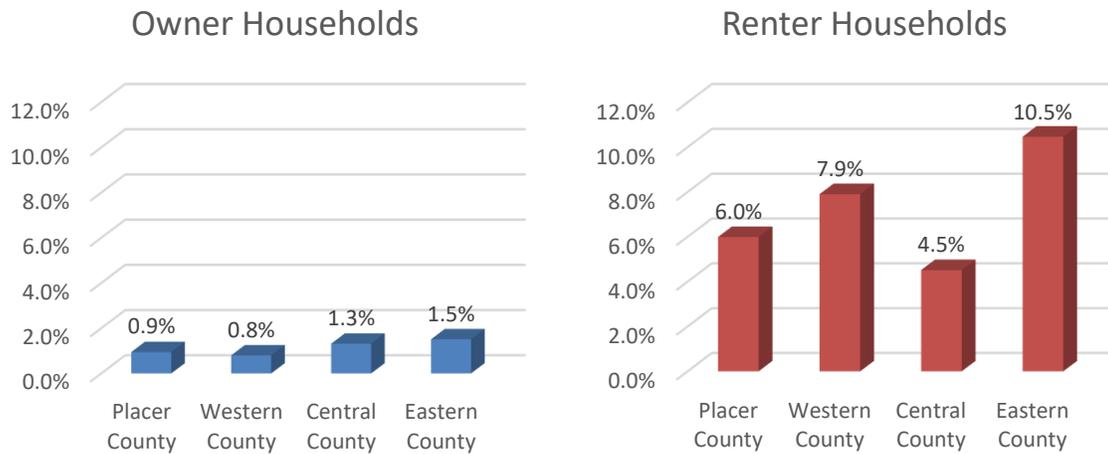
Housing Needs Assessment

The following summarizes a number of key metrics pertaining to housing needs in Placer County, including household overcrowding, housing affordability, and housing cost burden. The data reported here are collected from the U.S. Department of Housing and Urban Development's (HUD) Comprehensive Housing Affordability Strategy (CHAS) data set, as well as from the California Department of Housing and Community Development (HCD) and the Placer County Housing Authority. Additional data on rental and for-sale housing costs were purchased from CoStar and Listsource, which are private data vendors.

Household Overcrowding

HUD defines overcrowding as the condition wherein a housing unit is occupied by more than one person per room. Note that this definition is based on rooms, not bedrooms.⁴ As illustrated in Figure 10, the data provided in HUD's CHAS dataset indicate that owner households throughout Placer County are largely unimpacted by overcrowding, with an average overcrowding rate of less than one percent. The overcrowding rate among owner households is notably higher in Central and Eastern County, compared to the countywide average; though the rate does not exceed 1.5 percent. Renter households are much more heavily impacted by overcrowding. This is often related to economic factors which result in the need for households to double up in order to afford the cost of housing. The average countywide rate of overcrowding among renter households is six percent, though the rate is notably lower in the Central County at 4.5 percent. The rates in the Western and Eastern County are notably higher than the countywide average at 7.9 percent and 10.5 percent respectively. Anecdotal evidence documented as part of the *Truckee North Tahoe Regional Housing Needs Assessment* indicate that overcrowding is highly prevalent among low wage and seasonal workers in the Eastern County.

⁴ The U.S. Census Bureau, which compiles the CHAS data on behalf of HUD, defines a room to include interior spaces separated by built-in archways or walls that extend out at least six inches and go from floor to ceiling, including bedrooms, kitchens, etc., but excluding bathrooms, porches, balconies, foyers, halls, or unfinished basements.

Figure 10: Household Overcrowding by Tenure, 2014**Note:**

(a) Overcrowding is defined as having more than one resident per room (including all rooms, not just bedrooms).

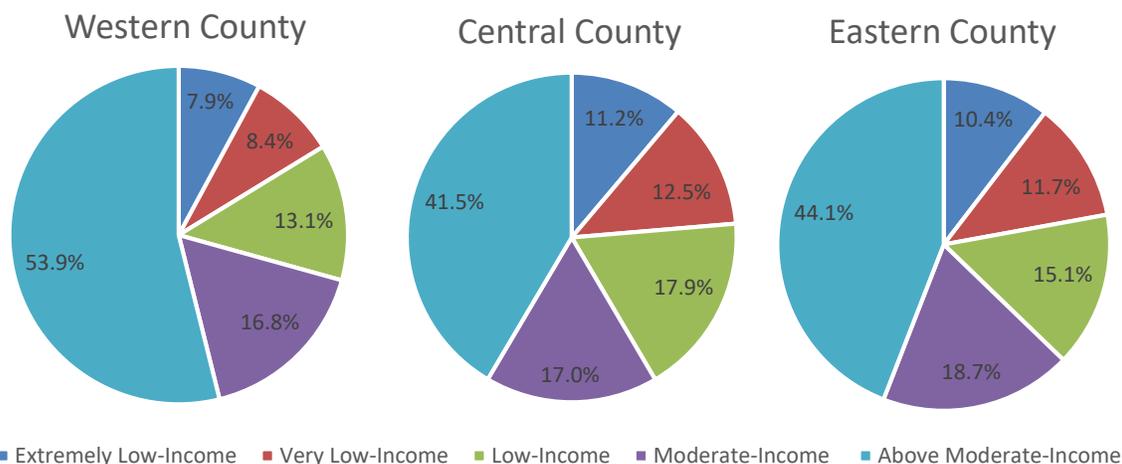
Sources: HUD, CHAS 2010-2014, 2018; BAE, 2018.

Households by Income Level

Figure 11 illustrates the distribution of households in each part of Placer County by income category. This chart data relies on data from HUD's CHAS dataset, which defines five income categories based on the ratio between a household's gross income from all sources and the HUD Adjusted Median Family Income (HAMFI):

- **Extremely Low-Income** - Less than or equal to 30 percent of HAMFI;
- **Very Low-Income** - More than 30 percent, less than or equal to 50 percent of HAMFI;
- **Low-Income** - More than 50 percent, less than or equal to 80 percent of HAMFI;
- **Moderate-Income** - More than 80 percent, less than or equal to 120 percent of HAMFI;
- **Above Moderate-Income** - More than 120 percent of HAMFI.

As illustrated in the figure, less than 30 percent of all households in the Western County are considered low-income, compared to more than 37 percent in the Eastern County and 42 percent in the Central County. The Central and Eastern County also feature higher shares of moderate-income households, while the Western County includes an above average share of Above Moderate-Income households at almost 54 percent, compared to 42 percent in the Central County and 44 percent in the Eastern county.

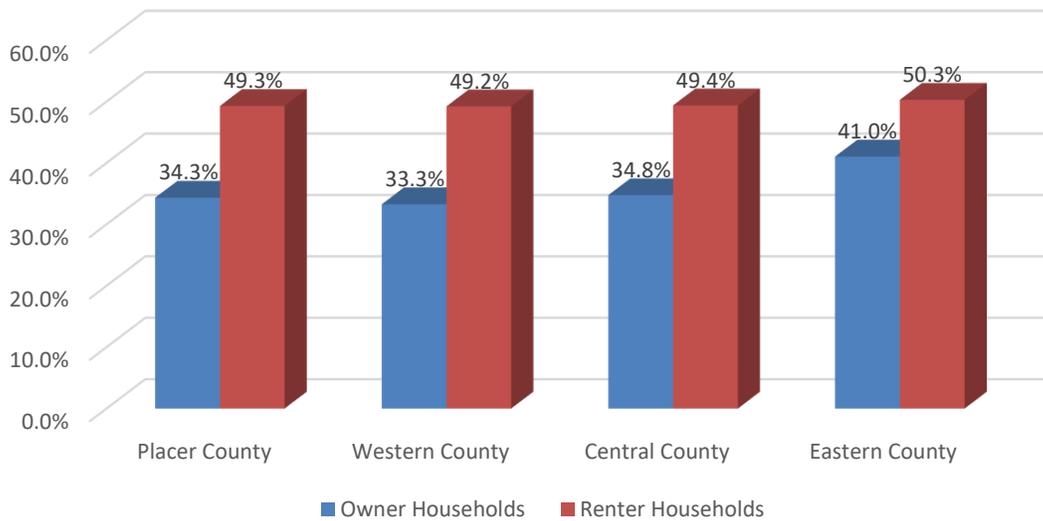
Figure 11: Households by Income Category

Sources: HUD, CHAS 2010-2014, 2018; BAE, 2018.

While not illustrated in the Figure 11, the CHAS data also document a close relationship between income and tenure. Across all three areas, lower-income households predominantly rent their accommodations, while higher income households generally own their own homes. For example, approximately 21 percent of owner households in the Western County fall into the three lowest income categories (i.e., incomes less than or equal to 80 percent of HAMFI, or “lower income”), while 16 percent are moderate-income and 63 percent are above moderate-income. Among renter households 49 percent are lower-income, while 19 percent are moderate-income and 32 percent are above moderate-income. Although the exact percentages differ between the three sub-areas in Placer County, the general relationship remains the same.

Housing Cost Burden

Recognizing the inverse relationship between housing insecurity and income, Figure 12 highlights the rate at which households overpay for housing within each sub-area by tenure. HUD considers a household to be overpaying when housing costs exceed 30 percent of income. For renter households, this includes rent, plus allowable utilities. For owner households, this includes mortgage costs payments and other related expenses. Based on the CHAS data, the rate of overpayment is relatively consistent across Placer County at around 50 percent among renter households and around 34 percent among owner households. These values do not equal 100 percent, as there are some households for which HUD did not, or could not, compute cost burden. Notably, the rate of overpayment is roughly six percentage points higher among owner households in the Eastern County, compared to Placer County as a whole. The rate of overpayment is lowest in the Western County.

Figure 12: Rate of Overpayment for Housing by Tenure

Sources: HUD, CHAS 2010-2014, 2018; BAE, 2018.

Home Sales Trends

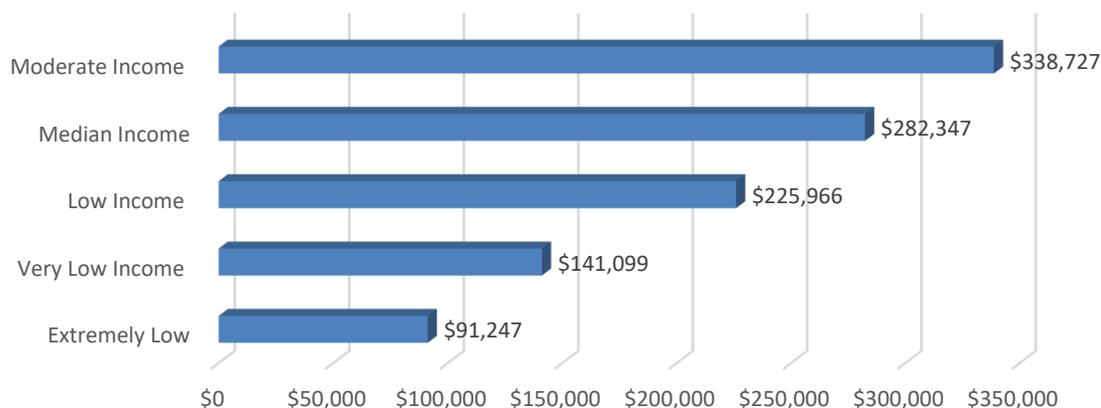
During the fourth quarter of 2017, there were approximately 682 home sales in unincorporated Placer County. These were predominantly single-family detached housing units, though there were also 19 duplex sales and 101 condominium sales. Countywide, the median sale price for a single-family home was \$570,000. The median price for a duplex was \$600,00, including both units. The median price for a condominium was \$398,000. Figure 13 illustrates the median single-family sale price for each CCD in Placer County. These data indicate that the highest home prices are in the Roseville and Rocklin CCDs. This corresponds with the income data discussed earlier, which indicates that households in these two areas can likely afford to pay more for housing. By contrast, the third highest priced area is the Lake Tahoe CCD, which has a median household income that is below the countywide median. This mismatch between housing needs and home prices is primarily driven by the prevalence of second homes and short-term rental housing in the Tahoe market, which drives up the cost of housing and disassociates housing prices from local workforce wages. Interestingly, sales of smaller duplex and condominium units occurred most often in the Auburn, Colfax-Monumental Ridge, and Lake Tahoe CCDs. While these types of units likely represent a more affordable component of the housing stock, the condominium units in the two latter areas are likely positioned more toward the tourist accommodations market.

Figure 13: Median Single-Family Sale Price by CCD, Q4 2017

Sources: ListSource, 2018; BAE, 2018.

Affordable Home Prices

The affordable home prices highlighted in Figure 14 are calculated based on current mortgage lending terms and household income thresholds published annually by HCD. Using this approach, BAE estimates that a moderate-income household of four in Placer County could afford to buy a home with a sale price of up to \$338,727 without overpaying for housing. However, as illustrated in Figure 13 above, this is well below the median sale prices for homes in Placer County. While the detailed data published in Appendix B indicate that there were sales during the fourth quarter of 2017 at prices below \$338,000, these represent a relatively small portion of the overall sales volume. With more than 50 percent of the population in the Central and Western County falling into the low- and moderate-income categories, this indicates that there are very few home buying opportunities for households at even the moderate-income level in Placer County.

Figure 14: Affordable Single-Family Home Prices, 4-Person Household, 2018

Sources: HCD, 2018; California Department of Insurance, Homeowners Premium Survey, 2018; U.S. Bank, 2018; Wells Fargo, 2018; BAE, 2018.

Rental Housing Prices

According to the ACS, there are approximately 25,358 multifamily housing units located throughout Placer County. Sixty-nine percent of those units are located in the Western County, primarily in the three incorporated cities. The multifamily housing stock in the Central and Eastern County account for 14 and 17 percent of the countywide stock, respectively.

CoStar, a real estate data vendor, tracks approximately 10,827 multifamily housing units that are located in properties in Western Placer County. The average asking rent for these units was \$1,569 per month. The asking rent ranges from as little as \$582 for a studio to \$1,909 for a four-bedroom unit. By comparison, CoStar tracks around 1,291 units in the Central County, but only 319 multifamily housing units in the Eastern County. The average rent in the Central county is \$1,262, ranging from a low of \$1,030 for a two-bedroom unit to a high of \$2,369 for a four-bedroom unit.⁵ The average rent in the Eastern County is \$1,132 per month, ranging from of \$819 per month for a studio unit to \$1,347 for a four-bedroom unit.

Due to the small inventory of multifamily housing in the Eastern County, research conducted by BAE as part of the Truckee North Tahoe Regional Housing Needs Assessment identified a large number of single-family homes occupied by long-term renters. These generally outnumber renters of multifamily units in the Eastern County. Note, however, that with the introduction of short-term rental services, such as Airbnb and VRBO, single-family homes are increasingly hard to find for lease on a long-term basis, which is shrinking the stock of housing available for full-time residents in that part of Placer County. While the Western and Central County are impacted by similar trends, the demand for short-term rentals in these areas is much less and the inventory of multifamily rental housing is much larger.

⁵ Interestingly, the available information indicates that rents for studio and one-bedroom units are higher than for three-bedroom units. If accurate, this could indicate an excess of demand for units in these smaller sizes.

As part of the *Placer County Government Center Master Plan Update Market Analysis*, Economic and Planning Systems (EPS) also highlights that there is significant demand for multifamily housing along the SR 49 corridor to the north of Auburn. While that study focused on demand within a small area north of Auburn, the study documents a history of low vacancy and a lack of new supply, indicating opportunities to expand the multifamily rental stock in that area. Development of multifamily housing as part of the Placer County Government Center would leverage proximity to important County services and amenities meaning that these sites would be particularly well-suited for subsidized low-income and workforce housing development. This information also indicates that there may be additional opportunities for multifamily development on commercially-zoned land with access to transit along SR 49.

Table 6: Multifamily Rental Housing Summary, 2017 (Page 1 of 2)

| Placer County | | | | | | |
|--|---------------|-------------|-------------|-------------|--------------|---------------------------|
| | Studio | 1 BR | 2 BR | 3 BR | 4+ BR | All Unit Types (a) |
| Inventory, 2017 (units) | 479 | 3,881 | 6,721 | 1,185 | 58 | 12,970 |
| % of Units | 3.9% | 31.5% | 54.5% | 9.6% | 0.5% | 100% |
| Occupied Units | 463 | 3,651 | 6,345 | 1,084 | 56 | 12,224 |
| Vacant Units | 16 | 230 | 376 | 101 | 2 | 746 |
| Vacancy Rate | 3.3% | 5.9% | 5.6% | 8.5% | 3.4% | 5.8% |
| Average Asking Rents, 2016-2017 | | | | | | |
| Average Asking Rent, 2016 | \$1,784 | \$1,349 | \$1,442 | \$1,767 | \$1,642 | \$1,452 |
| Average Asking Rent, 2017 | \$1,757 | \$1,463 | \$1,502 | \$1,871 | \$1,665 | \$1,532 |
| % Change 2016 - 2017 | -1.5% | 8.5% | 4.2% | 5.9% | 1.4% | 5.5% |
| Western County | | | | | | |
| | Studio | 1 BR | 2 BR | 3 BR | 4+ BR | All Unit Types (a) |
| Inventory, 2017 (units) | 344 | 3,573 | 5,808 | 1,088 | 14 | 10,827 |
| % of Units | 3.2% | 33.0% | 53.6% | 10.0% | 0.1% | 100% |
| Occupied Units | 334 | 3,348 | 5,444 | 988 | 14 | 10,128 |
| Vacant Units | 10 | 225 | 364 | 100 | 0 | 699 |
| Vacancy Rate | 2.9% | 6.3% | 6.3% | 9.2% | 0.0% | 6.5% |
| Average Asking Rents, 2016-2017 | | | | | | |
| Average Asking Rent, 2016 | \$569 | \$1,340 | \$1,508 | \$1,801 | \$1,845 | \$1,482 |
| Average Asking Rent, 2017 | \$582 | \$1,459 | \$1,571 | \$1,919 | \$1,909 | \$1,569 |
| % Change 2016 - 2017 | 2.3% | 8.9% | 4.2% | 6.6% | 3.4% | 5.9% |
| Central County | | | | | | |
| | Studio | 1 BR | 2 BR | 3 BR | 4+ BR | All Unit Types (a) |
| Inventory, 2017 (units) | 108 | 280 | 805 | 49 | 6 | 1,291 |
| % of Units | 8.7% | 22.4% | 64.5% | 3.9% | 0.5% | 100% |
| Occupied Units | 103 | 271 | 790 | 47 | 6 | 1,258 |
| Vacant Units | 5 | 9 | 15 | 2 | 0 | 33 |
| Vacancy Rate | 4.6% | 3.2% | 1.9% | 4.1% | 0.0% | 2.6% |
| Average Asking Rents, 2016-2017 | | | | | | |
| Average Asking Rent, 2016 | (b) | \$1,522 | \$983 | \$1,097 | \$2,313 | \$1,229 |
| Average Asking Rent, 2017 | (b) | \$1,568 | \$1,030 | \$1,154 | \$2,369 | \$1,262 |
| % Change 2016 - 2017 | (b) | 3.0% | 4.8% | 5.2% | 2.4% | 2.7% |

- Continued on next page -

Sources: CoStar, 2018; BAE, 2018.

Table 6: Multifamily Rental Housing Summary, 2017 (Page 2 of 2)

| Eastern County | | | | | | |
|--|---------------|-------------|-------------|-------------|--------------|---------------------------|
| | Studio | 1 BR | 2 BR | 3 BR | 4+ BR | All Unit Types (a) |
| Inventory, 2017 (units) | 27 | 70 | 140 | 48 | 34 | 319 |
| % of Units | 8.5% | 21.9% | 43.9% | 15.0% | 10.7% | 100% |
| Occupied Units | 26 | 69 | 134 | 46 | 34 | 309 |
| Vacant Units | 1 | 1 | 6 | 2 | 0 | 10 |
| Vacancy Rate | 3.7% | 1.4% | 4.3% | 4.2% | 0.0% | 3.1% |
| Average Asking Rents, 2016-2017 | | | | | | |
| Average Asking Rent, 2016 | \$803 | \$831 | \$1,145 | \$1,241 | \$1,346 | \$1,132 |
| Average Asking Rent, 2017 | \$819 | \$855 | \$1,234 | \$1,262 | \$1,347 | \$1,186 |
| % Change 2016 - 2017 | 2.0% | 2.9% | 7.8% | 1.6% | 0.1% | 4.8% |

Notes:

- (a) Figures may not sum to totals due to a lack of available detail.
 (b) Reliable rent figures are not available for this market area.

Sources: CoStar, 2018; BAE, 2018.

Affordable Rental Rates

For comparison purposes, BAE calculated the average rent that would be affordable to households at the top of each income bracket, as defined by HCD. The affordable rents assume that the household would pay no more than 30 percent of its gross household income, including rent and utilities for rent and utilities. The utility allowances used for this analysis are those published by the Placer County Housing Authority for 2018. These calculations are summarized in Appendix B.

Based on a comparison between the maximum rental rate deemed affordable at each income level and current market rental rates, there are likely only limited opportunities for low- and very low-income households in Placer county to secure rental housing without overpayment or overcrowding. For example, the only housing identified as affordable to very low-income households in the Western County are the studio units priced at less than \$600 per month. These are likely unsuitable for larger households. Similarly, the only units that would be affordable to low-income households include the studios previously mentioned, as well as the one-bedroom units priced at just under \$1,460. The remaining rental stock is affordable only to moderate-income households and above. This relatively limited stock of affordable market rate housing is likely one of the driving factors behind the high incidence of overpayment and overcrowding among lower-income renter households throughout Placer County. Although the data appear to indicate that rental housing in the Eastern County would be affordable to low-income households, the highly limited nature of the rental housing stock in the Eastern County means that there are far too few multifamily rental units to meet demand.

LAND DEMAND/SUPPLY ANALYSIS

The following provides a comparison between the available projections regarding anticipated future housing demand and the anticipated future supply of housing in unincorporated Placer County. This research considers the available growth projections from five different sources. The remainder of this section then summarizes the current pipeline of new development in unincorporated Placer County, including a review of planned subdivisions, Specific Plans, and other proposed housing projects. This chapter then summarizes the inventory of the vacant land located throughout unincorporated Placer County that could accommodate future housing development under current zoning regulations, as well as a variety of other key housing opportunity sites, such as those owned by Placer County.

Projected Housing Demand

There are a variety of sources for population and household growth projections commonly used by local governments for land use and transportation planning purposes. The sources considered as part of this analysis include those published by the California Department of Transportation (Caltrans), California Department of Finance (DOF), Sacramento Area Council of Governments (SACOG), and the Fehr & Peers SACSIM model, as well as projections recently published by Beacon Economics as part of the *South Placer County Workforce Housing Needs Assessment* and the *Eastern Placer County/Tahoe Region Workforce Housing Needs Assessment*, which were both completed on behalf of Placer County in early 2018.

Table 7 documents projected household growth and housing demand from 2018 to 2040, based on the projections published by each of the sources noted above. Note that the Caltrans and DOF projections are both based on county-level estimates. To generate projections for the unincorporated area of Placer County, BAE used the simplifying assumption that the unincorporated area will maintain a constant share of the total countywide population and household totals, as estimated by the DOF in 2018.⁶ While Caltrans provides household-based projections, the DOF projections are population-based. BAE converted the DOF data to households based on the 2018 DOF group quarters population and average household size. The projections from SACOG and Fehr & Peers are as provided by those organizations. The method that BAE used to adjust the Beacon Economics projections for comparison with the other sources, is described in greater detail below. Since all five sources used different base years, BAE re-benchmarked the data using the 2018 estimates published by the DOF.

⁶ More detailed historical data provided by the DOF indicate that the share of all Placer County residents and households who live in the unincorporated area is decreasing. Thus, these projections may slightly overstate long-term growth in the unincorporated area.

Table 7: Household and Housing Unit Projections, Unincorporated Placer County

| BASELINE PROJECTIONS BY SOURCE | | | | | |
|---------------------------------------|---------------------|-----------------------------|---------------------------------------|-------------------------------------|-----------------------------|
| <u>Year</u> | <u>Caltrans (a)</u> | <u>Dept. of Finance (b)</u> | <u>Sac. Area Council of Govt. (c)</u> | <u>Fehr & Peers/ SACSIM (d)</u> | <u>Beacon Economics (e)</u> |
| 2016 | n.a. | n.a. | n.a. | n.a. | n.a. |
| 2017 | 41,711 | n.a. | 41,159 | 42,040 | n.a. |
| 2018 | n.a. | 42,057 | n.a. | n.a. | n.a. |
| 2020 | 43,266 | 42,903 | 41,173 | 43,413 | n.a. |
| 2030 | 47,841 | 49,103 | 49,637 | 53,742 | n.a. |
| 2040 | 51,991 | 54,895 | 57,618 | 63,772 | n.a. |
| Ann. Rate | 0.96% | 1.22% | 1.47% | 1.83% | |
| RE-BENCHMARKED PROJECTIONS | | | | | |
| <u>Year</u> | <u>Caltrans (a)</u> | <u>Dept. of Finance (b)</u> | <u>Sac. Area Council of Govt. (c)</u> | <u>Fehr & Peers/ SACSIM (d)</u> | <u>Beacon Economics (e)</u> |
| 2018 | 42,057 | 42,057 | 42,057 | 42,057 | 42,057 |
| 2020 | 42,870 | 43,088 | 43,305 | 43,609 | 43,363 |
| 2030 | 47,179 | 48,634 | 50,125 | 52,270 | 52,319 |
| 2040 | 51,921 | 54,895 | 58,020 | 62,652 | 64,778 |
| Change | 9,865 | 12,838 | 15,963 | 20,595 | 22,721 |
| Ann. Rate | 0.96% | 1.22% | 1.47% | 1.83% | 1.98% |
| New Units Demanded (f) | 10,358 | 13,480 | 16,761 | 21,625 | 23,857 |

Notes:

- (a) The Caltrans household projections are based on county-level figures assuming that the unincorporated area will maintain a constant share of the countywide household total, as estimated by the California Department of Finance in 2018.
- (b) The California Department of Finance household projections are based on county-level population projections assuming that the unincorporated area will maintain a constant share of the countywide population, as estimated in 2018. The population projections are converted to households based on group quarters rates and average household size estimates reported for 2018.
- (c) These projections are as reported by the Sacramento Area Council of Governments.
- (d) These projections are as provided by Fehr & Peers for use in their SACSIM transportation model.
- (e) These projections are only loosely based on the workforce housing needs projections developed by Beacon Economics for Southern Placer Count and Eastern Placer County. To derive projections that are more comparable to those published from other sources, BAE adjusted the Beacon Economics projections to include all of Placer County and to account for non-workforce households. BAE also allocated projected countywide household growth to the unincorporated area assuming a constant share of the total.
- (f) The total number of new housing units demanded is based on the total number of new households, assuming a five percent vacancy rate, as would be necessary to maintain a healthy residential market.

Sources: California Department of Transportation; California Department of Finance; Sacramento Area Council of Governments; Fehr & Peers; BAE, 2018.

As reported in the table, Caltrans anticipates the lowest overall household growth, with an average growth rate of 0.96 percent per year. This would equal a total of nearly 9,900 new households through 2040, or just under 500 new households per year. The DOF projects somewhat higher growth at 1.22 percent per year, or round 12,840 new households through 2040. This is fairly close to what SACOG currently projects for the unincorporated area, with an average growth rate of nearly 1.5 percent, or almost 16,000 new households by 2040. Fehr & Peers projects the highest growth, at 1.83 percent per year, or nearly 20,600 new households though 2040. If realized, this would equal nearly 940 new households annually.

As part of the *South Placer County Workforce Housing Needs Assessment* and the *Eastern Placer County/Tahoe Region Workforce Housing Needs Assessment*, Beacon Economics projected the number of new workforce households in different parts of Placer County. The South Placer study projected housing needs in an area that covered the Lincoln, Rocklin, Roseville, and Auburn CCDs. The Eastern Placer study projected housing needs for an area that extends from Lake Tahoe to the County line in the north, and from the Nevada State line in the east to the Big Bend area along Interstate 80 in the west. This leaves out a large portion of the county extending from the eastern edge of Auburn to the Sierra Crest. The other caveat is that the projections only cover a four-year period from 2016 to 2020, extending only two years from the present. This limits the applicability of these projections for use in this study.

Table 8: Beacon Economics Household Projections, 2016-2020

| BASELINE BEACON PROJECTIONS | | | |
|-----------------------------|---------------|------------------|-----------------|
| Year | Combined | South Placer (a) | North Tahoe (b) |
| 2016 | 82,823 | 78,784 | 4,039 |
| 2020 | 93,872 | 89,608 | 4,264 |
| Change | 11,049 | 10,824 | 225 |
| Ann. Rate | 3.2% | 3.3% | 1.4% |

Notes:

(a) Includes the Lincoln, Rocklin, Roseville, and Auburn Census County Divisions.

(b) Defined based on Census Tracts to include the Lake Tahoe Basin, as well as Olympic Valley, NorthStar, and a portion of northern Placer County extending to Big Bend.

Sources: Beacon Economics; BAE, 2018.

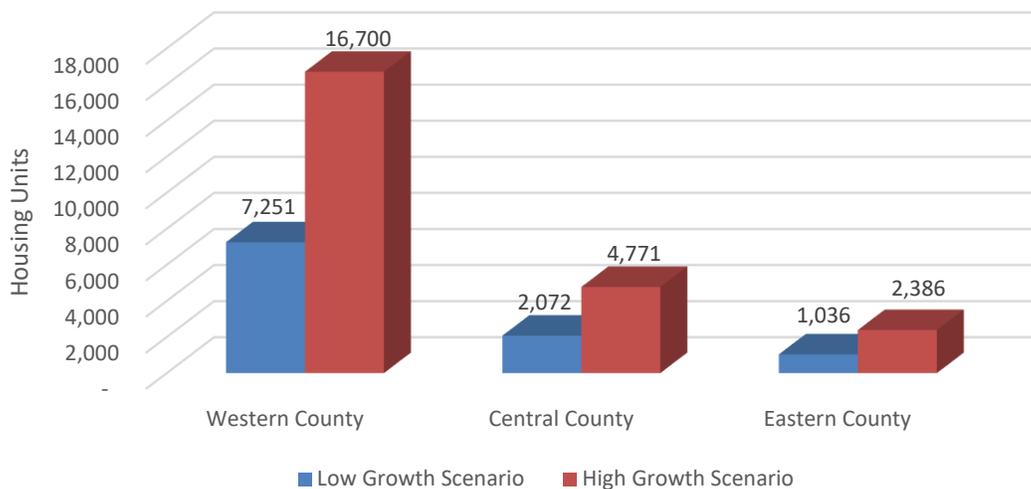
To develop projections based on the Beacon Economics projections that are comparable to the remainder of the data reported in Table 7, BAE made a number of adjustments to the Beacon figures. First, BAE reallocated the South Placer figures to correspond with the study areas used for this research based on employed resident estimates from the ACS, which is consistent with the estimates of civilian employment by industry used in the Beacon Economics studies. BAE then generated new projections for the Eastern County based on employed resident estimates from the ACS. BAE then applied the average annual growth rates used by Beacon Economics for their short-term projections. Recognizing that the Beacon Economics projections only cover workforce households, BAE then prepared a supplemental set of projections for non-workforce households by netting out the workforce households from all households. BAE then projected forward using historical growth rates for non-workforce households in each study area between 2010 and 2016. BAE then summed the workforce and non-workforce household projections and derived the unincorporated area portion assuming the unincorporated area maintains a constant share of the countywide total, as estimated in 2018 by the DOF. Based on this approach, the Beacon Economics projections imply an average countywide growth rate of around 2.0 percent and an average growth rate in the unincorporated area of 1.98 percent. This translates to the addition of approximately 22,720 new households in the unincorporated area through 2040, which is only marginally

higher than the growth projected by Fehr & Peers. Note, however, that the projections based on the Beacon reports assume that the relatively aggressive short-term growth projected by Beacon between 2016 and 2020 will continue through 2040. As implied by the other projection scenarios, that level of growth is unlikely to be sustained through the long-term.

Growth Implications by Sub-Area

Among the data made available to BAE for this research, the Beacon Economics projections are the only set that break out the projections by sub-area. These projections recognize that the Western County is growing much more rapidly than the other two sub-areas. As a result, the share of Placer County households living in the Western County is projected to increase from around 78 percent to nearly 81 percent by 2040. Meanwhile, the share of Placer County households living in the Central and Eastern County is projected to decrease to 13 percent and seven percent, respectively. However, based on the available data, it is difficult to determine the amount of growth that is projected to occur within the unincorporated versus incorporated portions of each sub-area. DOF data indicate that the unincorporated area households have historically been fairly evenly distributed across the three main sub-areas. However, between 2010 and 2016, Census data indicate that the Western County captured upwards of 90 percent of all household growth in the unincorporated area, excluding the Eastern County which lost households during this period. This generally confirms the expectation that most of the new housing demand in unincorporated Placer County will accrue adjacent to the County's primary population centers, mainly in the Western and Central areas.

Figure 15: New Housing Demand by Sub-Area, 2018-2040



Note:

(a) Assumes that approximately 70 percent of the new housing demand will accrue in the Western County, 20 percent in the Central County, and 10 percent in the Eastern County.

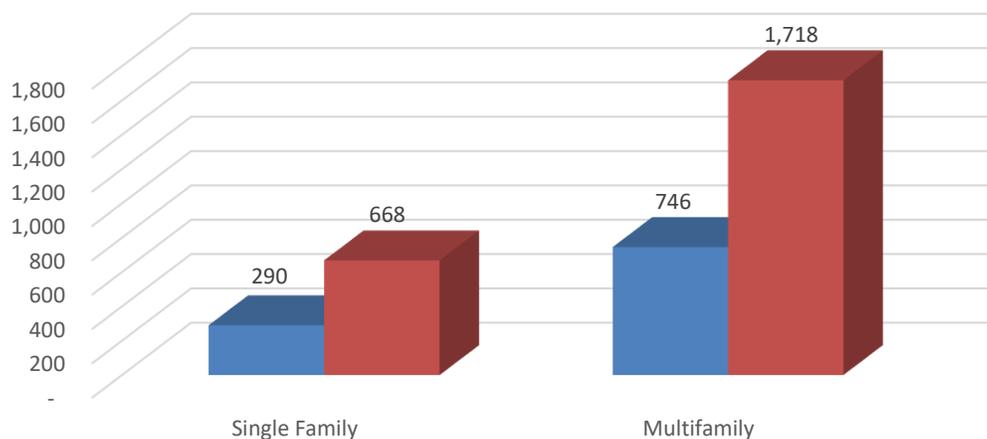
Sources: Beacon Economics; BAE, 2018.

Figure 15, on the prior page, illustrates one possible distribution of new housing demand by sub-area, assuming that the Western County absorbs approximately 70 percent of the countywide demand. While the Eastern County lost households between 2010 and 2016, BAE anticipates that this was due primarily to a lack of availability of housing affordable to workforce households; thus, the production of new workforce-oriented housing in the Eastern County will likely induce additional demand, absorbing both new housing demand as well as the relocation of workers who are currently commuting into Eastern Placer County from the other areas, including the greater Reno area.

New Housing Demand by Unit Type

Based on a detailed review of resident employment and household characteristics, Beacon Economics estimates that more than 70 percent of the new workforce housing demand in the North Tahoe area will be for multifamily rental housing units, while less than 30 percent will be for single-family housing, both rental and for-sale. This is due to the relatively low wages that are prevalent among most visitor serving industries. However, as the Eastern County will likely continue to function as a hub for second home ownership, this area is likely to continue experiencing strong demand for luxury single-family for-sale units, though demand for such housing is not driven by the needs of full time residents and workforce households. Therefore, to better address the housing needs of the region's workforce and the area's high in-commuting rates, Placer County should consider strategies to expand the multifamily housing stock in the Eastern County, particularly in places close to major employment centers and transit routes.

Figure 16: New Housing Demand by Unit Type, Eastern County, 2018-2040



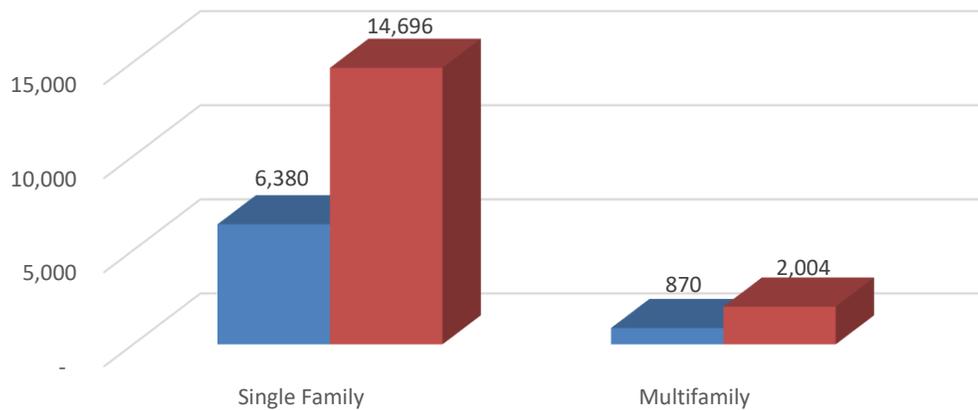
Notes:

- (a) Based on the distribution of new housing demand by sub-area as illustrated in Figure 15.
- (b) Assumes that 88 percent of the new housing demand in the Western and Central County will be for single-family housing, while 28 percent of new housing demand in the Eastern County will be for single-family housing.

Sources: Beacon Economics; BAE, 2018.

With significant high wage employment growth anticipated in the Western County, and to a lesser extent in the Central County, Beacon estimates that approximately 88 percent of the new housing demand in these areas will be for more traditional single-family homes, both rental and for-sale. Demand for multifamily housing units will account for only 12 percent of the total new housing demanded through 2040 in these areas. Nevertheless, multifamily housing will be an important part of the new Specific Plans under development in the Western County in order to ensure the availability of housing for lower-income service workers.

Figure 17: New Housing Demand by Unit Type, Western County, 2018-2040

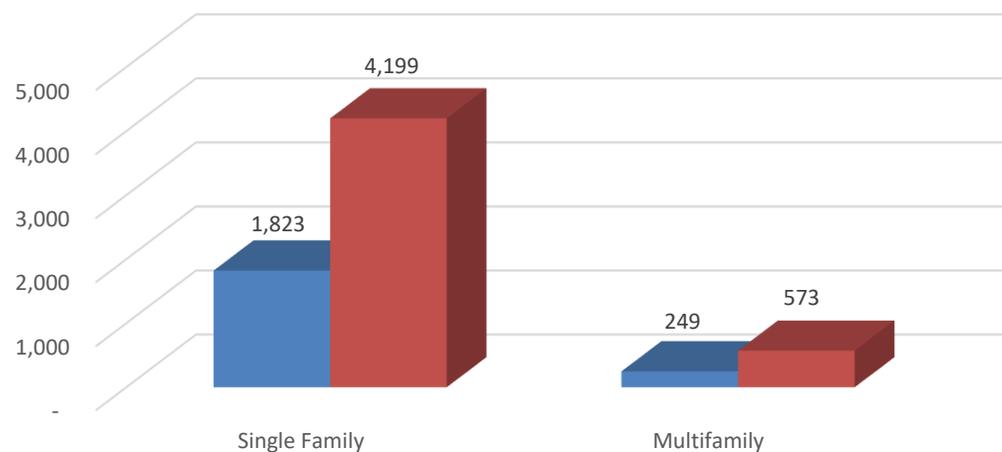


Notes:

- (a) Based on the distribution of new housing demand by sub-area as illustrated in Figure 15.
- (b) Assumes that 88 percent of the new housing demand in the Western and Central County will be for single-family housing, while 28 percent of new housing demand in the Eastern County will be for single-family housing.

Sources: Beacon Economics; BAE, 2018.

Figure 18: New Housing Demand by Unit Type, Central County, 2018-2040



Notes:

- (a) Based on the distribution of new housing demand by sub-area as illustrated in Figure 15.
- (b) Assumes that 88 percent of the new housing demand in the Western and Central County will be for single-family housing, while 28 percent of new housing demand in the Eastern County will be for single-family housing.

Sources: Beacon Economics; BAE, 2018.

Estimated Land Supply

The following subsection summarizes the current pipeline of planned housing development in unincorporated Placer County, as well as an inventory of vacant land zoned for residential use.

Specific Plan Areas

There are nine Specific Plans awaiting development in unincorporated Placer County. If fully developed, these will include 42,208 residential units, including roughly 22,500 single-family housing units and 17,740 multifamily units, as well as 2,000 additional units expected to function as student housing and tourist units.⁷ All but two Specific Plans are in the Western County, adjacent to the incorporated cities. Two Specific Plans are in the urban growth areas of Lincoln and Roseville. These include the Brookfield Residential-Amoruso Specific Plan (2,827 housing units) and the Lincoln Village 5 Specific Plan (8,244 housing units). These areas are likely to be subject to annexation.

The largest Specific Plan proposed in the unincorporated area is the Placer Vineyards Specific Plan which would include 13,982 housing units, including 10,254 single-family units and 3,728 multifamily units. Other major Specific Plans in the Western County include the Placer Ranch Specific Plan, the Sunset Area Plan, the Regional University Specific Plan, Bickford Ranch, and the Riolo Vineyards Specific Plan. Placer Ranch would produce 5,827 housing units. The Sunset Area Plan is primarily a commercial development that would provide approximately 2,500 workforce housing units. The Regional University Specific Plan would include mostly higher density single- and multifamily housing, with up to 4,387 housing units, plus an additional 1,155 housing units reserved for student, faculty, and retirement housing. The Bickford Ranch project would provide 1,890 single-family housing units at fairly low densities, while the Riolo Vineyards project would similarly provide just over 900 housing units.

The two Specific Plans located in the Eastern County include the Martis Valley West Parcel and the Village at Squaw Valley Specific Plan. The former will include 760 large lot luxury single-family homes that are primarily intended for the second home market. The Village at Squaw Valley would include 900 beds, which will be contained within multi-room condominium units. While both of these projects have received approvals, they are currently subject to litigation. While there are no Specific Plans currently adopted in the Central County, the Placer County Government Center Master Plan is currently under development on approximately 200 acres of County-owned land in the North Auburn Area. While the majority of the planned campus will house various local government functions, planning is under way to possibly include additional affordable and market rate housing. While there are no buildout totals currently available for the residential portion of the project area, these represent important affordable housing opportunity sites within the unincorporated county.

⁷ Includes 1,155 student and faculty housing units within the Regional University Specific Plan and 900 tourist accommodation beds within the Village at Squaw Valley Specific Plan.

Table 9: Placer County Specific Plans (Page 1 of 3)

| Specific Plan | Status | Plan Area Acres | Residential Acres | Residential Units | Density |
|-------------------------------------|---------|--------------------|----------------------|----------------------|-------------------|
| Placer County Specific Plans | | | | | |
| Placer Vineyards | Adopted | 5,230 | 3,437 | 13,982 | |
| <i>Special Planning Area</i> | 2007 | | 979 | 261 | n.a. |
| <i>LDR</i> | | | 1,023 | 3,519 | 2-6 units/acre |
| <i>MDR</i> | | | 1,214 | 6,474 | 4-8 units/acre |
| <i>HDR</i> | | | 222 | 3,092 | 7-21 units/acre |
| <i>Commercial Mixed Use (CMU)</i> | | 51 | | 636 | 14-22 units/acre |
| Bickford Ranch | Adopted | 1,928 | 701 | 1,890 | |
| <i>Rural Residential</i> | 2004 | | 108 | 27 | 1 unit/1-10 acres |
| <i>LDR</i> | | | 577 | 1,798 | 1-5 units/acre |
| <i>MDR</i> | | | 16 | 65 | 5-10 units/acre |
| Riolo Vineyards | Adopted | 526 | 266 | 933 (a) | |
| <i>Rural Residential</i> | 2009 | | 5 | 2 | 1 unit/1-10 acres |
| <i>LDR</i> | | | 221 | 588 | 1-5 units/acre |
| <i>MDR</i> | | | 36 | 277 | 5-10 units/acre |
| <i>HDR</i> | | | 3 | 60 | 10-23 du/acre |
| <i>Agriculture</i> | | 61 | | 6 | 1 unit/10 acres |
| Regional University | Adopted | 1,158 | 732 | 4,387 | |
| <i>LDR</i> | 2008 | | 131 | 718 | 4-7.9 units/acre |
| <i>MDR</i> | | | 140 | 1,508 | 8-15.9 units/acre |
| <i>HDR</i> | | | 44 | 931 | 16-25 units/acre |
| <i>Commercial Mixed Use (CMU)</i> | | 10 | | 75 | 75 units/acre |
| <i>University (UZ)</i> | | | 417 | 1,155 | |
| <i>University Housing</i> | | | 357 | 750 (b) | (c) |
| <i>Faculty Housing</i> | | | 60 | 330 | (c) |
| <i>Retirement Housing</i> | | | (d) | 75 | (c) |

- Continued on Next Page -

Sources: Placer County, 2018; City of Roseville, 2018; City of Lincoln, 2018; BAE, 2018.

Table 9: Placer County Specific Plans (Page 2 of 3)

| Specific Plan | Status | Plan Area Acres | Residential Acres | Residential Units | Density |
|---|--------------------|-----------------|-------------------|-------------------|--------------------------|
| Placer County Specific Plans (Continued) | | | | | |
| Martis Valley West Parcel | Adopted 2016 | 1,052 | 662 | 760 | |
| <i>LDR</i> | currently in | | (e) | (e) | 1-5 units/acre (f) |
| <i>MDR</i> | litigation | | (e) | (e) | 5-10 units/acre (f) |
| <i>HDR</i> | | | (e) | (e) | 10-15 units/acre (f) |
| <i>Rural Residential</i> | | | (e) | (e) | 0.4-1 unit/acre (f) |
| <i>Forrest Residential</i> | | | (e) | (e) | 1 units/2.5-10 acres (f) |
| Sunset Area Plan/Placer Ranch Specific Plan (g) | Preliminary public | | 759 | 8,285 | |
| Sunset Area Plan | review draft | 8,497 | n.a. | 2,458 | (h) |
| Placer Ranch Specific Plan | released | 2,213 | 759 | 5,827 (i) | |
| <i>LDR</i> | January 24, 2018 | | 535 | 2,759 (j) | 1-7 units/acre |
| <i>MDR</i> | | | 131 | 1,057 | 6-13 units/acre |
| <i>HDR</i> | | | 93 | 2,011 | 12-30 units/acre |
| Village at Squaw Valley Specific Plan | Adopted 2016 | 93 | | 900 (k) | <u>Average (l)</u> |
| <i>Village Commercial Core (VC-C)</i> | currently in | 13 | | 517 | 91 beds/acre |
| <i>Village Commercial Neighborhood (VC-N)</i> | litigation | 18 | | 333 | 40 beds/acre |
| <i>Entrance Commercial (Employee housing)</i> | | 4 | | 50 | 300 employees |
| City of Roseville Specific Plan Growth Areas (m) | | | | | |
| Brookfield Residential-Amoruso Specific Plan | Adopted | 694 | 337 | 2,827 | |
| <i>LDR</i> | 2016 | | 249 | 1,302 | 0.5-6.9 units/acre |
| <i>MDR</i> | | | 50 | 542 | 7-12.9 units/acre |
| <i>HDR</i> | | | 38 | 873 | 13-30 units/acre |
| <i>Community Commercial - Village District</i> | | 27 | | 109 | |
| <i>Urban Reserve</i> | | 20 | | 1 | |

- Continued on Next Page -

Sources: Placer County, 2018; City of Roseville, 2018; City of Lincoln, 2018; BAE, 2018.

Table 9: Placer County Specific Plans (Page 3 of 3)

| Specific Plan | Status | Plan Area Acres | Residential Acres | Residential Units | Density |
|---|---------|-----------------|-------------------|-------------------|----------------------|
| City of Lincoln Specific Plan Growth Areas (m) | | | | | |
| Lincoln Village 5 Specific Plan | Adopted | 4,487 | 2,094 | 8,244 | |
| Village Rural Residential | 2017 | | 614 | 302 | 0.2-0.5 units/acre |
| Village Country Estate Residential | | | 476 | 925 | 1.0-2.9 units/acre |
| Village Low Density Residential | | | 530 | 2,690 (n) | 3.0-5.9 units/acre |
| Village Medium Density Residential | | | 405 | 2,830 (o) | 6.0-12.9 units/acre |
| Village High Density Residential | | | 69 | 1,441 | 13.0-30.0 units/acre |
| Village Mixed Use | | 8 | | 56 | 0.35 FAR |
| Total Residential Units | | | | 42,208 | |

Notes:

Represents specific plans included in the PlacerSpecificPlan.shp GIS file provided by Placer County.

(a) A 102-unit subdivision map within this Specific Plan area was finalized in 2017.

(b) Assumes two students per apartment dwelling unit. Units may not be fully independent dwelling units.

(c) Development standards to be determined by a Campus Master Plan process.

(d) The actual size and location of the retirement housing site within the University has not been determined.

(e) Any combination of unit type may occur up to 760 units. Unit type will be determined by market demand and project terrain.

(f) Represents existing density.

(g) The Sunset Area Specific Plan incorporates the Placer Ranch Specific Plan Area, with the two planning processes running concurrently.

(h) The Sunset Area Plan allows for workforce housing in conjunction with employment generating uses.

(i) Does not include housing in the University zone (UZ) planned to accommodate 5,000 students and 200 faculty/staff. Because the site is to be owned by the State of California, build out of the campus is not subject to Placer County's local use regulations. Therefore, the Specific Plan does not specify use standards for the UZ site.

(j) Includes 720 age restricted units.

(k) Plan encourages primarily resort-residential and tourist accommodations but does permit single family dwelling units with Zoning Clearance, and multi-family, PUD, and condominium development with a Conditional Use Permit.

(l) The Village at Squaw Valley Specific Plan measures residential density based on the number of bedrooms per acre, although total maximum units cannot exceed the numbers listed under "Res. Units."

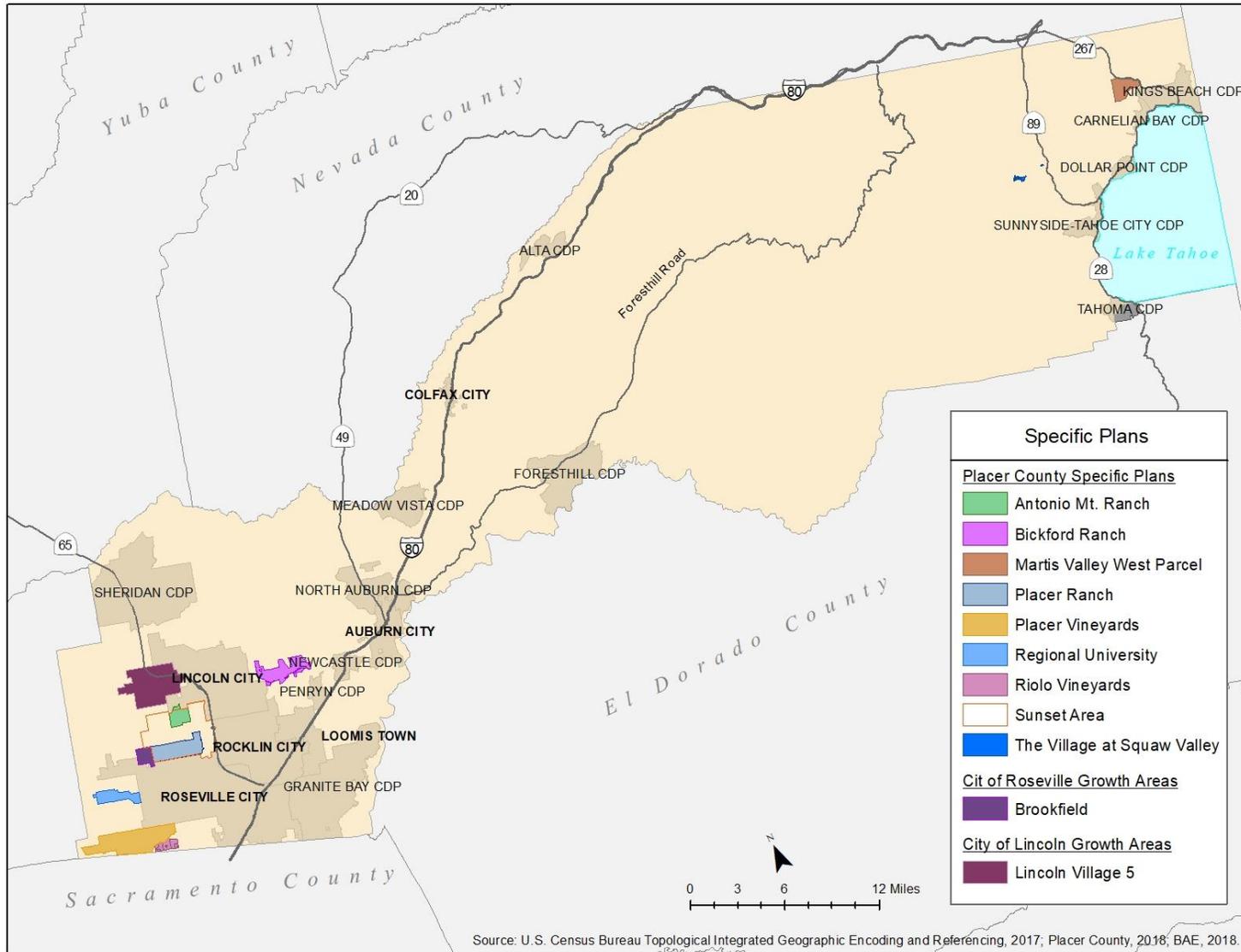
(m) Specific Plans encompass unincorporated areas that are subject to annexation into the corresponding City.

(n) Includes 771 age-restricted units.

(o) Includes 229 age-restricted units.

Sources: Placer County, 2018; City of Roseville, 2018; City of Lincoln, 2018; BAE, 2018.

Figure 19: Specific Plans, Unincorporated Placer County



Comparison with Projected Housing Demand

A brief comparison with the housing demand projections discussed in the previous section indicates that Placer County has roughly twice the capacity in its current Specific Plan areas necessary to accommodate projected countywide housing demand through 2040. The County's ability to provide adequate housing in the Western County will hinge on which specific plans move forward with development and when. For example, the Placer Vineyards Specific Plan has enough capacity to absorb all of the new countywide housing demand through 2040 under the low-growth (i.e., Caltrans) projections scenario. If Placer Vineyards is the first to reach the market, other developers may put their plans on hold assuming that the depth of demand remaining in the market may be insufficient to absorb additional new housing. Placer County should reach out to members of the development community to assess which Specific Plans are the most likely to move forward so as to better assess the ability of these developments to meet near-term housing demand in the Western County. While there are two Specific Plans in the Eastern County, both are oriented toward the visitor and high-end luxury second home market and are not expected to address new resident housing demand.

Planned Residential Subdivisions

In addition to the Specific Plans described above, there are 60 smaller residential subdivisions planned for development in unincorporated Placer County. If fully developed, these planned and proposed projects would include more than 6,000 new single-family housing units. As of spring 2018, Placer County had issued building permits for 1,194 of these units, which leaves approximately 4,760 units remaining in the pipeline. Approximately 1,000 of the remaining units are planned for development in the Western County, while 2,297 are planned in the Central County, and 1,573 are planned in the Eastern County.

Of the 1,000 units remaining to be built in the Western County, most are contained within moderately-sized projects with fewer than 100 units, with three key exceptions. These include the Morgan Creek Village (253 units remaining), Los Lagos (126 units remaining), and Silverwood developments (104 units remaining). Most of the remaining units are planned in the unincorporated area outside of Roseville (439 units) and Granite Bay (340 units), and Loomis (151 units), with only a few units remaining near Penryn and Rocklin.

Within the Central County, the current subdivision projects are generally quite small, with only two showing more than 100 units remaining. The largest project is the Timberline at Auburn, located adjacent to the Placer County Government Center, which includes 1,784 planned housing units. Other notable projects include Atwood Ranch (124 units remaining) and Sullivan Ranch (99 units remaining). All of these projects are located in the greater Auburn area, with the exception of Vista Cielo and Mandarin Hill Estates, which each have eight units remaining to be built.

In the Eastern County, the 1,581 remaining planned subdivision units are spread across 20 projects. The four largest of these include Winchester, Lahontan, Martis Camp, and Northstar.

These projects are primarily oriented toward the luxury second home market. There are only two projects currently planned within the Lake Tahoe Basin. These include Grey Lane Townhomes (six units) in Tahoe Vista and Homewood Shores (six units) in Homewood. There are ten projects in the greater Truckee area, including the three larger projects noted above, excluding Winchester which is in Meadow Vista. While most of the projects listed are oriented toward the luxury single-family home market, which in this area is dominated by second home buyers, the Schaffer's Mill project will reportedly include workforce and affordable housing. While the development was originally approved with 462 units, the County indicates that the subdivision map includes 126 units with 96 awaiting development.

Table 10: Single-Family Residential Subdivisions, Unincorporated Placer County
(Page 1 of 2)

| Subdivision | Location | Total Lots | Year Subdivision Map Finalized | Number of Permits Submitted | Remaining Permits |
|---|-------------|--------------|--------------------------------|-----------------------------|-------------------|
| Western County | | | | | |
| American Vineyard Village (Phase 1-3) | Roseville | 138 | 2012-2013 | 119 | 19 |
| Bella Terra | Granite Bay | 16 | 2003 | 2 | 14 |
| Cambridge Estates (Was Whitebridge) | Loomis | 65 | 2004 | 11 | 54 |
| Cavitt Ranch Estates | Loomis | 32 | 2003 | 10 | 22 |
| Cherokee Estates | Loomis | 14 | 2006 | 7 | 7 |
| Enclave at Granite Bay Senior Housing | Granite Bay | 12 | 2014 | 8 | 4 |
| Greyhawk II | Granite Bay | 21 | 2014 | 12 | 9 |
| The Grove at Granite Bay | Granite Bay | 32 | 2013 | 20 | 12 |
| Hidden Crossing | Roseville | 78 | 2014 | 62 | 16 |
| Los Lagos | Granite Bay | 131 | 1985-1990 | 5 | 126 |
| Morgan Creek Village | Roseville | 304 | 2003 | 51 | 253 |
| Morgan Knolls | Roseville | 61 | n.a. | n.a. | n.a. |
| Morgan Ranch Phase 1 (formerly Whisper Creek) | Roseville | 104 (a) | 2014 | 30 | 74 |
| Olive Ranch | Granite Bay | 13 | 2007 | 10 | 3 |
| Penryn Country Estates | Penryn | 15 | 2004 | 1 | 14 |
| Penryn Park | Penryn | 80 | 2006 | 50 | 30 |
| Providence Park | Roseville | n.a. | n.a. | n.a. | n.a. |
| Placer Gold Industrial Park | Roseville | n.a. | n.a. | n.a. | n.a. |
| Quarry Meadows | Rocklin | 24 | 1989 | 0 | 24 |
| Residence at Granite Bay Golf Club | Granite Bay | 68 | 2009 | 1 | 67 |
| Rock Saddle | Rocklin | 6 | 2007 | 4 | 2 |
| Rockwood (Formerly Maher) | Granite Bay | 7 | 2015 | 6 | 1 |
| Semour Ranch | Granite Bay | 17 | 2011 | 17 | 0 |
| Silverwood | Granite Bay | 106 | 1999 | 2 | 104 |
| Sterling Pointe Estate | Loomis | 60 | 1997 | 4 | 56 |
| Terracina | Loomis | 17 | 2006 | 5 | 12 |
| Willow Park | Roseville | 76 | 2005 | 0 | 76 |
| Woodbridge Estates | Roseville | 7 | 2008 | 6 | 1 |
| Subtotal, Western County | | 1,504 | | 443 | 1,000 (b) |

- Continued on next page -

Sources: Placer County; BAE, 2018.

Table 10: Single-Family Residential Subdivisions, Unincorporated Placer County
(Page 2 of 2)

| Subdivision | Location | Total Lots | Year Subdivision Map Finalized | Number of Permits Submitted | Remaining Permits |
|-------------------------------------|-----------------|-----------------------|---|--|------------------------------|
| Central County | | | | | |
| Atwood Ranch (Phase 1 & 2) | Auburn | 175 | 2000-2005 | 51 | 124 |
| Auburn Creekside Center | Auburn | n.a. | n.a. | 0 | n.a. |
| Coyote Ridge | Auburn | 12 | 2004 | 2 | 10 |
| Dry Creek Park | Auburn | 47 | 1987 | 7 | 40 |
| Mandarin Hill Estates | New castle | 9 | 2002 | 1 | 8 |
| Northpark | Auburn | 66 | 1974-1980 | 18 | 48 |
| Shadow Rock Estates No.2 | Auburn | 18 | 2000 | 1 | 17 |
| Snow Ranch | Auburn | 14 | 2008 | 12 | 2 |
| Sullivan Ranch | Auburn | 100 | 1989 | 1 | 99 |
| The Vineyard | Auburn | 52 | 2003 | 6 | 46 |
| Timberline at Auburn/County Counsel | Auburn | 1,784 | 2013 | 0 | 1,784 |
| Vista Cielo | New castle | 20 | 2006 | 12 | 8 |
| Subtotal, Central County | | 2,297 | | 111 | 2,186 |
| Eastern County | | | | | |
| Cisco Grove (Phase 1) | Emigrant Gap | 5 | 2007 | 1 | 4 |
| Coyote Run | Truckee | 20 | n.a. | 0 | n.a. |
| Eden Valley Estates | Colfax | 15 | 1999 | 3 | 12 |
| Gondola-North Homesite | Norden | 25 | 2011 | 6 | 19 |
| Grey Lane Townhomes | Tahoe Vista | 6 | 2009 | 2 | 4 |
| Homewood Shores | Homewood | 6 | 2013 | 1 | 5 |
| Hopkins Village (Hopkins Ranch) | Truckee | 50 | 2008 | 10 | 40 |
| Lahontan | Truckee | 380 | 1996-2000 | 44 | 336 |
| Martis Camp | Truckee | 645 | 2006-2013 | 398 | 247 |
| Monte Verde Estates (Phases 1 & 2) | Foresthill | 61 | 2002-2005 | 18 | 43 |
| Northstar | Truckee | 330 | 1972-2016 | 15 | 315 |
| Painted Rock Estates | Olympic Valley | 34 | 1998 | 3 | 31 |
| Pinyon Creek | Truckee | 38 | 2017 | n.a. | n.a. |
| Schaffer's Mill | Truckee | 126 | 2013-2017 | 30 | 96 |
| Sugar Bowl | Norden | 24 | 1997-2000 | 1 | 23 |
| The Estates at Squaw Creek | Truckee | 24 | 2000 | 1 | 23 |
| Eastern County (cont.) | | | | | |
| The Walnut Orchard | Foresthill | 15 | 2007 | 6 | 9 |
| Timlick | Truckee | 130 | 2006-2007 | 62 | 68 |
| White Wolf | Truckee | n.a. | n.a. | n.a. | n.a. |
| Winchester (Phases 1-4) | Meadow Vista | 337 | 1999-2006 | 39 | 298 |
| Subtotal, Eastern County | | 2,271 | | 640 | 1,573 (b) |
| Total, All Subdivisions | | 6,072 | | 1,194 | 4,759 (b) |

Notes:

(a) Morgan Ranch Planned Development, originally called Whisper Creek, was approved for 104 residential units. Phase 1 includes 40 single-family residential lots, 30 of which received building permits.

(b) Figures may not sum to total due to insufficient data for individual developments.

Sources: Placer County; BAE, 2018.

Comparison with Projected Housing Demand

The smaller residential subdivisions are an important part of the new housing supply in the Central and Eastern County. While the Western County is well served by a number of large Specific Plans, smaller subdivisions represent some of the only new housing supply planned throughout the remainder of Placer County. In the Central County, there are 2,297 planned lots, with 2,186 remaining to be built. Through 2040, BAE projects demand for between 1,800 and 4,200 new single-family housing units in the Central County. The current planned supply could be sufficient to absorb around half of the high-end growth projection or 116 percent of the low-end projection. Within the Eastern County, BAE projects demand for between 290 and 700 new single-family homes. The current planned pipeline of new single-family homes is more than twice what would be necessary to accommodate this growth, assuming that these units are available for purchase by full-time residents and priced to be affordable to workforce households.

Other Planned and Proposed Projects

In addition to the information summarized above regarding Specific Plans and planned subdivisions, Placer County staff provided information on a variety of other planned residential projects. The information reported in Table 11 is based on permit applications that are being processed by Placer County. The original data set included a wide variety of permit requests, ranging from sign permits to minor subdivisions. To the extent possible, BAE has reviewed this data and identified which permits may reasonably result in new residential development. Based on the number of planned units or the number of lots created, BAE estimates that there are an additional 1,324 housing units planned throughout the unincorporated county, in addition to those reported in Tables 9 and 10. This includes 854 potential units in the Western County, 137 in the Central County, and 333 units in the Eastern County.

Table 11: Other Permitted Projects

| Project Type | Projects | Estimated Units (a) |
|--------------------------|-----------------|----------------------------|
| Western County | | |
| Residential | 14 | 854 |
| Other (b) | 18 | 48 |
| Subtotal, West | 32 | 902 |
| Central County | | |
| Residential | 5 | 137 |
| Other (b) | 6 | 19 |
| Subtotal, Central | 11 | 156 |
| Eastern County | | |
| Residential | 13 | 333 |
| Other (b) | 7 | 30 |
| Subtotal, Central | 20 | 363 |
| Placer County | | |
| Residential | 32 | 1,324 |
| Other (b) | 31 | 97 |
| Total Projects | 63 | 1,421 |

Notes:

- (a) Includes the number of units or the number of lots based on the data provided by Placer County.
 (b) Includes minor land divisions and timeshare developments.

Sources: Placer County; BAE, 2018.

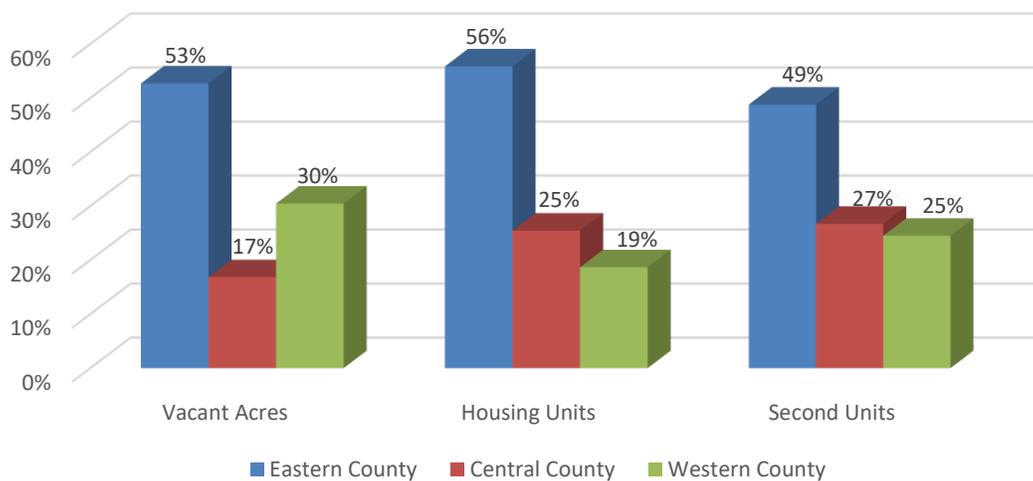
Vacant Residential Sites Inventory

In addition to the land currently planned for residential development (including Specific Plans and subdivision projects), which represents the County's near- to medium-term housing pipeline, the County also features a longer-term reserve of vacant land zoned for residential development. To identify the total amount of vacant land that can potentially accommodate future residential development under existing zoning, BAE reviewed the current Placer County Assessor's parcel database using Geographic Information Systems (GIS) software. The parcel database was combined with zoning information to identify land that could be developed with residential uses under existing zoning. To the extent possible, BAE then estimated the minimum and maximum residential buildout potential of these sites.⁸ For a more detailed methodological statement, please refer to Appendix C.

⁸ There are thousands of potential combinations of base zoning districts and combining districts. To facilitate analysis, the buildout potential estimates used here are derived based the density limits and development standards outlined under the base zoning district.

Table 12 reports the total number of vacant sites with residential zoning located in unincorporated Placer County.⁹ According to these data, there are more than 8,700 vacant sites located throughout the unincorporated area covering nearly 73,550 acres. Approximately 53 percent of the vacant residential land in unincorporated Placer County is located in the Eastern County, though most of this is located in the Residential Forest (RF) zoning district, which allows only sporadic development. The Western County, by comparison, contains roughly 30 percent of the vacant residential land, with most of that located within the Farm (F), and Residential Agriculture (RA) zoning districts, which primarily allow only single-family development. Remaining 17 percent of the unincorporated vacant residential land is located in the Central County, with most of that land also located in the F and RA zones. Again, note that the sites inventory excludes land included within the Specific Plan areas, which are primarily concentrated in the Western County and contain roughly 25,878 acres of land that is already planned for development in the near future.

Figure 20: Remaining Vacant Residential Acreage by Sub-Area



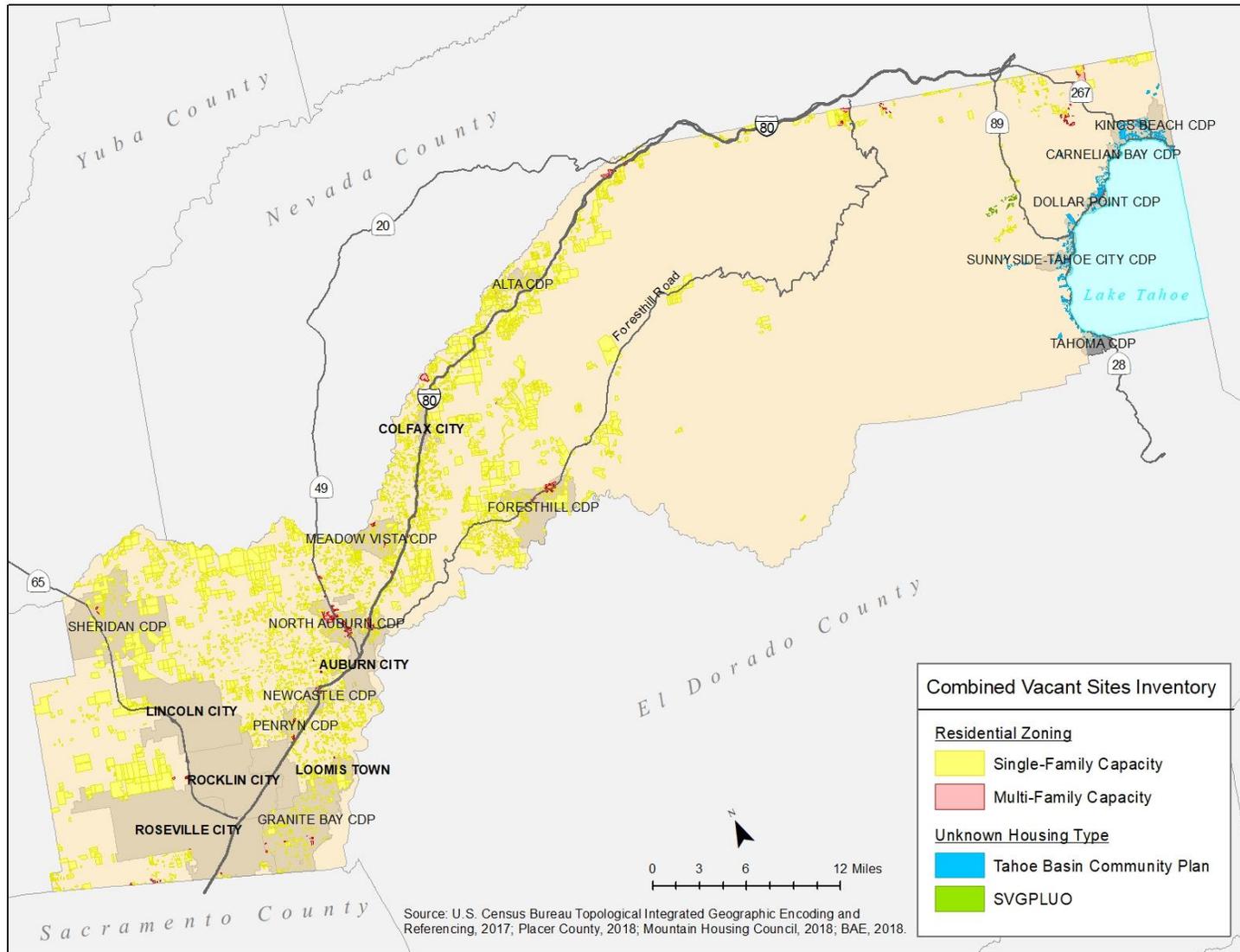
Note:

(a) Excludes vacant sites zone for residential use that are located within Specific Plan areas and proposed development projects. This significantly reduces the amount of land identified in the Western County.

Sources: Placer County; BAE, 2018.

⁹ Due to the prevalence of parcels covered by multiple zoning districts, the vacant sites inventory does not report the number of unique parcels. Rather, the inventory identifies the number of “sites” which represent the portion of a vacant parcel covered by each distinct zoning district.

Figure 21: Vacant Residential Land Inventory



Single-Family Land Inventory

Almost 98 percent of the vacant residential land (by acreage) is zoned for single-family development, including more than 6,900 sites and nearly 72,000 acres of land. The clear majority of this land is located in the Farm (F) and Residential Forest (RF) zoning districts. These districts allow only one primary residential unit per parcel and feature relatively large average parcel sizes; thus, the potential per-acre residential yields in these districts are relatively low. The largest potential residential yield, by number of units, is generated in the Residential Single-Family (RS) district, followed by the Farm (F), and Residential Agriculture (RA) zoning districts. Based on existing density standards and development requirements, buildout of vacant single-family sites could produce between 6,905 and 9,922 units. In addition, these sites have capacity to accommodate another 6,081 secondary residential units.

The data indicate that, outside of the Specific Plan areas in the Western County, the Eastern County has the most reserve capacity for single-family development. If fully developed under existing zoning, the Eastern County could accommodate up to 4,939 single-family units. There is additional capacity for another 2,941 secondary units on single-family lots. Outside of the Specific Plan areas, the Central and Western County each have capacity for around 2,500 additional single-family units on vacant residential land, as well as 1,500 second units.

Multifamily Land Inventory

Only around one percent of the total land zoned for residential development in unincorporated Placer County is designated for multifamily development. This includes dedicated residential zoning districts, like the Residential Multifamily (RM) district, as well as non-residential districts that allow multifamily development, such as the Neighborhood Commercial (C1) and General Commercial (C2) districts, among others. There are 97 sites covering 110 acres in the residential only RM district, which could yield between 798 and 2,393 residential units. Multifamily housing development on mixed-use and commercially-zoned sites could produce up to 1,627 additional multifamily housing units, if these sites are built out exclusively with residential uses. To the extent that these sites build out with commercial uses, the multifamily buildout capacity will be significantly reduced. There are also 137 remaining sites that were identified in the Placer County Housing Element as prime opportunity sites for multifamily residential development, but which have not yet been developed. Based on the buildout estimates reported in the Housing Element, these sites have a capacity of up to 9,326 units.

Based on this analysis, the Eastern County has the most remaining capacity for multifamily residential development. In the Eastern County, there is capacity for up to 1,870 units on sites zoned RM, as well as capacity for 4,635 multifamily units on sites identified in the Housing Element. In addition, there is capacity for up to 750 additional multifamily units on sites zoned

for commercial and mixed-use development.¹⁰ In the Central County, the sites are more limited, with capacity for 171 units on RM sites, and 3,109 units on existing housing element sites. There is also potential capacity for up to 578 units on sites zoned for commercial uses. The Western County, outside of the Specific Plan areas, has capacity for up to 352 units on RM sites, as well as 1,583 units on sites identified in the Housing Element. There is also capacity for another 298 units on sites zoned for commercial use.

Other Residential Capacity

In addition to the single-family and multifamily land discussed above, there are two areas in the Eastern County that are not well covered in the vacant sites inventory. While the parcel database identifies vacant sites within the Olympic Valley and Lake Tahoe Basin, the nature of the land use regulations in those areas precludes the rapid identification of site development capacity. However, based on information provided by Placer County staff, there is capacity for development of an additional 553 residential units under the Squaw Valley General Plan. This excludes development that might occur under the Village at Squaw Valley Specific Plan, which is accounted for elsewhere in this analysis.

Information provided by staff of the Tahoe Regional Planning Agency (TRPA) also indicates that roughly 31 percent of the residential allocations issued each year by TRPA are assigned for use in the Placer County portion of the Lake Tahoe Basin. As of spring 2018, there were 172 residential allocations that had been issued for use in Placer County, though only 33 had resulted in the development of new residential units. TRPA staff anticipate that there are another 1,093 residential allocations that will be issued for use in Placer County, with an average of 37 issued each year. This results in a total buildout capacity of the Placer County portion of the Lake Tahoe Basin of 1,265 residential units. This includes both primary and secondary units. Note, however, that development in the Lake Tahoe Basin requires not only a residential allocation, but also a land-based development right, as well as adequate site coverage and Individual Parcel Evaluation Score (IPES). These requirements function as a significant barrier to development and an incentive to produce large units oriented toward the luxury second home market.

¹⁰ The likely residential yield for sites zoned for commercial or mixed-use is significantly less than the maximum potential identified here.

Table 12: Vacant Residential Sites Inventory Summary (Page 1 of 2)

| Base Zoning District | Sites (a) | Acres | Total Min. Allowable Units (b)(c) | Total Max. Allowable Units (b)(c) | Total Max. Allowable Secondary Units (d) |
|---|------------------|---------------|--|--|---|
| Multi-Family Capacity | | | | | |
| Placer County Zoning Ordinance Article 17.06 | | | | | |
| RM - Residential Multifamily (e) | 97 | 110 | 798 | 2,393 | 52 |
| C1 - Neighborhood Commercial (f) | 13 | 10 | 226 | 226 | n.a. |
| C2 - General Commercial (f) | 63 | 30 | 644 | 644 | n.a. |
| RES - Resort (e) | 30 | 151 | 30 | 38 | 30 |
| HS - Highway Services (f) | 28 | 19 | 408 | 408 | n.a. |
| CPD - Commercial Planned Development | 26 | 47 | (g) | (g) | (g) |
| Foresthill Divide Community Plan | | | | | |
| C2 - Canyon Mixed Use (f) (h) | 9 | 9 | 9 (j) | 197 (k) | 5 (j) |
| C1 - Downtown Mixed Use (f) (i) | 17 | 5 | 17 (j) | 114 (k) | 6 (j) |
| Housing Element Sites | 137 | 506 | n.a. | 9,326 | n.a. |
| Total Estimated Multi-Family Capacity | 420 | 886 | 2,131 | 13,346 | 93 |
| Single-Family Capacity | | | | | |
| Placer County Zoning Ordinance Article 17.06 | | | | | |
| AE - Agriculture Exclusive | 4 | 332 | 4 | 8 | 4 |
| F - Farm | 2,110 | 36,083 | 2,110 | 2,855 | 2,109 |
| RA - Residential Agricultural | 1,752 | 7,617 | 1,752 | 2,662 | 1,717 |
| RF - Residential Forreast | 1,069 | 25,260 | 1,069 | 1,380 | 1,069 |
| RS - Residential Single-Family | 1,970 | 2,701 | 1,970 | 3,017 | 1,182 |
| Total Estimates Single-Family Capacity | 6,905 | 71,992 | 6,905 | 9,922 | 6,081 |
| Unknown Housing Type | | | | | |
| Squaw Valley General Plan Land Use Ordinance (l) | | | | | |
| EC - Entrance Commercial | 2 | 1 | | | |
| LDR - Low Density Residential | 54 | 15 | | | |
| HDR - High Density Residential | 20 | 17 | | | |
| VC - Village Commercial | 3 | 1 | | | |
| Subtotal SVGPLUO | 79 | 33 | | 553 (m) | |
| Tahoe Basin Community Plan (n) | | | | | |
| Commercial and Industrial | 59 | 84 | | | |
| Conservation | 22 | 180 | | | |
| Mixed-Use (Greater Tahoe City) | 27 | 19 | | | |
| Mixed-Use (North Tahoe East) | 48 | 9 | | | |
| Mixed-Use (North Tahoe West) | 32 | 9 | | | |
| Mixed-Use (West Shore) | 7 | 1 | | | |
| Recreation | 55 | 227 | | | |
| Residential | 1,107 | 359 | | | |
| Tourist Planned Development | 7 | 8 | | | |
| Subtotal Tahoe Basin Community Plan | 1,283 | 634 | n.a. | 1,265 (o) | (p) |
| Total Housing Type Unknown Capacity | 1,362 | 667 | | 1,818 | |
| Total Estimated Residential Capacity | 8,687 | 73,546 | 9,036 (q) | 25,086 | 6,174 |

- Continued on next page -

Table 12: Vacant Residential Sites Inventory Summary (Page 2 of 2)

Notes:

- (a) Represents parcels by zoning, which includes sites with split zoning. Does not reflect unique APNS.
- (b) Excluding secondary units.
- (c) Based on the maximum density allowed by the base zoning, excluding combining layers and area plan/specific plan density regulations. Does not account for environmental, site, or infrastructure constraints, or constraints imposed by other development standards which may limit the feasible density. Does not eliminate parcels too small for subdivision or development. In the case of split parcels, the maximum allowable units reflect those permitted by the area of the portion of the parcel zoned as categorized.
- (d) Secondary units not permitted for multi-family developments.
- (e) Zoning allows multifamily and single-family development.
- (f) Assumes all vacant commercial land develops 100 percent as residential, rather than commercial.
- (g) Residential density determined by conditions of Conditional Use Permit.
- (h) Represents a Foresthill Divide Community Plan land use designation which equally applies Placer county Article 17.06 General Commercial (C2) and Residential Single-Family (RS) zoning designations.
- (i) Represents a Foresthill Divide Community Plan land use designation which equally applies Placer county Article 17.06 Neighborhood Commercial (C1) and Residential Single-Family (RS) zoning designations.
- (j) Represents the maximum allowable density if all parcels developed according to RS zoning designation.
- (k) Represents the maximum allowable density if all parcels developed according to the C1 or C2 zoning designations.
- (l) The SVGPLUO prescribes density standards based on the number of bedrooms per acre. Placer County staff provided cumulative development projections through 2040 based on approved projects likely to be constructed and parcels where additional development could be constructed.
- (m) Excludes planned units in the Village at Squaw Valley Specific Plan area, which are accounted for in the Specific Plan summary in Table 9.
- (n) BAE identified 1,457 parcels in the Tahoe basin which are subject to the Tahoe Regional Planning Agency's development regulations. In order to develop a residential unit, a site within the TRPA jurisdiction must have a Residential Development Right, and the property owner must acquire a Residential Allocation and Coverage right. Additionally, a site must have an adequate Individual Parcel Evaluation System (IPES) score, which determines the site buildability and allowable coverage.
- (o) Includes residential allocations that have been issued by TRPA but not yet constructed, as well as those that have not yet been issued by TRPA. TRPA issues approximately 120 new residential allocations per year, with 37 assigned to Placer County. However, additional allocations may be assigned to Placer County based on TRPA's existing incentives program, as well as through transfers from other parts of the Lake Tahoe Basin, as allowable under the TRPA Code of Ordinances.
- (p) The TRPA Code of Ordinances allows on parcels greater than one acre, subject to obtaining a residential development right and allocation. Secondary units restricted to affordable housing are permitted without an allocation, but still require a development right.
- (q) Excludes the SVGPLUO and Tahoe Basin maximum estimates.

Sources: Placer County, 2018; Placer County Zoning Ordinance, Chapter 17 of the Placer County Municipal Code, 2011; Foresthill Divide Community Plan, 2008; Squaw Valley General Plan Land Use Ordinance, 1983; Placer County, Village at Squaw Valley Specific Plan Cumulative Assumptions Technical Memorandum, March 27, 2014; Tahoe Regional Planning Agency, 2018; BAE, 2018. Tahoe Regional Planning Agency Code of Ordinances, December 24, 2017; Jeanne McNamara, Tahoe Regional Planning Agency, Personal Communication, March 23, 2018; Braden Johnston, Tahoe Regional Planning Agency, Personal Communication, March 26, 2018; BAE, 2018.

Demand/Supply Assessment

The following is a purely quantitative comparison between the housing demand projections and the County's estimated buildout capacity, as discussed above. As reported in Table 13, the Specific Plans, planned subdivision projects, and vacant sites inventory provide enough land to accommodate roughly 79,648 new residential units, including up to 44,155 single-family units, 23,530 multifamily units, 6,174 second units, and 5,789 other residential units.¹¹ The housing demand projections, by comparison, estimate future demand for between 10,358 and 23,857 new housing units through 2040. A simple comparison indicates that Placer county has more than enough land countywide to accommodate anticipated new housing demand, including when broken down by sub-area and unit type.

¹¹ Those that are not clearly identified as either single-family or multifamily type units.

Nonetheless, there are important reasons why Placer County should continue working to facilitate housing development throughout the county. First, if development occurs at densities significantly below the maximums, the actual number of units built could be considerably less than the maximum potential capacity estimated here. Second, a significant portion of the multifamily residential development capacity is provided on sites that are zoned for commercial or mixed-use development. These sites may well develop as such, precluding future use of these sites for housing. Third, while the large Specific Plan areas could potentially accommodate much of the county's projected future housing demand, most are not actively constructing units. Therefore, the County will need to also consider the likely timing of new unit deliveries, how they align with anticipated new housing demand, and whether there is potential for actions that could encourage or facilitate housing development in these areas, particularly housing that can address needs for affordable workforce housing.

Table 13: Residential Buildout Capacity Summary

| | Housing Unit Capacity | | | | All Units |
|----------------------------|-----------------------|---------------|---------------------|---------------|---------------|
| | Single-Family | Multifamily | Secondary Units (a) | Other/Unknown | |
| Western County | | | | | |
| Specific Plans | 27,390 | 9,284 | 0 | 3,874 | 40,548 |
| Subdivisions | 1,000 | 0 | 0 | 0 | 1,000 |
| Permitted Projects | 854 | 0 | 0 | 48 | 902 |
| Vacant Sites Inventory (b) | 2,455 | 2,233 | 1,513 | 0 | 6,201 |
| Total, All Units | 31,699 | 11,517 | 1,513 | 3,922 | 48,651 |
| Central County | | | | | |
| Specific Plans | 0 | 0 | 0 | 0 | 0 |
| Subdivisions | 2,186 | 0 | 0 | 0 | 2,186 |
| Permitted Projects | 137 | 0 | 0 | 19 | 156 |
| Vacant Sites Inventory (b) | 2,528 | 3,858 | 1,649 | 0 | 8,023 |
| Total, All Units | 4,851 | 3,858 | 1,649 | 19 | 10,365 |
| Eastern County | | | | | |
| Specific Plans | 760 | 900 | 0 | 0 | 1,660 |
| Subdivisions | 1,573 | 0 | 0 | 0 | 1,573 |
| Permitted Projects | 333 | 0 | 0 | 30 | 363 |
| Vacant Sites Inventory (b) | 4,939 | 7,255 | 3,012 | 1,818 | 17,025 |
| Total, All Units | 7,605 | 8,155 | 3,012 | 1,848 | 20,621 |
| Placer County | | | | | |
| Specific Plans | 28,150 | 10,184 | 0 | 3,874 | 42,208 |
| Subdivisions | 4,759 | 0 | 0 | 0 | 4,759 |
| Permitted Projects | 1,324 | 0 | 0 | 97 | 1,421 |
| Vacant Sites Inventory (b) | 9,922 | 13,346 | 6,174 | 1,818 | 31,260 |
| Total, All Units | 44,155 | 23,530 | 6,174 | 5,789 | 79,648 |

Notes:

- (a) Assumes development of secondary units on all vacant sites where second units are allowed.
 (b) Assumes the maximum allowable number of units on each site.

Sources: Placer County; BAE, 2018

RECOMMENDED POLICY UPDATES

Based on the analysis summarized above, BAE proposes that Placer County consider the following recommendations. These are primarily intended to help the County balance anticipated future housing demand with the need to ensure an adequate supply of residential land for both single-family and multifamily housing development.

1) *Expand the amount of land zone exclusively for multifamily development*

Land zoned exclusively for multifamily residential development accounts for only 0.3 percent of the County's vacant residential land inventory. The remaining zoning districts that allow multifamily residential development are oriented toward commercial and mixed-use development. While co-locating multifamily housing with services, jobs, and retail shopping opportunities is important for promoting walkable communities, relying on commercial zones to produce multifamily housing can result in land use competition between commercial and residential uses (i.e., the bidding up of land costs that can reduce the financial feasibility of multifamily development). Setting aside more land exclusively for multifamily development will help to limit this potential conflict. There are particular shortages of multifamily residential land in the Central and Eastern portions of Placer County.

2) *Establish minimum density requirements for residential development*

The existing Placer County zoning code provides maximum residential densities, but often no minimum. Consider establishing, or increasing, minimum density requirements as necessary to encourage efficient land utilization. Imposing higher minimum densities can also encourage developers to experiment with alternative housing types, such as small lot single-family, townhomes, and condominiums.

3) *Update development standards and fees to promote affordability*

Consider updating development standards and planning/impact fees to remove incentives to develop larger market rate housing units that are unaffordable to workforce households. For example, planning and impact fees that are assessed on a per unit basis can function as an incentive to build larger, higher priced units. Assessing fees on a per square foot basis, for example, can help to remove this type of incentive, putting those interested in building smaller, more affordable units on a more even playing field, without paying more than their fair share of the public cost.

4) *Create model prototypes for alternative housing*

To encourage smaller property owners to develop non-traditional housing (i.e., anything other than a typical single-family housing unit), consider developing a series of housing

prototype plans. These may be designed for use as primary residential structures or specifically for use as secondary dwelling units. These should be applicable for land located within a particular set of zoning districts and should meet all necessary requirements for approval. The prototypes should be accompanied by a set of instructions that outline the steps necessary to seek the appropriate approvals from Placer County and related agencies. Where possible, construction of units consistent with these plans should be “by-right” with as little administrative burden as possible. They should be accompanied by pre-approved architectural drawings and related plans that a property owner could use without additional cost.

5) Facilitate and coordinate development of existing Specific Plans

There is a large amount of new residential development already planned within the Western County as part of large scale Specific Plan areas; however, many of these Specific Plans were approved many years ago and have made little progress toward completion. Reasons for these delays include market conditions, infrastructure constraints, regulatory/environmental barriers, etc. Placer County should consider engaging with developer representatives to better identify barriers and work towards possible solutions, even in cases where there are signed development agreements. It is also in the County’s interest to assess which Specific Plan areas are most likely to move forward first, so that the County can better understand the potential impacts on supply and demand, and can more efficiently program infrastructure investments.

6) Leverage land owned by Placer County for workforce and affordable housing

Placer County staff identified a total of 34 sites on 58 acres of land that are owned by Placer County and may function as valuable opportunity sites for housing development. These sites are located in a variety of different zoning districts, and some may require rezoning prior to development. Nevertheless, the County could potentially leverage its ownership of this land to reduce the land cost to the developer as a way to subsidize workforce and affordable housing development. Another alternative is the use of long-term ground leasing, which would preserve the County’s ownership of the land. The land that the County owns is also well distributed across the County and includes 134 acres in the Lake Tahoe Basin, as well as large amounts of land in the Central and Western County, such as the Placer County Government Center sites.

7) Partner with other public agencies to make land available for housing

The Mountain Housing Council is currently working to identify public agencies, including local governments and utility districts, that would be interested in using publicly owned land for workforce and affordable housing development. Representatives from some special districts have shown interest in this approach, citing their own challenges attracting and retaining skilled labor due to high housing

costs. Placer County should coordinate with other regional actors in developing this type of housing, possibly combining subsidized land sales with other public housing funds to help provide housing where it is most needed.

Memorandum

To: Shawna Purvines, Principal Planner, Placer County

From: Aaron Nousaine, MCRP, Vice President
Matt Kowta, MCP, Managing Principal

Date: June 26, 2018

Re: Housing Opportunity Site Evaluation Tool

This memorandum provides an overview of the housing opportunity sites evaluation tool developed by BAE as a component of the 2018 *Placer County Housing Strategy and Development Plan*. The site evaluation tool allows for the ranking of housing opportunity sites based on a variety of quantitative metrics. The site evaluation tool is based on information collected as part of the *Existing Conditions and Land Supply Assessment*, including the most recent available Placer County Assessor's parcel database. BAE added additional information as necessary to provide a reasonably comprehensive assortment of metrics that speak to the various aspects of site suitability, development feasibility, and funding eligibility. For a complete listing of the variables included in the site evaluation tool, please refer to Exhibit A.

Database Structure

The housing opportunity sites evaluation tool was developed using ESRI's ArcGIS Pro software package. All files necessary to run the tool using any current ESRI ArcGIS software package are included along with this transmittal.

All of the information necessary to use the tool is contained within a single GIS layer file titled *Placer County Housing Site Evaluation Database*. This layer is based on the Placer County Assessor's Parcel database provided to BAE by Placer County staff in February 2018. Where appropriate, BAE added additional information to the parcel database to allow the identification of sites that meet certain selection criteria. Note that the inclusion of zoning information resulted in the splitting of some parcels into multiple database records. These records are documented with the same Assessor's Parcel Number (APN), but show up as different records in the housing sites evaluation tool database. Each record has its own identification number and is associated with the portion of each site that is located within a single unified zoning district.

To add additional information to the housing opportunity sites evaluation tool, upload the data into an appropriate ArcGIS software package along with the *Placer County Housing Site Evaluation Database* layer. Placer County staff can then either conduct selections using the

Placer County Housing Site Evaluation Database layer in conjunction with the newly added data layer, or can append the new data to the *Placer County Housing Site Evaluation Database* layer directly, therefore creating an updated database.

How to Use the Tool

There are two ways to use the full housing opportunity sites evaluation tool database.

1) In ArcGIS format

The evaluation tool is primarily designed for use in any current ArcGIS software package. To use the tool, select by attributes or location to identify sites within the complete sites database that meet your desired selection criteria. These may vary significantly from those used in the example below. This method allows the greatest flexibility and facilitates visual inspection of the sites included within a given selection.

2) In Excel format

For those without experience or expertise in using ArcGIS software, the attribute table associated with the evaluation tool database can also be exported for use in Microsoft Excel. This allows the user to filter and sort based on the desired selection criteria. However, this method does not allow the user to readily view the sites identified under any given set of selection criteria. To visually inspect the selected sites, identify the Feature Identification Number (FID) and/or APN associated with each site, then look up the sites using an appropriate database.

To use the tool, open the files in your preferred format, then sort and filter as necessary to identify sites that meet your desired selection criteria. BAE also recommends conducting a visual inspection of each identified site. This may include using aerial imagery to preliminarily identify likely site constraints and land use compatibility concerns. It should also include evaluation of nearby sites to identify opportunities for site aggregation, as well as the evaluation of attribute data, such as site ownership, base zoning, etc.

Please note that the site evaluation tool is designed as a preliminary screening tool that Placer County can use to identify sites that may warrant further consideration and due diligence.

To facilitate the comparison of sites, BAE also developed a simple workbook that can be used to generate a two-page summary for opportunity sites that are of interest to Placer County staff. To use the workbook, select one record from the *Placer County Housing Site Evaluation Database* and paste it into row two of the worksheet titled *Summary Tool Parcel* in the Excel Workbook titled *Housing Opportunity Site Summary Template*. Doing this will automatically populate the summary table on the worksheet titled *Summary Tool Template*. There are three main options for saving the output. The first two include printing a hard copy of the page or printing to Adobe PDF. The Excel file can also be saved under a new name for future use.

Example Site Ranking

To provide an example of how County staff may use the site evaluation tool database, BAE conducted an initial selection of potential housing opportunity sites. The focus of this exercise was on identifying sites suitable for multifamily development, which meet geographic eligibility criteria for important State and federal funding sources, including Low Income Housing Tax Credits (LIHTC) and Affordable Housing and Sustainable Communities Program (AHSC) funds, among other funding sources.¹ To do this, BAE took the following steps:

Initial Site Selection Criteria

- 1) Identify vacant sites:
 - Select sites with an Assessor's Use Code of "Vacant."
 - Select sites owned by private parties or by local government agencies, excluding sites owned by State and federal government agencies.
 - Select sites located outside of existing Specific Plan areas, subdivisions, and which are not associated with any pending development applications.
- 2) Exclude sites in USDA Urban Area and on Prime Agricultural Land.
 - Sites located in the defined urban area are generally not competitive for LIHTC or AHSC funding (e.g., due to limited transit service, access to jobs and amenities, etc.), while sites located outside are eligible for the rural set aside.
 - Sites on Prime Farmland, Farmland of Statewide Importance, Unique Farmland, Farmland of Local Importance, or Grazing Land are not eligible for AHSC funding.
- 3) Add in known opportunity sites:
 - Add opportunity sites that are owned or controlled by Placer County.
 - Add opportunity sites listed on the 2013 Housing Element (HE) site list.
 - Add opportunity sites identified by the Mountain Housing Council (MHC).
- 4) Select sites with zoning that allows multifamily development:
 - See Exhibit C for a detailed list of included zoning districts.
- 5) Select sites located within one-half mile of an established transit stop.
 - Sites within this radius are more competitive for LIHTC and AHSC funds.

¹ For a full list of the funding sources considered as part of this analysis, please refer to Exhibit B.

Visual Review/Assessment

- 6) Visually inspect the selection to identify opportunities to aggregate sites, excluding sites that cannot be aggregated to a combined area of at least one-half acre.
- 7) Visually inspect sites and associated attribute data to identify those that are unlikely to develop due the presence of known constraints:
 - a. County owned site, HE, or MHC sites that are no longer developable due to known constraints (e.g., septic, slopes, etc.) or existing development.
 - b. Located in areas that are likely to develop with other uses (i.e., next to the Ritz-Carlton at Northstar).
 - c. Would require participation from a large number of willing sellers (i.e., more than five sites owned by different parties).

Site Ranking Method

Following completion of the initial opportunity sites selection process, outlined above, BAE developed a three-tier ranking tool using Microsoft Excel. The relative weighting of each metric is summarized in Table 1, while the preliminary site rankings are summarized in Table 2. Also, included in this transmittal is a copy of the ranking tool in Microsoft Excel format titled *Housing Opportunity Site Ranking*. To view the preliminary rankings in an interactive map format, please visit <http://arcg.is/1iSGb1>. The sites are also summarized in Figures 1 through 3.

The ranking tool includes three main categories of metrics. Tier 1 metrics relate to site suitability (e.g., size, potential yield, ownership, location, etc.). Tier 2 metrics indicate eligibility for State and Federal Funding (e.g., proximity to transit, located in a Difficult to Develop Area (DDA) or Qualified Census Tract (QCT), etc.). Tier 3 metrics pertain to the anticipated market feasibility of multifamily residential development (e.g., employment density of the surrounding area, relative rent and for-sale home prices, location within a designated growth area, etc.).

Please note that the utility of the ranking tool is limited by the resolution and quality of the available data. For example, the available information on utility service includes utility district boundaries only, as sewer and water main location information was not available. Similarly, the data rely on the Placer County Assessor's land use codes and assessed value to identify whether there is any existing development on a site. Visual inspection of the identified opportunity sites revealed some locations with existing improvements which are not reflected in the Assessor's data. Based on these limitations, please consider the results of the ranking tool with caution. Any identified sites should be subject to additional due diligence.

Also, note that wherever possible, sites are scored assuming that they can be aggregated with other adjacent sites. Most of the scoring is based on the attributes of the largest site in each grouping, with the exception of site size and yield metrics, which are aggregated for all sites.

Therefore, Table 2 lists sites by their scored rank and identifies which grouping each site is a part of. To identify other sites included in each grouping, refer to the *Aggregation Site ID*.

To use the tool, open the Excel workbook, adjust the individual “metric weights” (highlighted in blue in the Excel document) included under each tier. The metric weights can be any value and the sum of the weights in a given tier do not need to equal any specific value (e.g., 100 points). The preliminary metric weights used in the tool are intended as a starting point and reflect BAE’s outlook on the importance of each metric as it relates to site suitability, funding eligibility, and market feasibility.

In addition to the metric weights included under each tier category, the user can also specify the relative weight for each tier as a whole, which must sum to 100 percent. For example, if you want to weigh the metrics in each tier evenly, set the relative “tier weights” (highlighted in blue in the Excel document) to 33.3 percent. If you only want to consider the metrics included in Tier 1, set the associated tier weight to 100 percent.

Preliminary Site Rankings

Using the approach describe above, the housing opportunity sites that receive the best scores, and which are subsequently ranked highest, are primarily located in the North Auburn area and along the North Shore of Lake Tahoe.

The sites in North Auburn are ranked well due to their large size, ability to aggregate sites, access to utilities, and proximity to jobs and residential amenities. However, some of these sites also face challenges that are not well captured by the site evaluation tool. For example, the site with the Assessor’s Parcel Number (APN) 052-102-062-000 is owned by the Walmart Corporation, which may create challenges to using the site for housing. There are a number of sites located near the intersection of Highway 49 and Rock Creek Road that may offer opportunities for housing development, but would require site aggregation and may face other constraints, such as the presence of wetlands. Other sites, such as APN 038-101-023-000 have existing development that would need to be cleared, though the Assessor’s land use data indicate that the site is vacant. While APN 051-120-067-000 contains the newly constructed Home Depot site, the vacant portion of that parcel is planned for development, in combination with other adjacent parcels, as part of the Placer County Government Center. For reasons such as these, all sites will require additional due diligence.

Sites located along the North Shore of Lake Tahoe rank relatively well compared to elsewhere in Placer County largely due to their proximity to transit and location within a designated DDA. Also, based on BAE’s preliminary weighting, sites located in Town Centers receive extra points, as these sites would be the most attractive housing opportunities in the Lake Tahoe Basin. This is due to the need to leverage incentives offered by the Tahoe Regional Planning Agency that facilitate the aggregation of development rights necessary for high density development. One site identified as of interest by Placer County staff (APNs 093-160-079-000, 093-160-

080-000, and 093-160-081-000) is located well outside of a Town Center, which is an important barrier to higher density development. Thus, the site ranks somewhat lower than other sites located within Town Centers. The two sites in North Tahoe with the highest rankings are both located in the Kings Town Center and are both owned by Placer County (i.e., both factors that allocated these sites extra points). However, APNs 117-180-005-000 and 117-180-028-000 appear to feature some time of water retention basin, which may hinder development. Meanwhile, the other main site located at the intersection of Chipmunk Street and State Route 28 features multiple parcels, all owned by the former redevelopment area.

Table 1: Opportunity Site Metric Weights

| Item | Metric | Weighting Approach | Weight (Pts) | Tier Weight |
|---|---|--------------------|-------------------|--------------|
| Tier 1: Site Suitability | | | | 33.3% |
| Utility Provision | Within a Utility, Water, Sewer District or NID | Yes/No | 35 Points | |
| Yield | Number of Units or Site Acres | Scale | 25 Points | |
| Ownership | County | Yes/No | 20 Points | |
| | Non-County local jurisdiction | Yes/No | 10 Points | |
| | Private | Yes/No | 0 Points | |
| | Multiple Owners, parcel larger than 2.5 Acres (a) | Yes/No | 0 Points | |
| Zoning Allows MF Only | Multiple Owners, requires aggregation | Yes/No | -10 Points | |
| | Multifamily | Yes/No | 10 Points | |
| Town Center Proximities | In a Town Center | Yes/No | 5 Points | |
| | Within 1/2 mile of Town Center; outside TRPA | Yes/No | 0 Points | |
| | Within TRPA and outside 1/2 mile of Town Center | Yes/No | -5 Points | |
| Has Existing Dev On-Site | Site has existing development | Yes/No | -30 Points | |
| Known Opportunity Site | On County Opportunity Sites List | Yes/No | 5 Points | |
| | On County Housing Element Sites List | Yes/No | 5 Points | |
| | On Mountain Housing Council Sites List | Yes/No | 5 Points | |
| Maximum Tier 1 Points | | | 100 Points | |
| Tier 2: Affordable Funding Eligibility | | | | 33.3% |
| Proximity to Transit | Within 1/2 Mile | Yes/No | 25 Points | |
| Rural Areas | USDA-Defined Rural Area | Yes/No | 15 Points | |
| QCT or DDA | Within QCT or DDA | Yes/No | 10 Points | |
| Disadvantaged Census Tract | Within "Disadvantaged" Census Tract | Yes/No | 10 Points | |
| Grocery Store | Within 1/2 Mile | Yes/No | 5 Points | |
| Farmers Market | Within 1 Mile | Yes/No | 5 Points | |
| Proximity to Elem School | Within 1.25 Miles | Yes/No | 5 Points | |
| Proximity to Middle School | Within 1.5 Miles | Yes/No | 5 Points | |
| Proximity to High School | Within 2.0 Miles | Yes/No | 5 Points | |
| Proximity to Medical Clinic | Within 1.5 Miles | Yes/No | 5 Points | |
| CalEnviroScreen 3.0 Score | Percentile of CA Tracts | Scale | 5 Points | |
| Walkability Index | Walkability Score | Scale | 5 Points | |
| Maximum Tier 2 Points | | | 100 Points | |
| Tier 3: Market Conditions | | | | 33.3% |
| Employment Density (per sq. mi.) | Percentile of Countywide Block Groups | Scale | 30 Points | |
| Rent | Percentile of Countywide Census Tracts | Scale | 20 Points | |
| Home Sales Price | Percentile of Countywide Census Tracts | Scale | 20 Points | |
| Housing Density (per sq. mi.) | Percentile of Countywide Census Tracts | Scale | 10 Points | |
| SACOG Community Type | Developing | Yes/No | 20 Points | |
| | Established | Yes/No | 20 Points | |
| | Rural Residential | Yes/No | 0 Points | |
| | BASIN | Yes/No | 0 Points | |
| | Ag/Other | Yes/No | -20 Points | |
| Maximum Tier 3 Points | | | 100 Points | |

Note:

(a) If site includes multiple parcels with separate owners but has a single parcel that is larger than: 2.5 Acres
the site is not penalized due to the potential for a single development on the large parcel.

Sources: Placer County Community Development Resource Agency; Placer County Assessor's Office; Tahoe Regional Planning Agency; Mountain Housing Council; U.S. Department of Agriculture; U.S. Department of Housing and Urban Development; California Housing and Community Development Department; California Office of Environmental Health Hazard Assessment; U.S. Environmental Protection Agency; U.S. Census Bureau, Longitudinal Employment Household Dynamics Dataset; Census Bureau, American Community Survey 2012-2016 5-year estimates; ListSource; Sacramento Area Council of Governments; California Tax Credit Allocation Committee; BAE, 2018.

Table 2: Opportunity Site Rank Summary (Page 1 of 8)

| Rank | APN | Plan Area | Owner | Zoning | Parcel Acres | Aggregation Site ID | Aggregatable Acres | Known Opportunity Site | | |
|------|-----------------|-----------------------------------|---------------|--------------------------------------|--------------|---------------------|--------------------|------------------------|-----------------|--------------------------|
| | | | | | | | | Housing Element | County Opp Site | Mountain Housing Council |
| 1 | 052-102-062-000 | Auburn/Bow man Community Plan | Private | CPD - Commercial Planned Development | 18.31 | No Agg | n.a. | | | |
| 2 | 052-043-007-000 | Auburn/Bow man Community Plan | Private | CPD - Commercial Planned Development | 3.22 | Sum-110 | 9.69 | | | |
| 3 | 052-030-048-000 | Auburn/Bow man Community Plan | Private | CPD - Commercial Planned Development | 6.00 | Sum-105 | 27.75 | X | | |
| 4 | 052-102-068-000 | Auburn/Bow man Community Plan | Private | CPD - Commercial Planned Development | 3.40 | No Agg | n.a. | | | |
| 5 | 117-180-005-000 | Tahoe Basin Community Plan | Placer County | Mixed-Use (North Tahoe East) | 1.27 | Sum-41 | 1.96 | X | | |
| 6 | 090-221-026-000 | Tahoe Basin Community Plan | Placer County | Mixed-Use (North Tahoe East) | 0.27 | Sum-49 | 1.67 | | X | |
| 7 | 051-120-067-000 | Auburn/Bow man Community Plan | Placer County | CPD - Commercial Planned Development | 10.96 | Sum-5 | 25.69 | X | X | |
| 8 | 117-180-027-000 | Tahoe Basin Community Plan | Placer County | Mixed-Use (North Tahoe East) | 0.86 | No Agg | n.a. | | | |
| 9 | 038-113-031-000 | Auburn/Bow man Community Plan | Private | RM - Residential Multifamily | 1.86 | No Agg | n.a. | X | | |
| 10 | 038-112-059-000 | Auburn/Bow man Community Plan | Private | RM - Residential Multifamily | 3.42 | No Agg | n.a. | X | | |
| 11 | 038-104-095-000 | Auburn/Bow man Community Plan | Private | CPD - Commercial Planned Development | 11.80 | Sum-119 | 16.29 | X | | |
| 12 | 052-071-001-000 | Auburn/Bow man Community Plan | Private | CPD - Commercial Planned Development | 2.97 | Sum-111 | 3.76 | | | |
| 13 | 112-050-001-000 | Tahoe Basin Community Plan | Private | Residential | 12.50 | Sum-38 | 31.17 | | | X |
| 14 | 038-121-071-000 | Auburn/Bow man Community Plan | Private | C2 - General Commercial | 0.91 | No Agg | n.a. | | | |
| 15 | 043-060-048-000 | Horseshoe Bar/Penryn CP | Private | C1 - Neighborhood Commercial | 6.08 | Sum-108 | 17.16 | X | | |
| 16 | 076-420-063-000 | Auburn/Bow man Community Plan | Private | C2 - General Commercial | 3.09 | Sum-6 | 3.67 | | | |
| 17 | 093-020-021-000 | Tahoe Basin Community Plan | Other Public | Residential | 1.04 | No Agg | n.a. | | | |
| 18 | 094-110-023-000 | Tahoe Basin Community Plan | Private | Mixed-Use (Greater Tahoe City) | 0.90 | No Agg | n.a. | | | |
| 19 | 094-110-025-000 | Tahoe Basin Community Plan | Private | Mixed-Use (Greater Tahoe City) | 0.73 | No Agg | n.a. | | | |
| 20 | 090-142-002-000 | Tahoe Basin Community Plan | Placer County | Mixed-Use (North Tahoe East) | 0.27 | Sum-47 | 1.10 | | X | |
| 21 | 090-122-031-000 | Tahoe Basin Community Plan | Private | Residential | 0.36 | Sum-45 | 0.72 | | | |
| 22 | 094-124-014-000 | Tahoe Basin Community Plan | Private | Residential | 2.83 | Sum-103 | 5.09 | | | |
| 23 | 047-150-053-000 | Granite Bay Community Plan | Private | CPD - Commercial Planned Development | 17.50 | No Agg | n.a. | X | | |
| 24 | 117-080-069-000 | Tahoe Basin Community Plan | Other Public | Mixed-Use (North Tahoe West) | 3.79 | No Agg | n.a. | X | | |
| 25 | 048-151-086-000 | Granite Bay Community Plan | Private | CPD - Commercial Planned Development | 6.69 | No Agg | n.a. | X | | |
| 26 | 090-126-020-000 | Tahoe Basin Community Plan | Placer County | Mixed-Use (North Tahoe East) | 0.29 | Sum-46 | 0.90 | | | |
| 27 | 038-101-023-000 | Auburn/Bow man Community Plan | Private | RM - Residential Multifamily | 5.59 | Sum-109 | 7.36 | X | | |
| 28 | 117-200-038-000 | Tahoe Basin Community Plan | Private | Residential | 0.24 | Sum-42 | 1.25 | | | |
| 29 | 090-121-010-000 | Tahoe Basin Community Plan | Private | Residential | 0.29 | Sum-44 | 0.97 | | | |
| 30 | 054-181-029-000 | Auburn/Bow man Community Plan | Private | HS - Highway Services | 2.01 | No Agg | n.a. | X | | |
| 31 | 093-160-081-000 | Tahoe Basin Community Plan | Private | Mixed-Use (Greater Tahoe City) | 8.21 | Sum-26 | 11.50 | | | X |
| 32 | 110-030-090-000 | Placer County General Plan - East | Private | RM - Residential Multifamily | 3.52 | No Agg | n.a. | X | | |
| 33 | 110-030-078-000 | Placer County General Plan - East | Private | RM - Residential Multifamily | 7.00 | No Agg | n.a. | | | |
| 34 | 111-010-013-000 | Tahoe Basin Community Plan | Other Public | Residential | 1.28 | Sum-57 | 1.86 | | | |
| 35 | 094-253-016-000 | Tahoe Basin Community Plan | Private | Residential | 2.62 | No Agg | n.a. | | | |
| 36 | 117-130-073-000 | Tahoe Basin Community Plan | Private | Mixed-Use (North Tahoe West) | 0.63 | No Agg | n.a. | | | |

- Continued on next page -

Sources: BAE, 2018.

Table 2: Opportunity Site Rank Summary (Page 2 of 8)

| Rank | APN | Plan Area | Owner | Zoning | Parcel Acres | Aggregation Site ID | Aggregatable Acres | Known Opportunity Site | | |
|------|-----------------|-----------------------------------|--------------|--------------------------------|--------------|---------------------|--------------------|------------------------|-----------------|--------------------------|
| | | | | | | | | Housing Element | County Opp Site | Mountain Housing Council |
| 37 | 117-130-011-000 | Tahoe Basin Community Plan | Private | Mixed-Use (North Tahoe West) | 0.48 | No Agg | n.a. | | | |
| 38 | 043-260-087-000 | Horseshoe Bar/Penryn CP | Private | C1 - Neighborhood Commercial | 1.40 | Sum-33 | 1.88 | X | | |
| 39 | 094-200-054-000 | Tahoe Basin Community Plan | Private | Mixed-Use (Greater Tahoe City) | 0.53 | No Agg | n.a. | | | |
| 40 | 117-110-061-000 | Tahoe Basin Community Plan | Private | Mixed-Use (North Tahoe West) | 0.51 | No Agg | n.a. | | | |
| 41 | 092-010-051-000 | Tahoe Basin Community Plan | Private | Residential | 3.04 | Sum-29 | 8.83 | | | |
| 42 | 032-220-051-000 | Horseshoe Bar/Penryn CP | Private | C2 - General Commercial | 4.87 | Sum-2 | 5.26 | X | | |
| 43 | 093-300-001-000 | Tahoe Basin Community Plan | Private | Residential | 0.63 | No Agg | n.a. | | | |
| 44 | 114-120-012-000 | Placer County General Plan - East | Private | RM - Residential Multifamily | 1.15 | No Agg | n.a. | | | |
| 45 | 043-072-018-000 | Horseshoe Bar/Penryn CP | Private | C1 - Neighborhood Commercial | 1.28 | Sum-107 | 2.31 | X | | |
| 46 | 090-192-061-000 | Tahoe Basin Community Plan | Private | Mixed-Use (North Tahoe East) | 0.36 | Sum-48 | 0.67 | | | |
| 47 | 117-160-016-000 | Tahoe Basin Community Plan | Private | Residential | 1.61 | Sum-40 | 3.11 | | | |
| 48 | 110-051-019-000 | Placer County General Plan - East | Private | RM - Residential Multifamily | 17.66 | Sum-115 | 22.23 | X | | |
| 49 | 092-290-003-000 | Tahoe Basin Community Plan | Private | Residential | 4.66 | No Agg | n.a. | | | |
| 50 | 111-170-018-000 | Tahoe Basin Community Plan | Private | Residential | 0.61 | No Agg | n.a. | | | |
| 51 | 092-100-007-000 | Tahoe Basin Community Plan | Private | Residential | 3.41 | No Agg | n.a. | | | |
| 52 | 093-260-025-000 | Tahoe Basin Community Plan | Private | Residential | 1.97 | No Agg | n.a. | | | |
| 53 | 093-130-045-000 | Tahoe Basin Community Plan | Other Public | Mixed-Use (Greater Tahoe City) | 1.67 | Sum-25 | 2.43 | X | | |
| 54 | 053-103-049-000 | Auburn/Bow man Community Plan | Private | HS - Highw ay Services | 2.89 | Sum-112 | 8.69 | X | | |
| 55 | 083-230-077-000 | Tahoe Basin Community Plan | Private | Residential | 10.21 | Sum-20 | 12.22 | | | |
| 56 | 090-304-014-000 | Tahoe Basin Community Plan | Private | Mixed-Use (North Tahoe East) | 0.67 | Sum-51 | 0.83 | | | |
| 57 | 117-071-003-000 | Tahoe Basin Community Plan | Private | Mixed-Use (North Tahoe West) | 1.14 | No Agg | n.a. | X | | |
| 58 | 076-112-083-000 | Auburn/Bow man Community Plan | Private | RM - Residential Multifamily | 13.03 | No Agg | n.a. | X | | |
| 59 | 040-140-049-000 | Placer County General Plan - West | Private | C2 - General Commercial | 2.38 | Sum-58 | 5.36 | X | | |
| 60 | 117-100-018-000 | Tahoe Basin Community Plan | Private | Residential | 0.36 | Sum-39 | 0.66 | | | |
| 61 | 115-020-037-000 | Tahoe Basin Community Plan | Private | Residential | 0.70 | No Agg | n.a. | | | |
| 62 | 093-130-031-000 | Tahoe Basin Community Plan | Private | Mixed-Use (Greater Tahoe City) | 0.68 | Sum-24 | 1.29 | | | |
| 63 | 053-104-002-000 | Auburn/Bow man Community Plan | Private | HS - Highw ay Services | 2.35 | No Agg | n.a. | X | | |
| 64 | 090-213-025-000 | Tahoe Basin Community Plan | Private | Residential | 0.41 | Sum-50 | 0.77 | | | |
| 65 | 112-290-013-000 | Tahoe Basin Community Plan | Private | Residential | 0.35 | Sum-43 | 0.67 | | | |
| 66 | 117-060-001-000 | Tahoe Basin Community Plan | Private | Residential | 2.48 | Sum-118 | 3.89 | | | |
| 67 | 090-315-016-000 | Tahoe Basin Community Plan | Private | Mixed-Use (North Tahoe East) | 0.60 | Sum-54 | 1.74 | | | |
| 68 | 007-044-017-000 | Placer County General Plan - East | Private | C2 - Canyon Mixed Use | 10.74 | Sum-113 | 12.52 | X | | |
| 69 | 091-230-022-000 | Tahoe Basin Community Plan | Private | Residential | 1.34 | No Agg | n.a. | | | |
| 70 | 090-294-006-000 | Tahoe Basin Community Plan | Private | Residential | 0.25 | Sum-52 | 1.31 | | | |
| 71 | 090-261-033-000 | Tahoe Basin Community Plan | Private | Residential | 0.23 | Sum-55 | 0.94 | | | |
| 72 | 032-191-020-000 | Horseshoe Bar/Penryn CP | Private | C2 - General Commercial | 0.54 | Sum-1 | 0.68 | | | |

- Continued on next page -

Sources: BAE, 2018.

Table 2: Opportunity Site Rank Summary (Page 3 of 8)

| Rank | APN | Plan Area | Owner | Zoning | Parcel Acres | Aggregation Site ID | Aggregatable Acres | Known Opportunity Site | | |
|------|-----------------|--------------------------------------|---------------|--------------------------------------|--------------|---------------------|--------------------|------------------------|-----------------|--------------------------|
| | | | | | | | | Housing Element | County Opp Site | Mountain Housing Council |
| 73 | 023-221-015-000 | Dry Creek West Placer Community Plan | Private | CPD - Commercial Planned Development | 8.87 | No Agg | n.a. | X | | |
| 74 | 084-171-003-000 | Tahoe Basin Community Plan | Private | Residential | 2.47 | Sum-19 | 4.92 | | | |
| 75 | 054-143-009-000 | Auburn/Bow man Community Plan | Private | HS - Highway Services | 4.32 | Sum-7 | 11.00 | X | | |
| 76 | 112-070-021-000 | Tahoe Basin Community Plan | Private | Residential | 0.48 | Sum-37 | 1.05 | | | |
| 77 | 094-180-045-000 | Tahoe Basin Community Plan | Private | Mixed-Use (Greater Tahoe City) | 8.61 | No Agg | n.a. | | | X |
| 78 | 083-091-021-000 | Tahoe Basin Community Plan | Placer County | Residential | 1.75 | Sum-101 | 2.05 | | | |
| 79 | 076-092-008-000 | Auburn/Bow man Community Plan | Private | RM - Residential Multifamily | 2.17 | No Agg | n.a. | X | | |
| 80 | 084-041-001-000 | Tahoe Basin Community Plan | Private | Residential | 5.31 | Sum-100 | 9.32 | | | |
| 81 | 115-050-013-000 | Tahoe Basin Community Plan | Private | Residential | 0.26 | Sum-34 | 0.85 | | | |
| 82 | 115-050-003-000 | Tahoe Basin Community Plan | Private | Residential | 0.26 | Sum-32 | 0.52 | | | |
| 83 | 096-230-062-000 | Placer County General Plan - East | Private | HDR - High Density Residential | 3.43 | No Agg | n.a. | X | | |
| 84 | 096-230-055-000 | Placer County General Plan - East | Private | HDR - High Density Residential | 3.36 | No Agg | n.a. | X | | |
| 85 | 098-171-013-000 | Tahoe Basin Community Plan | Other Public | Residential | 2.10 | No Agg | n.a. | | | |
| 86 | 007-044-009-000 | Placer County General Plan - East | Private | C2 - Canyon Mixed Use | 1.20 | No Agg | n.a. | X | | |
| 87 | 084-080-002-000 | Tahoe Basin Community Plan | Private | Residential | 2.28 | No Agg | n.a. | | | |
| 88 | 094-240-003-000 | Tahoe Basin Community Plan | Private | Mixed-Use (Greater Tahoe City) | 1.07 | No Agg | n.a. | X | | |
| 89 | 085-420-012-000 | Tahoe Basin Community Plan | Private | Residential | 3.25 | No Agg | n.a. | | | |
| 90 | 085-341-005-000 | Tahoe Basin Community Plan | Private | Residential | 2.41 | No Agg | n.a. | | | |
| 91 | 043-060-040-000 | Horseshoe Bar/Penryn CP | Private | C1 - Neighborhood Commercial | 3.75 | No Agg | n.a. | | | |
| 92 | 085-260-039-000 | Tahoe Basin Community Plan | Private | Residential | 0.45 | Sum-18 | 0.66 | | | |
| 93 | 095-050-001-000 | Placer County General Plan - East | Private | C1 - Neighborhood Commercial | 0.67 | No Agg | n.a. | | | |
| 94 | 019-150-004-000 | Sheridan Community Plan | Private | RM - Residential Multifamily | 3.41 | Sum-106 | 4.43 | X | | |
| 95 | 073-141-023-000 | Placer County General Plan - East | Private | C2 - General Commercial | 1.04 | No Agg | n.a. | X | | |
| 96 | 097-192-003-000 | Tahoe Basin Community Plan | Other Public | Residential | 2.12 | Sum-13 | 2.70 | | | |
| 97 | 097-140-003-000 | Tahoe Basin Community Plan | Private | Residential | 1.47 | Sum-116 | 2.68 | | | |
| 98 | 097-162-004-000 | Tahoe Basin Community Plan | Private | Residential | 0.86 | Sum-14 | 1.29 | | | |
| 99 | 069-020-058-000 | Placer County General Plan - East | Private | RM - Residential Multifamily | 8.72 | No Agg | n.a. | X | | |
| 100 | 073-170-053-000 | Placer County General Plan - East | Private | C2 - General Commercial | 1.39 | Sum-114 | 3.56 | X | | |
| 101 | 069-070-039-000 | Placer County General Plan - East | Private | RES - Resort | 11.35 | Sum-120 | 14.78 | | | |
| 102 | 019-211-013-000 | Sheridan Community Plan | Private | C2 - General Commercial | 1.19 | No Agg | n.a. | X | | |
| 103 | 084-010-055-000 | Tahoe Basin Community Plan | Other Public | Residential | 2.04 | Sum-117 | 3.49 | | | X |
| 104 | 019-191-020-000 | Sheridan Community Plan | Private | C2 - General Commercial | 0.85 | No Agg | n.a. | X | | |

- Continued on next page -

Sources: BAE, 2018.

Table 2: Opportunity Site Rank Summary (Page 4 of 8)

| Rank | APN | Plan Area | Owner | Zoning | Parcel Acres | Aggregation Site ID | Aggregatable Acres | Known Opportunity Site | | |
|----------|-----------------|-----------------------------------|--------------|--------------------------------------|--------------|---------------------|--------------------|------------------------|-----------------|--------------------------|
| | | | | | | | | Housing Element | County Opp Site | Mountain Housing Council |
| Agg Site | 032-191-016-000 | Horseshoe Bar/Penryn CP | Other Public | C2 - General Commercial | 0.15 | Sum-1 | 0.68 | | | |
| Agg Site | 084-031-001-000 | Tahoe Basin Community Plan | Private | Residential | 2.91 | Sum-100 | 9.32 | | | |
| Agg Site | 085-020-085-000 | Tahoe Basin Community Plan | Private | Residential | 1.10 | Sum-100 | 9.32 | | | |
| Agg Site | 083-083-006-000 | Tahoe Basin Community Plan | Private | Residential | 0.30 | Sum-101 | 2.05 | | | |
| Agg Site | 094-124-013-000 | Tahoe Basin Community Plan | Private | Residential | 2.23 | Sum-103 | 5.09 | X | | |
| Agg Site | 094-124-017-000 | Tahoe Basin Community Plan | Private | Residential | 0.03 | Sum-103 | 5.09 | | | |
| Agg Site | 052-270-038-000 | Auburn/Bow man Community Plan | Private | CPD - Commercial Planned Development | 1.69 | Sum-105 | 27.75 | | | |
| Agg Site | 052-270-040-000 | Auburn/Bow man Community Plan | Private | CPD - Commercial Planned Development | 5.46 | Sum-105 | 27.75 | | | |
| Agg Site | 052-030-048-000 | Auburn/Bow man Community Plan | Private | CPD - Commercial Planned Development | 5.39 | Sum-105 | 27.75 | X | | |
| Agg Site | 052-030-048-000 | Auburn/Bow man Community Plan | Private | CPD - Commercial Planned Development | 2.24 | Sum-105 | 27.75 | X | | |
| Agg Site | 052-270-034-000 | Auburn/Bow man Community Plan | Private | CPD - Commercial Planned Development | 0.44 | Sum-105 | 27.75 | | | |
| Agg Site | 052-270-045-000 | Auburn/Bow man Community Plan | Private | CPD - Commercial Planned Development | 2.09 | Sum-105 | 27.75 | X | | |
| Agg Site | 052-270-003-000 | Auburn/Bow man Community Plan | Private | CPD - Commercial Planned Development | 2.22 | Sum-105 | 27.75 | X | | |
| Agg Site | 052-270-020-000 | Auburn/Bow man Community Plan | Private | CPD - Commercial Planned Development | 0.97 | Sum-105 | 27.75 | | | |
| Agg Site | 052-270-038-000 | Auburn/Bow man Community Plan | Private | CPD - Commercial Planned Development | 0.75 | Sum-105 | 27.75 | | | |
| Agg Site | 052-270-045-000 | Auburn/Bow man Community Plan | Private | CPD - Commercial Planned Development | 0.15 | Sum-105 | 27.75 | X | | |
| Agg Site | 052-270-038-000 | Auburn/Bow man Community Plan | Private | CPD - Commercial Planned Development | 0.36 | Sum-105 | 27.75 | | | |
| Agg Site | 019-150-007-000 | Sheridan Community Plan | Private | RM - Residential Multifamily | 1.02 | Sum-106 | 4.43 | X | | |
| Agg Site | 043-072-019-000 | Horseshoe Bar/Penryn CP | Private | C1 - Neighborhood Commercial | 1.03 | Sum-107 | 2.31 | X | | |
| Agg Site | 043-060-032-000 | Horseshoe Bar/Penryn CP | Private | C1 - Neighborhood Commercial | 2.64 | Sum-108 | 17.16 | X | | |
| Agg Site | 043-060-045-000 | Horseshoe Bar/Penryn CP | Private | C1 - Neighborhood Commercial | 4.80 | Sum-108 | 17.16 | X | | |
| Agg Site | 043-060-063-000 | Horseshoe Bar/Penryn CP | Private | C1 - Neighborhood Commercial | 3.64 | Sum-108 | 17.16 | X | | |
| Agg Site | 038-101-023-000 | Auburn/Bow man Community Plan | Private | CPD - Commercial Planned Development | 1.77 | Sum-109 | 7.36 | X | | |
| Agg Site | 052-042-008-000 | Auburn/Bow man Community Plan | Private | CPD - Commercial Planned Development | 0.74 | Sum-110 | 9.69 | | | |
| Agg Site | 052-043-009-000 | Auburn/Bow man Community Plan | Private | CPD - Commercial Planned Development | 1.86 | Sum-110 | 9.69 | X | | |
| Agg Site | 052-042-009-000 | Auburn/Bow man Community Plan | Private | CPD - Commercial Planned Development | 0.14 | Sum-110 | 9.69 | | | |
| Agg Site | 052-042-011-000 | Auburn/Bow man Community Plan | Private | CPD - Commercial Planned Development | 0.04 | Sum-110 | 9.69 | | | |
| Agg Site | 052-042-012-000 | Auburn/Bow man Community Plan | Private | CPD - Commercial Planned Development | 1.09 | Sum-110 | 9.69 | | | |
| Agg Site | 052-043-010-000 | Auburn/Bow man Community Plan | Private | CPD - Commercial Planned Development | 2.60 | Sum-110 | 9.69 | | | |
| Agg Site | 052-071-039-000 | Auburn/Bow man Community Plan | Private | CPD - Commercial Planned Development | 0.79 | Sum-111 | 3.76 | X | | |
| Agg Site | 053-103-055-000 | Auburn/Bow man Community Plan | Private | HS - Highw ay Services | 2.67 | Sum-112 | 8.69 | X | | |
| Agg Site | 053-103-054-000 | Auburn/Bow man Community Plan | Private | HS - Highw ay Services | 1.98 | Sum-112 | 8.69 | X | | |
| Agg Site | 053-103-026-000 | Auburn/Bow man Community Plan | Private | HS - Highw ay Services | 1.16 | Sum-112 | 8.69 | X | | |
| Agg Site | 007-044-011-000 | Placer County General Plan - East | Private | C2 - Canyon Mixed Use | 1.79 | Sum-113 | 12.52 | X | | |
| Agg Site | 073-170-055-000 | Placer County General Plan - East | Private | C2 - General Commercial | 1.08 | Sum-114 | 3.56 | X | | |

- Continued on next page -

Sources: BAE, 2018.

Table 2: Opportunity Site Rank Summary (Page 5 of 8)

| Rank | APN | Plan Area | Owner | Zoning | Parcel Acres | Aggregation Site ID | Aggregatable Acres | Known Opportunity Site | | |
|----------|-----------------|-----------------------------------|--------------|--------------------------------------|--------------|---------------------|--------------------|------------------------|-----------------|--------------------------|
| | | | | | | | | Housing Element | County Opp Site | Mountain Housing Council |
| Agg Site | 073-170-054-000 | Placer County General Plan - East | Private | C2 - General Commercial | 1.09 | Sum-114 | 3.56 | X | | |
| Agg Site | 110-051-018-000 | Placer County General Plan - East | Private | RM - Residential Multifamily | 4.57 | Sum-115 | 22.23 | X | | |
| Agg Site | 097-140-005-000 | Tahoe Basin Community Plan | Private | Mixed-Use (West Shore) | 1.22 | Sum-116 | 2.68 | | | |
| Agg Site | 084-010-039-000 | Tahoe Basin Community Plan | Other Public | Residential | 1.45 | Sum-117 | 3.49 | | | X |
| Agg Site | 117-060-005-000 | Tahoe Basin Community Plan | Private | Residential | 1.41 | Sum-118 | 3.89 | | | |
| Agg Site | 038-104-085-000 | Auburn/Bow man Community Plan | Private | RM - Residential Multifamily | 1.30 | Sum-119 | 16.29 | X | | |
| Agg Site | 038-104-094-000 | Auburn/Bow man Community Plan | Private | RM - Residential Multifamily | 1.04 | Sum-119 | 16.29 | X | | |
| Agg Site | 038-104-094-000 | Auburn/Bow man Community Plan | Private | CPD - Commercial Planned Development | 1.11 | Sum-119 | 16.29 | X | | |
| Agg Site | 038-104-095-000 | Auburn/Bow man Community Plan | Private | CPD - Commercial Planned Development | 1.04 | Sum-119 | 16.29 | X | | |
| Agg Site | 069-070-049-000 | Placer County General Plan - East | Private | RES - Resort | 3.43 | Sum-120 | 14.78 | | | |
| Agg Site | 097-192-007-000 | Tahoe Basin Community Plan | Private | Residential | 0.31 | Sum-13 | 2.70 | | | |
| Agg Site | 097-192-006-000 | Tahoe Basin Community Plan | Private | Residential | 0.26 | Sum-13 | 2.70 | | | |
| Agg Site | 097-162-005-000 | Tahoe Basin Community Plan | Private | Residential | 0.43 | Sum-14 | 1.29 | | | |
| Agg Site | 085-280-073-000 | Tahoe Basin Community Plan | Private | Residential | 0.21 | Sum-18 | 0.66 | | | |
| Agg Site | 084-171-002-000 | Tahoe Basin Community Plan | Private | Residential | 1.50 | Sum-19 | 4.92 | | | |
| Agg Site | 084-171-001-000 | Tahoe Basin Community Plan | Private | Residential | 0.95 | Sum-19 | 4.92 | | | |
| Agg Site | 032-220-010-000 | Horseshoe Bar/Penryn CP | Private | C2 - General Commercial | 0.39 | Sum-2 | 5.26 | | | |
| Agg Site | 083-230-061-000 | Tahoe Basin Community Plan | Private | Residential | 1.07 | Sum-20 | 12.22 | | | |
| Agg Site | 083-230-051-000 | Tahoe Basin Community Plan | Private | Residential | 0.22 | Sum-20 | 12.22 | | | |
| Agg Site | 083-230-060-000 | Tahoe Basin Community Plan | Private | Residential | 0.25 | Sum-20 | 12.22 | | | |
| Agg Site | 083-230-047-000 | Tahoe Basin Community Plan | Private | Residential | 0.25 | Sum-20 | 12.22 | | | |
| Agg Site | 083-230-050-000 | Tahoe Basin Community Plan | Private | Residential | 0.22 | Sum-20 | 12.22 | | | |
| Agg Site | 093-130-028-000 | Tahoe Basin Community Plan | Private | Mixed-Use (Greater Tahoe City) | 0.62 | Sum-24 | 1.29 | | | |
| Agg Site | 093-130-026-000 | Tahoe Basin Community Plan | Private | Mixed-Use (Greater Tahoe City) | 0.76 | Sum-25 | 2.43 | | | |
| Agg Site | 093-160-079-000 | Tahoe Basin Community Plan | Private | Mixed-Use (Greater Tahoe City) | 0.67 | Sum-26 | 11.50 | | | X |
| Agg Site | 093-160-080-000 | Tahoe Basin Community Plan | Private | Mixed-Use (Greater Tahoe City) | 2.63 | Sum-26 | 11.50 | | | |
| Agg Site | 092-010-052-000 | Tahoe Basin Community Plan | Private | Residential | 0.17 | Sum-29 | 8.83 | | | |
| Agg Site | 092-110-050-000 | Tahoe Basin Community Plan | Private | Residential | 0.17 | Sum-29 | 8.83 | | | |
| Agg Site | 092-110-053-000 | Tahoe Basin Community Plan | Private | Residential | 0.17 | Sum-29 | 8.83 | | | |
| Agg Site | 092-010-051-000 | Tahoe Basin Community Plan | Private | Residential | 0.10 | Sum-29 | 8.83 | | | |
| Agg Site | 092-010-052-000 | Tahoe Basin Community Plan | Private | Residential | 1.55 | Sum-29 | 8.83 | | | |
| Agg Site | 092-010-053-000 | Tahoe Basin Community Plan | Private | Residential | 0.92 | Sum-29 | 8.83 | | | |
| Agg Site | 092-010-028-000 | Tahoe Basin Community Plan | Private | Residential | 2.72 | Sum-29 | 8.83 | | | |
| Agg Site | 115-050-004-000 | Tahoe Basin Community Plan | Private | Residential | 0.13 | Sum-32 | 0.52 | | | |
| Agg Site | 115-050-005-000 | Tahoe Basin Community Plan | Private | Residential | 0.13 | Sum-32 | 0.52 | | | |

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Sources: BAE, 2018.

Table 2: Opportunity Site Rank Summary (Page 6 of 8)

| Rank | APN | Plan Area | Owner | Zoning | Parcel Acres | Aggregation Site ID | Aggregatable Acres | Known Opportunity Site | | |
|----------|-----------------|----------------------------|---------------|------------------------------|--------------|---------------------|--------------------|------------------------|-----------------|--------------------------|
| | | | | | | | | Housing Element | County Opp Site | Mountain Housing Council |
| Agg Site | 043-260-086-000 | Horseshoe Bar/Penryn CP | Private | C1 - Neighborhood Commercial | 0.48 | Sum-33 | 1.88 | | | |
| Agg Site | 115-050-014-000 | Tahoe Basin Community Plan | Private | Residential | 0.13 | Sum-34 | 0.85 | | | |
| Agg Site | 115-050-012-000 | Tahoe Basin Community Plan | Private | Residential | 0.26 | Sum-34 | 0.85 | | | |
| Agg Site | 115-050-016-000 | Tahoe Basin Community Plan | Private | Residential | 0.20 | Sum-34 | 0.85 | | | |
| Agg Site | 112-070-029-000 | Tahoe Basin Community Plan | Private | Residential | 0.28 | Sum-37 | 1.05 | | | |
| Agg Site | 112-070-028-000 | Tahoe Basin Community Plan | Private | Residential | 0.28 | Sum-37 | 1.05 | | | |
| Agg Site | 112-090-002-000 | Tahoe Basin Community Plan | Other Public | Residential | 1.00 | Sum-38 | 31.17 | | | X |
| Agg Site | 112-090-018-000 | Tahoe Basin Community Plan | Private | Residential | 0.30 | Sum-38 | 31.17 | | | |
| Agg Site | 112-090-003-000 | Tahoe Basin Community Plan | Other Public | Residential | 0.48 | Sum-38 | 31.17 | | | |
| Agg Site | 112-090-004-000 | Tahoe Basin Community Plan | Other Public | Residential | 5.52 | Sum-38 | 31.17 | | | |
| Agg Site | 117-071-016-000 | Tahoe Basin Community Plan | Private | Mixed-Use (North Tahoe West) | 2.28 | Sum-38 | 31.17 | X | | |
| Agg Site | 112-090-001-000 | Tahoe Basin Community Plan | Other Public | Residential | 5.15 | Sum-38 | 31.17 | | | |
| Agg Site | 112-010-014-000 | Tahoe Basin Community Plan | Other Public | Residential | 3.93 | Sum-38 | 31.17 | | | X |
| Agg Site | 117-100-081-000 | Tahoe Basin Community Plan | Private | Residential | 0.21 | Sum-39 | 0.66 | | | |
| Agg Site | 117-100-017-000 | Tahoe Basin Community Plan | Private | Residential | 0.09 | Sum-39 | 0.66 | | | |
| Agg Site | 117-150-019-000 | Tahoe Basin Community Plan | Private | Residential | 0.15 | Sum-40 | 3.11 | | | |
| Agg Site | 117-150-021-000 | Tahoe Basin Community Plan | Private | Residential | 0.15 | Sum-40 | 3.11 | | | |
| Agg Site | 117-160-015-000 | Tahoe Basin Community Plan | Private | Residential | 0.93 | Sum-40 | 3.11 | | | |
| Agg Site | 117-150-023-000 | Tahoe Basin Community Plan | Private | Residential | 0.28 | Sum-40 | 3.11 | | | |
| Agg Site | 117-180-028-000 | Tahoe Basin Community Plan | Placer County | Residential | 0.69 | Sum-41 | 1.96 | | | |
| Agg Site | 117-200-041-000 | Tahoe Basin Community Plan | Private | Residential | 0.19 | Sum-42 | 1.25 | | | |
| Agg Site | 117-200-029-000 | Tahoe Basin Community Plan | Private | Residential | 0.19 | Sum-42 | 1.25 | | | |
| Agg Site | 117-200-053-000 | Tahoe Basin Community Plan | Private | Residential | 0.22 | Sum-42 | 1.25 | | | |
| Agg Site | 117-200-052-000 | Tahoe Basin Community Plan | Private | Residential | 0.21 | Sum-42 | 1.25 | | | |
| Agg Site | 117-200-040-000 | Tahoe Basin Community Plan | Private | Residential | 0.20 | Sum-42 | 1.25 | | | |
| Agg Site | 112-290-012-000 | Tahoe Basin Community Plan | Private | Residential | 0.32 | Sum-43 | 0.67 | | | |
| Agg Site | 090-121-026-000 | Tahoe Basin Community Plan | Private | Residential | 0.07 | Sum-44 | 0.97 | | | |
| Agg Site | 090-121-011-000 | Tahoe Basin Community Plan | Private | Residential | 0.29 | Sum-44 | 0.97 | | | |
| Agg Site | 090-121-027-000 | Tahoe Basin Community Plan | Private | Residential | 0.22 | Sum-44 | 0.97 | | | |
| Agg Site | 090-121-020-000 | Tahoe Basin Community Plan | Private | Residential | 0.11 | Sum-44 | 0.97 | | | |
| Agg Site | 090-122-030-000 | Tahoe Basin Community Plan | Private | Mixed-Use (North Tahoe East) | 0.14 | Sum-45 | 0.72 | | | |
| Agg Site | 090-122-033-000 | Tahoe Basin Community Plan | Private | Residential | 0.11 | Sum-45 | 0.72 | | | |
| Agg Site | 090-122-034-000 | Tahoe Basin Community Plan | Private | Residential | 0.10 | Sum-45 | 0.72 | | | |
| Agg Site | 090-126-021-000 | Tahoe Basin Community Plan | Placer County | Mixed-Use (North Tahoe East) | 0.18 | Sum-46 | 0.90 | | | |
| Agg Site | 090-126-024-000 | Tahoe Basin Community Plan | Placer County | Mixed-Use (North Tahoe East) | 0.29 | Sum-46 | 0.90 | | | |

- Continued on next page -

Sources: BAE, 2018.

Table 2: Opportunity Site Rank Summary (Page 7 of 8)

| Rank | APN | Plan Area | Owner | Zoning | Parcel Acres | Aggregation Site ID | Aggregatable Acres | Known Opportunity Site | | |
|----------|-----------------|-------------------------------|---------------|--------------------------------------|--------------|---------------------|--------------------|------------------------|-----------------|--------------------------|
| | | | | | | | | Housing Element | County Opp Site | Mountain Housing Council |
| Agg Site | 090-142-001-000 | Tahoe Basin Community Plan | Placer County | Residential | 0.01 | Sum-47 | 1.10 | | X | |
| Agg Site | 090-142-011-000 | Tahoe Basin Community Plan | Placer County | Residential | 0.17 | Sum-47 | 1.10 | | X | |
| Agg Site | 090-142-002-000 | Tahoe Basin Community Plan | Placer County | Residential | 0.01 | Sum-47 | 1.10 | | X | |
| Agg Site | 090-142-028-000 | Tahoe Basin Community Plan | Private | Residential | 0.19 | Sum-47 | 1.10 | | | |
| Agg Site | 090-142-001-000 | Tahoe Basin Community Plan | Placer County | Mixed-Use (North Tahoe East) | 0.19 | Sum-47 | 1.10 | | | X |
| Agg Site | 090-142-029-000 | Tahoe Basin Community Plan | Placer County | Residential | 0.26 | Sum-47 | 1.10 | | X | |
| Agg Site | 090-192-058-000 | Tahoe Basin Community Plan | Placer County | Mixed-Use (North Tahoe East) | 0.08 | Sum-48 | 0.67 | | | |
| Agg Site | 090-192-059-000 | Tahoe Basin Community Plan | Placer County | Mixed-Use (North Tahoe East) | 0.08 | Sum-48 | 0.67 | | | |
| Agg Site | 090-192-017-000 | Tahoe Basin Community Plan | Private | Mixed-Use (North Tahoe East) | 0.08 | Sum-48 | 0.67 | | | |
| Agg Site | 090-192-060-000 | Tahoe Basin Community Plan | Placer County | Mixed-Use (North Tahoe East) | 0.07 | Sum-48 | 0.67 | | | |
| Agg Site | 090-221-020-000 | Tahoe Basin Community Plan | Placer County | Mixed-Use (North Tahoe East) | 0.25 | Sum-49 | 1.67 | | | X |
| Agg Site | 090-221-018-000 | Tahoe Basin Community Plan | Placer County | Residential | 0.01 | Sum-49 | 1.67 | | X | |
| Agg Site | 090-221-027-000 | Tahoe Basin Community Plan | Placer County | Mixed-Use (North Tahoe East) | 0.08 | Sum-49 | 1.67 | | X | |
| Agg Site | 090-221-021-000 | Tahoe Basin Community Plan | Placer County | Mixed-Use (North Tahoe East) | 0.09 | Sum-49 | 1.67 | | X | |
| Agg Site | 090-370-006-000 | Tahoe Basin Community Plan | Placer County | Residential | 0.01 | Sum-49 | 1.67 | | X | |
| Agg Site | 090-221-026-000 | Tahoe Basin Community Plan | Placer County | Residential | 0.01 | Sum-49 | 1.67 | | X | |
| Agg Site | 090-221-020-000 | Tahoe Basin Community Plan | Placer County | Residential | 0.01 | Sum-49 | 1.67 | | X | |
| Agg Site | 090-370-005-000 | Tahoe Basin Community Plan | Placer County | Mixed-Use (North Tahoe East) | 0.06 | Sum-49 | 1.67 | | X | |
| Agg Site | 090-221-014-000 | Tahoe Basin Community Plan | Placer County | Mixed-Use (North Tahoe East) | 0.09 | Sum-49 | 1.67 | | X | |
| Agg Site | 090-370-006-000 | Tahoe Basin Community Plan | Placer County | Mixed-Use (North Tahoe East) | 0.10 | Sum-49 | 1.67 | | X | |
| Agg Site | 090-221-018-000 | Tahoe Basin Community Plan | Placer County | Mixed-Use (North Tahoe East) | 0.12 | Sum-49 | 1.67 | | X | |
| Agg Site | 090-221-021-000 | Tahoe Basin Community Plan | Placer County | Residential | 0.01 | Sum-49 | 1.67 | | X | |
| Agg Site | 090-221-027-000 | Tahoe Basin Community Plan | Placer County | Residential | 0.01 | Sum-49 | 1.67 | | X | |
| Agg Site | 090-370-005-000 | Tahoe Basin Community Plan | Placer County | Residential | 0.00 | Sum-49 | 1.67 | | X | |
| Agg Site | 090-221-013-000 | Tahoe Basin Community Plan | Placer County | Residential | 0.01 | Sum-49 | 1.67 | | X | |
| Agg Site | 090-221-029-000 | Tahoe Basin Community Plan | Private | Residential | 0.15 | Sum-49 | 1.67 | | | |
| Agg Site | 090-221-012-000 | Tahoe Basin Community Plan | Placer County | Residential | 0.00 | Sum-49 | 1.67 | | | X |
| Agg Site | 090-221-012-000 | Tahoe Basin Community Plan | Placer County | Mixed-Use (North Tahoe East) | 0.07 | Sum-49 | 1.67 | | X | |
| Agg Site | 090-221-013-000 | Tahoe Basin Community Plan | Placer County | Mixed-Use (North Tahoe East) | 0.18 | Sum-49 | 1.67 | | X | |
| Agg Site | 090-221-028-000 | Tahoe Basin Community Plan | Private | Residential | 0.14 | Sum-49 | 1.67 | | | |
| Agg Site | 051-120-010-000 | Auburn/Bow man Community Plan | Placer County | CPD - Commercial Planned Development | 4.90 | Sum-5 | 25.69 | X | X | |
| Agg Site | 051-120-010-000 | Auburn/Bow man Community Plan | Placer County | RM - Residential Multifamily | 1.06 | Sum-5 | 25.69 | X | X | |
| Agg Site | 051-120-064-000 | Auburn/Bow man Community Plan | Placer County | CPD - Commercial Planned Development | 5.67 | Sum-5 | 25.69 | X | X | |
| Agg Site | 051-120-065-000 | Auburn/Bow man Community Plan | Placer County | CPD - Commercial Planned Development | 2.54 | Sum-5 | 25.69 | X | X | |

- Continued on next page -

Sources: BAE, 2018.

Table 2: Opportunity Site Rank Summary (Page 8 of 8)

| Rank | APN | Plan Area | Owner | Zoning | Parcel Acres | Aggregation Site ID | Aggregatable Acres | Known Opportunity Site | | |
|----------|-----------------|-----------------------------------|---------------|--------------------------------------|--------------|---------------------|--------------------|------------------------|-----------------|--------------------------|
| | | | | | | | | Housing Element | County Opp Site | Mountain Housing Council |
| Agg Site | 051-120-066-000 | Auburn/Bow man Community Plan | Placer County | CPD - Commercial Planned Development | 0.56 | Sum-5 | 25.69 | X | X | |
| Agg Site | 090-213-024-000 | Tahoe Basin Community Plan | Private | Residential | 0.36 | Sum-50 | 0.77 | | | |
| Agg Site | 090-304-013-000 | Tahoe Basin Community Plan | Private | Mixed-Use (North Tahoe East) | 0.17 | Sum-51 | 0.83 | | | |
| Agg Site | 090-294-004-000 | Tahoe Basin Community Plan | Private | Residential | 0.17 | Sum-52 | 1.31 | | | |
| Agg Site | 090-294-010-000 | Tahoe Basin Community Plan | Private | Residential | 0.17 | Sum-52 | 1.31 | | | |
| Agg Site | 090-294-002-000 | Tahoe Basin Community Plan | Private | Residential | 0.16 | Sum-52 | 1.31 | | | |
| Agg Site | 090-294-011-000 | Tahoe Basin Community Plan | Private | Residential | 0.17 | Sum-52 | 1.31 | | | |
| Agg Site | 090-294-003-000 | Tahoe Basin Community Plan | Private | Residential | 0.17 | Sum-52 | 1.31 | | | |
| Agg Site | 090-294-001-000 | Tahoe Basin Community Plan | Private | Residential | 0.22 | Sum-52 | 1.31 | | | |
| Agg Site | 090-315-026-000 | Tahoe Basin Community Plan | Private | Residential | 0.38 | Sum-54 | 1.74 | | | |
| Agg Site | 090-315-008-000 | Tahoe Basin Community Plan | Private | Mixed-Use (North Tahoe East) | 0.36 | Sum-54 | 1.74 | | | |
| Agg Site | 090-315-025-000 | Tahoe Basin Community Plan | Private | Residential | 0.23 | Sum-54 | 1.74 | | | |
| Agg Site | 090-315-014-000 | Tahoe Basin Community Plan | Private | Residential | 0.18 | Sum-54 | 1.74 | | | |
| Agg Site | 090-261-018-000 | Tahoe Basin Community Plan | Private | Residential | 0.15 | Sum-55 | 0.94 | | | |
| Agg Site | 090-261-029-000 | Tahoe Basin Community Plan | Private | Residential | 0.13 | Sum-55 | 0.94 | | | |
| Agg Site | 090-261-031-000 | Tahoe Basin Community Plan | Private | Residential | 0.23 | Sum-55 | 0.94 | | | |
| Agg Site | 090-261-032-000 | Tahoe Basin Community Plan | Private | Residential | 0.19 | Sum-55 | 0.94 | | | |
| Agg Site | 111-010-014-000 | Tahoe Basin Community Plan | Other Public | Residential | 0.58 | Sum-57 | 1.86 | | | |
| Agg Site | 040-140-044-000 | Placer County General Plan - West | Private | C2 - General Commercial | 0.46 | Sum-58 | 5.36 | | | |
| Agg Site | 040-320-010-000 | Placer County General Plan - West | Private | C2 - General Commercial | 0.39 | Sum-58 | 5.36 | | | |
| Agg Site | 040-140-048-000 | Placer County General Plan - West | Private | C2 - General Commercial | 2.13 | Sum-58 | 5.36 | X | | |
| Agg Site | 076-420-064-000 | Auburn/Bow man Community Plan | Private | C2 - General Commercial | 0.57 | Sum-6 | 3.67 | | | |
| Agg Site | 054-143-001-000 | Auburn/Bow man Community Plan | Private | HS - Highway Services | 0.77 | Sum-7 | 11.00 | X | | |
| Agg Site | 054-171-008-000 | Auburn/Bow man Community Plan | Private | HS - Highway Services | 0.73 | Sum-7 | 11.00 | X | | |
| Agg Site | 054-143-005-000 | Auburn/Bow man Community Plan | Private | RM - Residential Multifamily | 0.00 | Sum-7 | 11.00 | X | | |
| Agg Site | 054-143-001-000 | Auburn/Bow man Community Plan | Private | RM - Residential Multifamily | 0.00 | Sum-7 | 11.00 | X | | |
| Agg Site | 054-143-015-000 | Auburn/Bow man Community Plan | Private | HS - Highway Services | 1.86 | Sum-7 | 11.00 | X | | |
| Agg Site | 054-143-005-000 | Auburn/Bow man Community Plan | Private | HS - Highway Services | 3.32 | Sum-7 | 11.00 | X | | |

Sources: BAE, 2018.

Figure 1: Opportunity Sites, Eastern Placer County

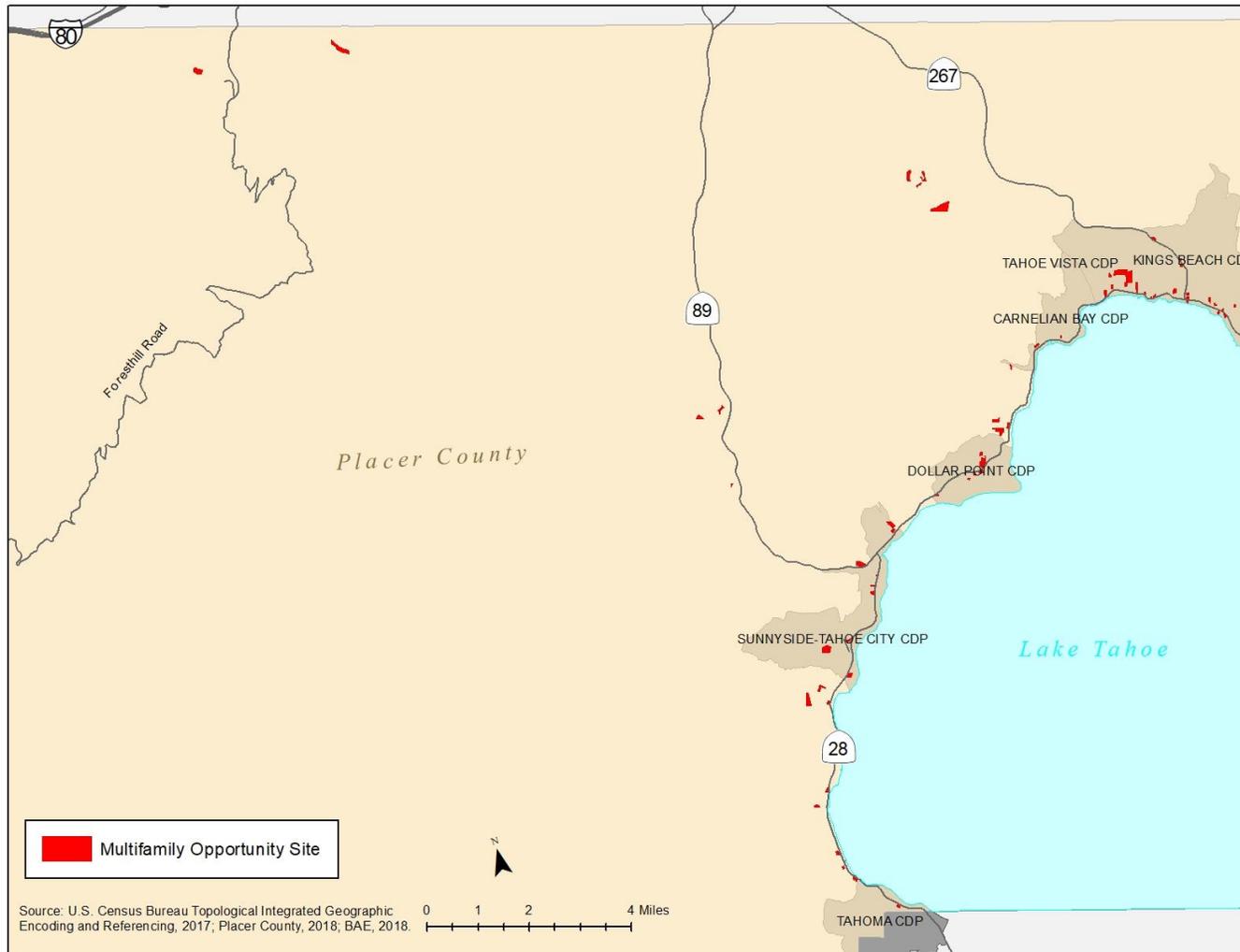


Figure 2: Opportunity Sites, Western Placer County

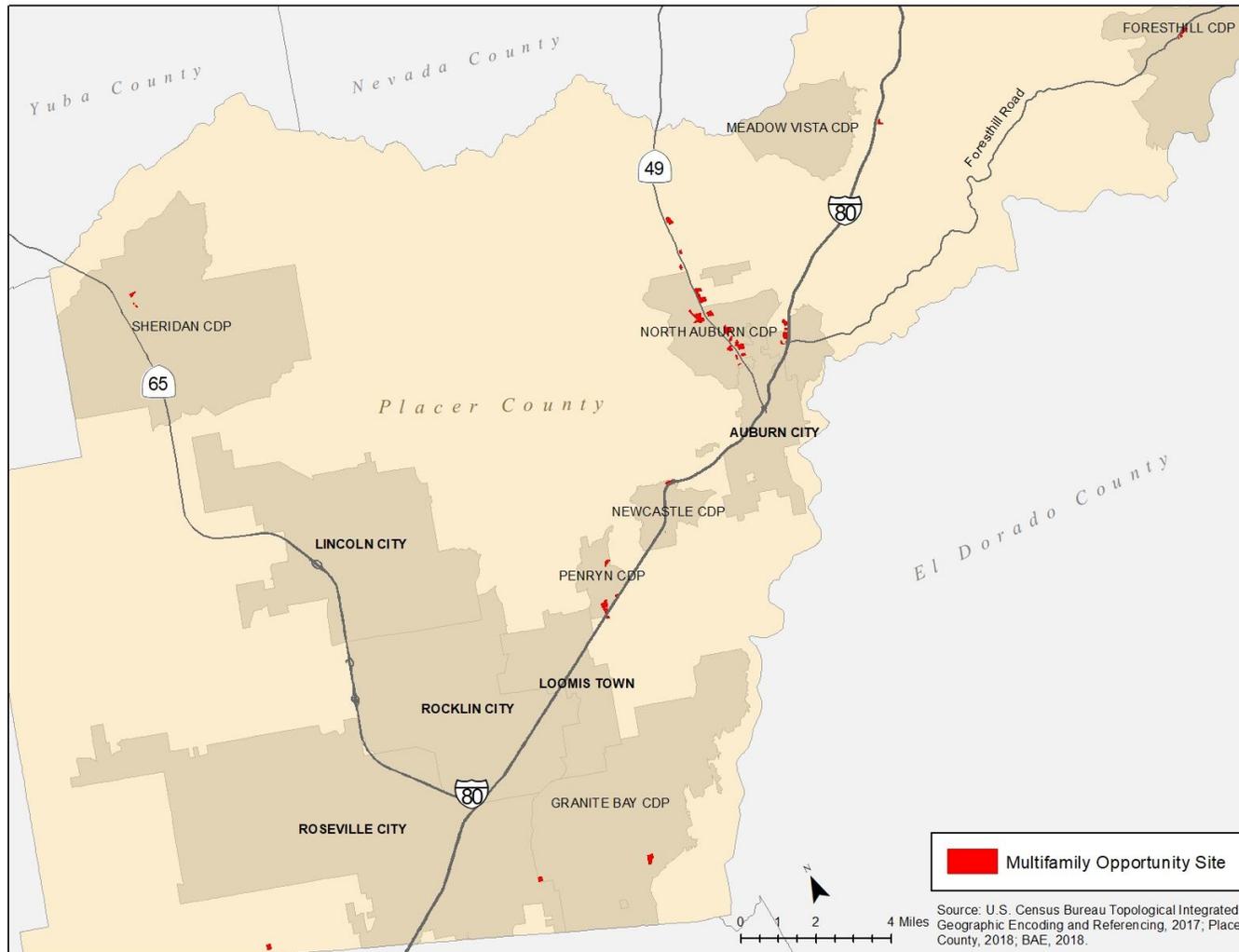


Figure 3: Opportunity Sites, Placer County

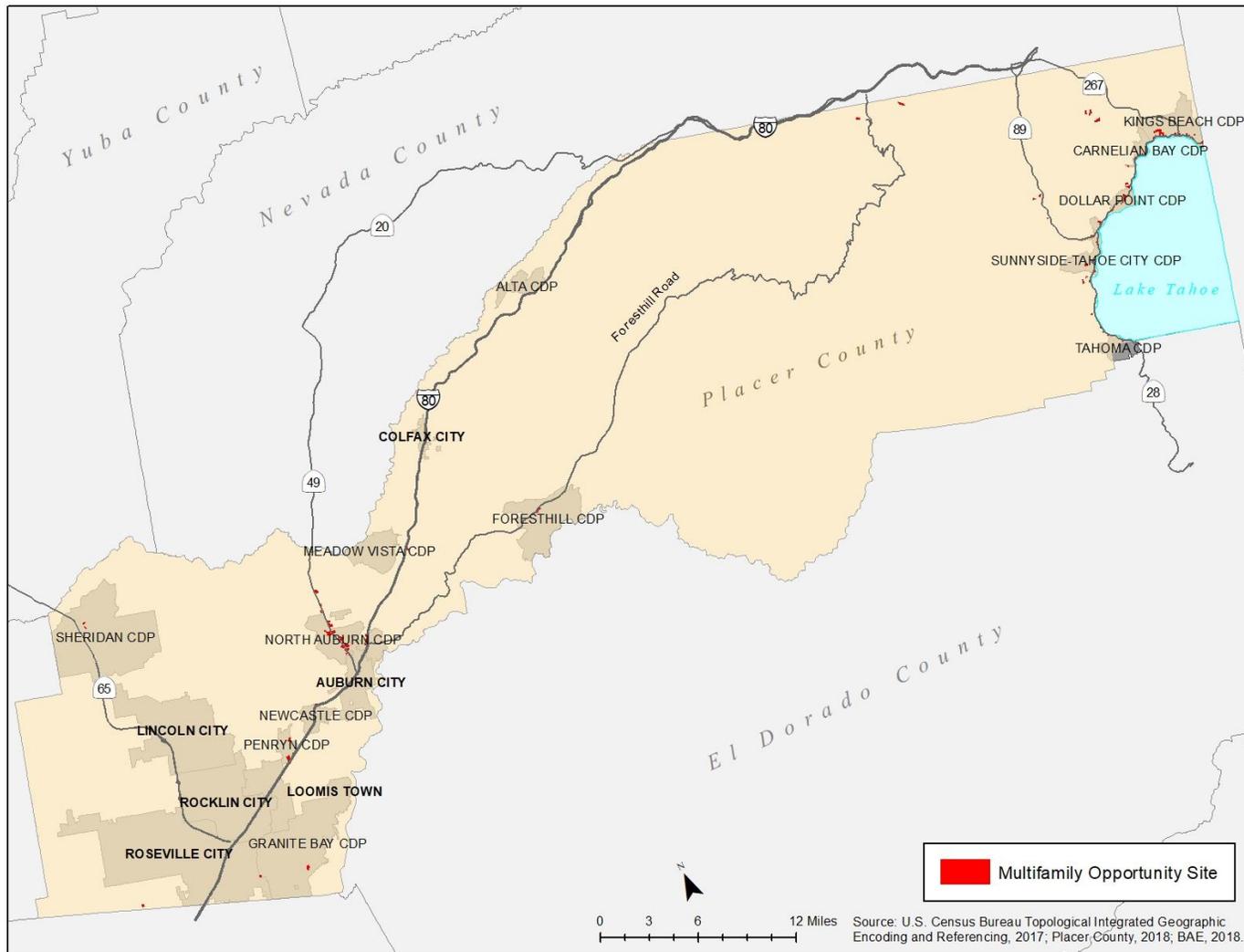


Exhibit A: Site Evaluation Tool Data Dictionary (Page 1 of 5)

| Field Name | Data Type | Description | Source |
|------------------------|-----------|--|------------------------|
| Geography | | | |
| OBJECTID | | Unique ID generated by ArcGIS | ESRI |
| Assessor's Data | | | |
| FEEPARCEL | String | APN without dashes | Placer County Assessor |
| APN | String | 12 digit APN with dashes | Placer County Assessor |
| JURISDICTION | String | Public agency with jurisdiction over subject parcel | Placer County Assessor |
| TRA | String | Tax Rate Area | Placer County Assessor |
| TAXCDNUMBR | String | Numeric taxation type code | Placer County Assessor |
| TAXCDESCR | String | Taxation type code description | Placer County Assessor |
| OWNERTYPE | String | BAE Coded Taxation Type Public CITIES FIRE DISTRICT GOV'T ENTITY, SEC.11 PLACER COUNTY SCHOOL & COLLEGE SPECIAL DISTRICT WATER & SANITATION Private CCLA NOT RENEWED IMPR VALUE ONLY (NOT MOBILE HOME) MH IMPR ONLY, PRIVATE LAND MISC PROPERTIES MOBILE HOME IN PARK MOBILE HOME L & I NORMAL OWNERSHIP NOTICE OF POWER TO SELL NOTIVE OF POWER TO SELL W/BUSS PROP 8 ANNUAL REVIEW PROP 8 CALAMITY PROP 8 REDUCTION NO CPI PROP 8 TAX POSTPONED PROP 8 WITH POWER TO SELL TPZ PROPERTIES W/BUSINESS VALUE TO OTHER APNS ZERO PROPERTY VALUE State STATE OF CA Federal EXEMPT PROPERTY-USE NA APNS ASSESSED BY SAC CO ASSESSED BY SBE CEMETERY COMMON AREA CONSERVATION EASEMENT EASEMENTS & PRIVATELY OWNED ROADS OFFER OF DEDICATION PIPELINE R/W TO TAX ROLL PROP DEED TO STAT VAL W/BUS PROPERTY UNDER CLCA PROPERTY UNDER CLCA/BUSS TAX POSTPONED TPZ PROPERTIES | BAE |

- Continued on following page -

Exhibit A: Site Evaluation Tool Data Dictionary (Page 2 of 5)

| Field Name | Data Type | Description | Source |
|------------------------------------|-----------|---|------------------------------|
| <i>Assessor's Data (Continued)</i> | | | |
| USECDNUMBR | String | Numeric land use code | Placer County Assessor |
| USECDDDESCR | String | Land use code description | Placer County Assessor |
| VACANT | Short | Vacant Flag 1 = Vacant VACANT, SUBDIVIDED RESIDENTIAL VACANT, DRY FARM VACANT COMMERCIAL VACANT, ALL TYPES-NOT ASGND VACANT, ALL TYPES-NOT ASGND; VACANT INDUSTRIAL NULL = Not Vacant | BAE |
| ASMTDESCR | String | Assessor's legal description | Placer County Assessor |
| STRCTRSQFT | Double | Assessed structure square feet | Placer County Assessor |
| LANDVALUE | Double | Assessed land value | Placer County Assessor |
| STRCTRVALU | Double | Assessed structure value | Placer County Assessor |
| ILRATIO | Double | Improvement to land value ratio (based on county assessor fields) | BAE |
| PARCELACRE | Double | Parcel Acres | BAE; ESRI |
| OWNER | String | First owner's name | Placer County Assessor |
| OWNRADDRS | String | First owner's address | Placer County Assessor |
| OWNRCITY | String | First Owner's city | Placer County Assessor |
| OWNERSTATE | String | First Owner's state | Placer County Assessor |
| OWNERZIP | String | First Owner's zip code | Placer County Assessor |
| SITESTNUM | String | Site Street Number | Placer County Assessor |
| SITESTNAME | String | Site Street Name | Placer County Assessor |
| SITESTTYPE | String | Site Street Type | Placer County Assessor |
| SITESTDIR | String | Site Street Direction | Placer County Assessor |
| INCORPRTD | Long | 1 = Site is located in incorporated area 0 = Site is located in unincorporated area | Placer County Assessor; U.S. |
| Zoning | | | |
| ZONECOMNTY | String | Placer County identified Zoning Community | Placer County GIS |
| ZONING | String | Full zoning including combining districts | Placer County GIS |
| TRPASUB | String | TRPA sub area name | Placer County GIS |
| TRPASPECL | String | TRPA special area name | Placer County GIS |
| TRPAOVRLY1 | String | TRPA first overlay district name | Placer County GIS |
| TRPAOVRLY2 | String | TRPA second overlay district name | Placer County GIS |
| TOWNCENTER | String | Town Center name | Placer County GIS |
| ZONINGGEN | String | General zoning category (created by County) | Placer County GIS |
| BASEZONE | String | Base Zoning | BAE/Placer County GIS |
| MULTIFAMZN | Double | 1 = Zoning allows multifamily, includes: RM - Residential Multi-Family CPD - Commercial Planned Development C1 - Neighborhood Commercial C2 - General Commercial HS - Highway Services RES - Resort C2 - Canyon Mixed Use C1 - Downtown Mixed Use EC - Entrance Commercial VC - Village Commercial HDR - High Density Residential Residential Mixed-Use (West Shore) Mixed-Use (Greater Tahoe City) Mixed-Use (North Tahoe East) Mixed-Use (North Tahoe West) | BAE |

- Continued on following page -

Exhibit A: Site Evaluation Tool Data Dictionary (Page 3 of 5)

| Field Name | Data Type | Description | Source |
|---------------------------|-----------|---|--------------------------------|
| <i>Zoning (Continued)</i> | | | |
| TAHOEBASIN | Double | 1 = site is in the Tahoe Basin | BAE |
| ZONINGSQFT | Double | Site by zoning area in square feet | BAE/ESRI |
| ZONINGACRE | Double | Site by zoning area in acres | BAE/ESRI |
| MINUNITS | Short | Minimum number of units allowed by base zoning | BAE; Placer County Zoning Code |
| MAXUNITS | Short | maximum number of units allowed by base zoning | BAE; Placer County Zoning Code |
| MINBDRMS | Short | minimum number of bedrooms allowed by base zonings (only applied in the SVGPLUO) | BAE; Placer County Zoning Code |
| MAXBDRMS | Short | Minimum number of bedrooms allowed by base zonings (only applied in the SVGPLUO) | BAE; Placer County Zoning Code |
| SECNDUNIT | Short | Number of secondary units allowed by the base zoning | BAE; Placer County Zoning Code |
| <i>Policy</i> | | | |
| SPECPLAN | String | Specific Plan Name | BAE; Placer County GIS |
| CNTYOPSITE | Short | County Owned and IDed Development Opportunity Site 1 = Yes 0 = No | Placer County |
| AFFHOUSOPP | String | County IDs if the site could accommodate affordable housing Y = Yes M = Maybe N = No | Placer County |
| SELLABLE | String | County IDs if the sites could be sellable Y = Yes M = Maybe N = No | Placer County |
| BUILDABLE | String | County IDs whether the site could be buildable Y = Yes M = Maybe N = No | Placer County |
| INTEREST | String | County notes about whether or not there is interest in the Y = Yes M = Maybe N = No | Placer County |
| CNTYOPNOTE | String | Other County notes regarding the site | Placer County |
| MHCOPPSITE | Short | Mountain Housing Council IDed opportunity site for multifamily 1 = Yes 0 = No | Mountain Housing Council |
| HOUSELEMNT | Short | Site is on the Housing Element site list 1 = Yes 0 = No | Placer County |
| HOUSELNOTE | String | Site notes from the housing element spreadsheet provided | Placer County |
| PROJNAME | String | Name of project with a submitted planning application for the | Placer County GIS |
| PLANPROJCT | String | Entitlement application type | Placer County GIS |
| PROJSTATUS | String | Project Status | Placer County GIS |
| NEWUNITS | Short | # of units created in total project | BAE |
| NEWLOTS | Short | # of units created in total project | BAE |
| LOTSMERGED | Short | # of lots merged | BAE |
| SUBDVNAME | String | Subdivision name | Placer County |
| SUBLOCTION | String | Subdivision location | Placer County |
| YRAPPROVED | String | Year subdivision map was approved | Placer County |
| YRMAPFINAL | Long | Year subdivision map was finalized | Placer County |
| TOTALLOTS | Long | Total number of lots approved | Placer County |
| LOTNUMBER | Long | Subdivision Lot number | Placer County |
| PERMITNUMB | String | Building permit number | Placer County |
| RDANAME | String | Name of former RDA site's centroid is in | Placer County GIS |

- Continued on following page -

Exhibit A: Site Evaluation Tool Data Dictionary (Page 4 of 5)

| Field Name | Data Type | Description | Source |
|---------------------------|-----------|---|---|
| <i>Policy (Continued)</i> | | | |
| GPCMNTYPLN | String | General Plan Community/Community Plan applicable to the site (based on centroid) | Placer County GIS |
| GENPLNDUSE | String | General Plan land use designation (based on centroid) | Placer County GIS |
| AIRPRRTNAME | String | Name of airport | Placer County GIS |
| AIRPRRTZONE | String | Name of airport overflight zone site's centroid is in | Placer County GIS |
| ELMENTDIST | String | Elementary school district site's centroid is in | Placer County GIS |
| HISCHDIST | String | High School district site's centroid is in | Placer County GIS |
| NEVIRRDIST | String | Site has its' centroid in the Nevada Irrigation District boundary (as of 2016) NID = Yes Null = No | Placer County GIS Placer County GIS Placer County GIS |
| WATERDIST | String | Name of water district site's centroid is in | Placer County GIS |
| SEWERDIST | String | Name of sewer district site's centroid is in | Placer County GIS |
| UTILITYDIST | String | Name of utility district site's centroid is in | Placer County GIS |
| SACOGCOMM | String | SACOG community type site's centroid is in | SACOG |
| <i>Proximity</i> | | | |
| FIRESTNPRX | Double | Proximity of site to nearest fire station (miles) | ESRI; Placer County GIS |
| STATNNUMBER | Long | Station number | Placer County GIS |
| STAFFPERIOD | String | When the station is staffed (e.g., year around, summer, etc.) | Placer County GIS |
| STAFFLEVEL | String | Staff level (e.g., full-time, volunteer, etc.) | Placer County GIS |
| STATJURISD | String | Station Jurisdiction | Placer County GIS |
| BUSSTOPPRX | Double | Proximity of parcel to nearest bus stop (miles) | ESRI; Placer County GIS; TRPA |
| STOPNAME | String | Bus Stop name | Placer County; TRPA |
| ROUTENAME | String | Placer County Route name | Placer County; TRPA |
| STOPJURISD | String | Agency with jurisdiction over bus stop | BAE |
| ELEMSCHPRX | Double | Proximity of parcel to nearest elementary school (miles) | ESRI; Placer County GIS |
| ELEMSCHNME | String | School Name | Placer County GIS |
| MDSCHPRX | Double | Proximity of parcel to nearest middle school (miles) | ESRI; Placer County |
| MDSCHNAME | String | School Name | Placer County GIS |
| HIGHSCHPRX | Double | Proximity of parcel to nearest high school (miles) | ESRI; Placer County |
| HIGHSCHNME | String | School Name | Placer County GIS |
| OTHRSCHPRX | Double | Proximity of parcel to nearest type of other school (e.g., | ESRI; Placer County GIS |
| OTHRSCHNME | String | School Name | Placer County GIS |
| FOODMKTPRX | Double | Proximity to nearest food market (miles) | ESRI; Placer County GIS |
| FOODMKTNAME | String | Food Market Firm | Placer County GIS |
| FOODMKTADD | String | Food Market Address | Placer County GIS |
| FOODMKTCTY | String | Food Market City | Placer County GIS |
| FARMMKTPRX | Double | Proximity to Farmers' Market (miles) | ESRI; Placer Grow n |
| FARMMKTNAME | String | Farmers' Market Name | Placer Grow n |
| FARMMKTLOC | String | Farmers' Market Location | Placer Grow n |
| FARMMKTMO | Short | Number of months the market operated | BAE |
| MEDICBUFF | Short | 1 = site is within a one a half mile buffer from a medical facility. This Include a variety of medical business types, such as hospitals, doctor's offices, dentists, chiropractors, etc. | ESRI; Placer County GIS |
| TWNCNTBUFF | String | Name of Town Center if the site's centroid is within one half mile of a Town Center | ESRI; Placer County GIS |
| TWNCNTJURS | String | Initials of entity with jurisdiction over the Town Center | ESRI/Placer County GIS |
| <i>Census Based</i> | | | |
| CCD | String | CCD the site's centroid is in | U.S. Census TIGER 2017 |
| CENSTRACT | String | Census Tract site's centroid is in | U.S. Census TIGER 2017 |
| BLOCKGROUP | String | Block Group the site's centroid is in | U.S. Census TIGER 2017 |
| BLKGRPSQMI | Double | Area of Block Group (square miles) | ESRI; U.S. Census TIGER 2017 |

- Continued on following page -

Exhibit A: Site Evaluation Tool Data Dictionary (Page 5 of 5)

| Field Name | Data Type | Description | Source |
|------------------------------------|-----------|---|-----------------------------|
| <i>Census Based (Continued)</i> | | | |
| TOTALJOBS | Double | Total number of jobs per block group site's centroid is in | LEHD |
| JOBSSQMI | Double | Total number of job per block group square mile | LEHD; U.S. Census TIGER |
| TOTHOUSHL | Long | Total households in census tract site has centroid in | ACS 2016 5-Year |
| HOUSINGUNIT | Double | Number of housing units in block group site has centroid in | ACS 2016 5-Year |
| HOUSUNTSQMI | Double | Number of housing units per square mile of block group site has centroid in | ACS 2016 5-Year |
| MEDHHINCOM | Long | Median HH Income in census tract site has centroid in | ACS 2016 5-Year |
| MEDGRSRENT | Long | Median Gross Rent in census tract site has centroid in | ACS 2016 5-Year |
| MEDSALESF | Long | Median single-family sale price in CCD site has centroid in | List Source |
| MEDSALDPLX | Long | Median duplex sale price in CCD parcel has centroid in | List Source |
| MEDSALCNDO | Long | Median condo sale price in CCD parcel has centroid in | List Source |
| <i>Affordable Funding Criteria</i> | | | |
| RURALFUND | Short | Eligibility for LIHTC & AHSC Rural Funding Set asides 1 = Eligible 0 = Not Eligible | USDA |
| PRIMEAG | Short | Eligibility for AHSC based on farmland quality 1 = Not eligible (located on Prime Farmland, Farmland of NULL = Eligible | USDA |
| QUALTRCT | Short | Qualified Census Tract LIHTC Basis Boost (1=in QCT, 0=Not 1 = Site located in QCT NULL = Site not located in a QCT | HUD |
| DIFF2DEVL | Short | Difficult to Develop Area LIHTC Basis Boost (1=in DDA, 1 = Site located in DDA NULL = Site not located in a DDA | HUD |
| DISADVTRCT | Short | AHSC Disadvantaged Tract (1=Eligible, 0=Not Eligible) Also 1 = In a disadvantages Census tract NULL = Not in a disadvantaged Census tract | ACS 2016 5-Year; CA HCD |
| CALENVSCR | String | AHSC CalEnviroScreen Score (percentile of exposure) | The Office of Environmental |
| NATWALKSCR | Double | Walkability Index (AHSC/VHHP competitive) | EPA Smart Location Database |

Source: BAE, 2018.

Exhibit B: State and Federal Funding, Geographic Eligibility Criteria (Page 1 of 3)

| <u>Category</u> | <u>LIHTC State & Federal</u> | <u>AHSC (TOD, RIPA, or TCC programs)</u> | <u>VHHP</u> | <u>HOME</u> | <u>CDBG</u> |
|--|--------------------------------------|--|-------------|-------------|-------------|
| <u>Geographic Regions</u> | | | | | |
| Rural Areas (a) | X | | | X | |
| Rural Innovation Project Area (RIPA) (b) | | X | | | |
| <u>Census Tracts</u> | | | | | |
| "Disadvantaged" Census Tract (c) | | X | | | |
| CalEnviroScreen 3.0 (top 5%) (d) | | X | | | |
| CalEnviroScreen 3.0 (top 25%) (d) | | X | | | |
| "High Resource" Census Tract (top 20% for each region) (e) | X | | | | |
| "Highest Resource" Census Tract (top 40% for each region) (e) | X | | | | |
| Qualified Census Tract (QCT) | X | | | | |
| Difficult to Develop Area (DDA) | X | | | | |
| "Community Need" score (f) | | | | X | |
| "Low -Moderate" Census Tracts and Block Groups (LMAs) (f) | | | | | X |
| <u>Transit Stops/Location Efficiency</u> | | | | | |
| Transit/Bus Stop with service at least every 30 minutes during the hours of 7-9 a.m. and 4-6 p.m. M-F (1/3 and 1/2 mile buffers) | X | | X | | |
| Transit/Bus Stop (1/3 and 1/2 mile buffers) | X | X | | | |
| Walkability Index (eligible scores from 5.76 to 20) (g) | | X | X | | |
| Qualifying Transit Stop (h) | | X | | | |
| <u>Amenities</u> | | | | | |
| Public Park or Community Center open to the public (0.5 mile and 0.75 mile buffers) (i) | X | | | | |
| Book Lending Library that also allows for inter-branch lending when in a multi-branch system (0.5 mile and 1 mile buffers) | X | | | | |
| Full scale grocery store/supermarket of at least 25,000 sq ft where fresh produce is sold (0.5, 1, and 1.5 mile buffers) (j) | X | X | X | | |

- Continued on following page -

Exhibit B: State and Federal Funding, Geographic Eligibility Criteria (Page 2 of 3)

| <u>Category</u> | <u>LIHTC State & Federal</u> | <u>AHSC (TOD, RIPA, or TCC programs)</u> | <u>VHHP</u> | <u>HOME</u> | <u>CDBG</u> |
|--|--------------------------------------|--|-------------|-------------|-------------|
| <u>Amenities, Con't</u> | | | | | |
| Full scale grocery store/supermarket of at least 5,000 gross interior sf w here staples, fresh meat, and fresh produce are sold (0.5 mile buffer) (j) | X | X | X | | |
| Weekly farmers' market on list of Certified Farmers' Markets by California Dept. Agriculture, open at least 5 months in a calendar year (0.5 and 1 mile buffers) | X | | | | |
| Public Elementary School (0.25 and 0.75 mile buffers) | X | X | X | | |
| Public Middle School (0.5 and 1 mile buffers) | X | X | X | | |
| Public High School (1 and 1.5 mile buffers) | X | X | X | | |
| Daily operated senior center or a facility offering daily services to senior not on the project site (0.5 and 0.75 mile buffers) (k) | X | | | | |
| Special Needs facility (0.5 and 1 mile buffers) (l) | X | | | | |
| Medical clinic with a physician, physician's assistant, or nurse practitioner onsite for at least 40 hrs./week, or Hospital (0.5 and 1.0 mile buffers) (m) | X | X | X | | |
| Pharmacy (0.5 and 1 mile buffers) | X | | | | |
| Licensed Childcare Facility | | X | X | | |
| <u>Other Site Based Requirements</u> | | | | | |
| Minimum buildable density (n) | | X | | | |
| Prime Agricultural Land (o) | | X | | | |

Notes:

- (a) California Tax Credit Allocation Committee (TCAC) sets aside 20% of all LIHTC 9% credits for projects in "Rural Areas" While Placer County itself is not a "Non-Metropolitan County, eligible Placer County jurisdictions include Colfax, Foresthill, New castle, and Weimar. More info can be found here. <http://www.treasurer.ca.gov/ctcac/2017/methodology.pdf>
(Note that the buffer radii described above can be widened to accommodate projects in Rural Areas for certain metrics.)
- (b) AHSC sets aside 10% of funds to support housing in "Rural Innovation Project Areas", which refers to a project in a "Rural Area" (see footnote A) that ALSO includes at least one transit station or stop with a combination of other eligible program components. <http://sgc.ca.gov/programs/ahsc/docs/20170830-AHSC-factsheet-rural-communities.pdf>

- Continued on following page -

Sources: California Tax Credit Allocation Committee; California Department of Housing and Community Development; California Office of Environmental Health Hazard Assessment; California State Treasurer; U.S. Environmental Protection Agency; Strategic Growth Council; U.S. Department of Agriculture; California Department of Conservation; BAE, 2018.

Exhibit B: State and Federal Funding, Geographic Eligibility Criteria (Page 3 of 3)

Notes:

- (c) Meets definition of Low -Income Census Tract defined by AB 1550; e.g., Census Tracts with HH incomes at or below 80 percent of Statewide Median Income.
https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=201520160AB1550
- (d) See Mapping Tool for a visualization
<http://oehha.maps.arcgis.com/apps/w ebappviewer/index.html?id=ba698dc09c824da1b1ab3d0dd7f5bd54>
- (e) TCAC/HCD Opportunity Area Maps
<http://www.treasurer.ca.gov/ctcac/opportunity.asp>
While the maps are not yet interactive and don't allow you to determine a site's designation by typing an address (TCAC hopes to provide that in the early part of 2018), you can look up any particular census tract's designation on the Summary Table using the instructions at the top.
- (f) Based on "Community Need factors" such as Renter Poverty Level and Age of Housing Stock based on Appendix H of 2016 NOFA
<http://www.hcd.ca.gov/grants-funding/nofas/docs/FINAL-HOME-NOFA-December-2016.pdf>
For CDBG, LMA benefit activities can't go to jurisdictions with fewer than 51 percent of residents classified as Low or Moderate Income per ACS Census Data.
(p 45) http://www.hcd.ca.gov/grants-funding/docs/2017_CDBG_NOFA.PDF
- (g) <https://www.epa.gov/smartgrowth/smart-location-mapping#walkability>
- (h) See page 5 for breakdown of Qualifying Transit definitions by Project Area Type
http://sgc.ca.gov/programs/ahsc/docs/20171024-AHSC_16-17_Guidelines.pdf
- (i) Excludes school grounds unless there is a formal joint-use agreement between the jurisdiction and the school.
- (j) Grocery Store must meet CalFresh program requirements for AHSC and VHP
<https://www.fns.usda.gov/snap/my-store-eligible>
- (k) Applies to Senior Projects only.
- (l) Applies to Special Needs projects only
- (m) Must accept Med-Cal payments for ASCH
- (n) The AHSC requires that development must occur at a net density minimum of 15 dwelling units per acre.
<http://sgc.ca.gov/programs/ahsc/docs/20170830-AHSC-factsheet-rural-communities.pdf>
- (o) The AHSC requires that development not take place on Prime Farmland, Farmland of Statewide Importance, Unique Farmland, Farmland of Local Importance or Grazing Land.
<http://www.conservation.ca.gov/dlrp/fmmp>

Sources: California Tax Credit Allocation Committee; California Department of Housing and Community Development; California Office of Environmental Health Hazard Assessment; California State Treasurer; U.S. Environmental Protection Agency; Strategic Growth Council; U.S. Department of Agriculture; California Department of Conservation; BAE, 2018.

Exhibit C: Residential Zoning and Yield Assumptions (Page 1 of 2)

| | Density Assumptions | | Secondary Unit Assumptions |
|---|----------------------|---|--|
| | Minimum | Maximum | |
| Multi-Family Capacity | | | |
| Placer County Zoning Ordinance Article 17.06 | | | |
| RM - Residential Multifamily | 1 unit per 6,000 sf | 1 unit per 2,000 sf | if parcel \geq 9,000 sf then 1 unit unless in airport zone C1 (then only if site \geq 4 acres), and unless in airport zone B1 or B2 (then only if site \geq 20 acres) |
| C1 - Neighborhood Commercial | 1 unit per 2,000 sf | 1 unit per 2,000 sf | n.a. |
| C2 - General Commercial | 1 unit per 2,000 sf | 1 unit per 2,000 sf | n.a. |
| RES - Resort | 1 unit per parcel | 1 unit per parcel, 2 units per parcel if lot size \geq 80,000 sf | 1 unit per parcel unless in airport zone C1 (then only if site \geq 4 acres), and unless in airport zone B1 or B2 (then only if site \geq 20 acres) |
| HS - Highway Services | 1 unit per 2,000 sf | 1 unit per 2,000 sf | n.a. |
| CPD - Commercial Planned Development | n.a. | n.a. | n.a. |
| Foresthill Divide Community Plan | | | |
| C2 - Canyon Mixed Use | 1 unit per parcel | 1 unit per 2,000 sf | if parcel \geq 15,000 sf then 1 unit unless in airport zone C1 (then only if site \geq 4 acres), and unless in airport zone B1 or B2 (then only if site \geq 20 acres) |
| C1 - Downtown Mixed Use | 1 unit per parcel | 1 unit per 2,000 sf | if parcel \geq 15,000 sf then 1 unit unless in airport zone C1 (then only if site \geq 4 acres), and unless in airport zone B1 or B2 (then only if site \geq 20 acres) |
| SVGPLUO | | | |
| VC - Village Commercial | | 50 bedrooms per acre | n.a. |
| EC - Entrance Commercial | 25 bedrooms per acre | 30 bedrooms per acre | n.a. |
| LDR - Low Density Residential | | 10 bedrooms per acre | 1 unit per parcel |
| HDR - High Density Residential | | 25 bedrooms per acre | 1 unit per parcel |
| TRPA Code of Ordinances | | | |
| Residential | 1 unit per parcel | 15 units per acre | If parcel is \geq 1 acre |
| Mixed Use | 1 unit per parcel | 15 units per acre | If parcel is \geq 1 acre |
| Single-Family Capacity | | | |
| Placer County Zoning Ordinance Article 17.06 | | | |
| AE - Agriculture Exclusive | 1 unit per parcel | 1 unit per parcel, 2 units per parcel if lot size \geq 40 acres | 1 unit per parcel unless in airport zone C1 (then only if site \geq 4 acres), and unless in airport zone B1 or B2 (then only if site \geq 20 acres) |
| F - Farm | 1 unit per parcel | 1 unit per parcel, 2 units per parcel if lot size \geq 400,000 sf | 1 unit per parcel unless in airport zone C1 (then only if site \geq 4 acres), and unless in airport zone B1 or B2 (then only if site \geq 20 acres) |
| RA - Residential Agricultural | 1 unit per parcel | 1 unit per parcel, 2 units per parcel if lot size \geq 80,000 sf | 1 unit per parcel unless in airport zone C1 (then only if site \geq 4 acres), and unless in airport zone B1 or B2 (then only if site \geq 20 acres) |

- Continued on following page -

Sources: Placer County Zoning Ordinance, 2011; Foresthill Divide Community Plan, 2008; Squaw Valley General Plan Land Use Ordinance, 1983; TRPA Code of Ordinances, 2013; BAE, 2018.

Exhibit C: Residential Zoning and Yield Assumptions (Page 2 of 2)

| | Density Assumptions | | Secondary Unit Assumptions |
|--------------------------------------|---------------------|---|---|
| | Minimum | Maximum | |
| Single-Family Capacity, Con't | | | |
| RF - Residential Forrest | 1 unit per parcel | 1 unit per parcel, 2 units per parcel if lot size >=20 acres | 1 unit per parcel unless in airport zone C1 (then only if site >= 4 acres), and unless in airport zone B1 or B2 (then only if site >= 20 acres) |
| RS - Residential Single-Family | 1 unit per parcel | 1 unit per parcel, 2 units per parcel if lot size >=20,000 sf | if parcel >=15,000 sf then 1 unit unless in airport zone C1 (then only if site >= 4 acres), and unless in airport zone B1 or B2 (then only if site >= 20 acres) |

Sources: Placer County Zoning Ordinance, 2011; Foresthill Divide Community Plan, 2008; Squaw Valley General Plan Land Use Ordinance, 1983; TRPA Code of Ordinances, 2013; BAE, 2018.

Jurisdictional Comparison of Best Practice Housing Strategies

July 2018



Prepared for



Prepared by



Placer County Housing Strategy and Development Plan
Jurisdictional Comparison of
Best Practice Housing Strategies
July 2018

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Section 1 – Introduction

As local challenges to housing development have intensified, both in metropolitan areas, as well as in more suburban and rural communities, the ability of many housing markets to respond to expanding demand has been strained. The growing severity of undersupplied housing markets is jeopardizing housing affordability for everyone from lower-income individuals and families to moderate and middle income households. The challenges are complex and fall within a spectrum of housing supply and affordability issues. The need to provide affordable housing is not just an issue affecting lower-income individuals and households, it is critical for the economic vitality of the entire community. Providing sufficient housing for the local workforce is necessary to attract and retain essential employees to the community and provides a selling point for area employers. Economic growth is being stifled by labor migration away from the most productive regions which limits the ability of businesses to maintain their levels of service and continue to grow and thrive. In addition, when individuals and families move further away from their jobs and community centers there are additional environmental implications such as increased commuting and traffic congestion.

By modernizing approaches to housing policy and development regulations, jurisdictions can better position themselves to provide additional housing opportunities for a wider variety of incomes and needs, protect existing homeowners, and strengthen the competitiveness of their local economies.

Yet another challenge facing communities in planning and providing affordable housing development is an unstable stream of funding. According to the California Department of Housing and Community Development's (HCD's) statewide housing assessment (2025), federal HOME and Community Development Block Grant (CDBG) funding to California between 2003 and 2016 has steadily declined and funding levels across other federal housing programs generally trended downward over this same period. Federal funding continues to provide a significant funding source for many local jurisdictions to provide affordable housing. However, the funding opportunities under the CDBG program are distinct for entitlement versus non-entitlement communities. Placer County is a non-entitlement community.

With a renewed focus on the fundamental need to provide housing, the State of California has been aggressive in enacting new legislation. The 2017 Legislative Housing Package provides a series of new regulatory and financial resources to incentivize housing development as listed and briefly summarized below. The legislation covers critical funding for new affordable housing, accelerates development to

Entitlement vs. Non-Entitlement Communities

The CDBG Entitlement Program provides annual grants on a formula basis to entitled cities and counties. Entitlement communities are principal cities of Metropolitan Statistical Areas; other metropolitan cities with populations of at least 50,000; and qualified urban counties with populations of at least 200,000 (excluding the population of entitled cities). Entitlement communities are eligible to receive annual grant allocations directly from HUD. Entitlement communities receive 70% of the HUD CDBG allocation.

Non-entitlement communities are not eligible to receive CDBG funds directly from HUD and must participate in the State's CDBG program which requires jurisdictions to participate in a periodic Notice of Funding Availability (NOFA) application process. The remaining 30 percent of the HUD CDBG allocation is allocated among States for non-entitlement areas.

increase the housing supply, provides for greater accountability by cities and counties to address the housing needs in their communities, and creates opportunities for new types of affordable housing and preserves existing housing. However, each of the bills is specific in its purpose and any funding available is subject to criteria and eligibility under these individual programs.

- SB 35 is provided as an opt-in program for developers that creates a streamlined approval process for developments in localities that have not yet met their housing targets, provided that the development is on an infill site and complies with existing residential and mixed use zoning.
- AB 73 is an opt-in program for jurisdictions and developers that helps provide state financial incentives to cities and counties that create a zoning overlay district with streamlined zoning.
- SB 540 is provided as an opt-in program for jurisdictions that authorizes the state to provide planning funds to a city or county to adopt a specific housing development plan for affordable housing that minimizes project level environmental review.
- AB 678 strengthens the Housing Accountability Act by increasing the documentation necessary for a local agency to legally defend its denial of low-to-moderate-income housing development projects, and requiring courts to impose a fine per unit on local agencies if criteria are not met.
- AB 1515 states that a housing development conforms with local land use requirements if there is substantial evidence that would allow a reasonable person to reach that conclusion.
- AB 72 authorizes HCD to find a jurisdiction out of compliance with state housing law at any time (instead of the current 8-year time period).
- AB 1397 requires cities to zone more appropriately for their share of regional housing needs and in certain circumstances require by-right development on identified sites.
- SB 166 requires a city or county to identify additional low-income housing sites in their housing element when market-rate housing is developed on a site currently identified for low-income housing.
- AB 879 makes various updates to housing element and annual report requirements to provide data on local implementation. Charter cities would no longer be exempt from reporting on housing.
- SB 2 imposes a fee on recording of real estate documents excluding sales for the purposes of funding affordable housing. Proceeds from the fee are then allocated for more specific requirements.

2017 Legislative Housing Package

SB 35 – Streamline Approval Process

AB 73 – Streamline and Incentivize Housing Production

SB 540 - Workforce Housing Opportunity Zones

AB 678/SB167 – Strength the Housing Accountability Act

AB 1515 – Reasonable Person Standard

AB 72 – Enforce Housing Element Law

AB 1397 – Adequate Housing Element Sites

SB 166 – No Net Loss

AB 879 and related Reporting Bills

SB 2- Building Jobs and Homes Act

SB 3 - Veterans and Affordable Housing Bond Act

AB 1505 - Inclusionary Ordinances

AB 1521 – Preserve the Existing Affordable Housing Stock

AB 571 – Low Income Housing Credits for Farmworkers

Source: <http://www.hcd.ca.gov/policy-research/lhp.shtml>

- SB 3 places a \$4 billion general obligation bond on the November 2018 general election ballot with \$3 billion allocated specifically for housing.
- AB 1505 authorizes the legislative body of a city or county to require a certain amount of low-income housing on-site or off-site as a condition of the development of residential rental units.
- AB 1521 requires the seller of a subsidized housing development to accept a bona-fide offer to purchase from a qualified purchaser, if specified requirements are met.
- AB 571 makes modifications to the state's farmworker housing tax credit to increase use. Authorizes HCD to advance funds to operators of migrant housing centers.

The State is expected to continue pushing through new legislation around housing with a series of additional bills introduced in 2018. Changes reflected in 2018 include revisions made to SB 2 through the proposed bills SB 1327, which would impose a recording fee for each single transaction per parcel of real property unless recorded in connection with a mining operation (AB 1915), or for which the Governor has declared a state of emergency (AB 1765). In addition, new bill SB 831 amends the California Planning and Zoning Law for accessory dwelling units (ADUs); new bill AB 2753 states that a density bonus application is deemed complete after a certain number of calendar days past submission; and AB 1771 which would change the process for distributing regional housing needs to various jurisdictions.

For these reasons, many jurisdictions are developing comprehensive strategies to address the housing crisis, to be consistent with new State legislation and position themselves for additional funding opportunities.

In 2017, the Placer County Board of Supervisors approved a series of tasks that make up the County's housing work plan. This work plan is aimed at identifying ways the County can improve local controls to address the housing crisis and state requirements. The work plan approaches the problem by targeting four main focus areas:

- creating more incentives to build affordable and workforce housing;
- changing regulations to make building easier;
- advocating for state and federal assistance; and
- furthering partnerships for meeting regional housing needs.

Placer County has taken action and is developing a comprehensive Housing Strategy and Development Plan of which this Jurisdictional Comparison Report is a part. This jurisdictional report will inform the Housing Strategy and Development Plan by providing an overview and analysis of best practices being used by jurisdictions throughout California, and beyond. Specifically, these best practices include jurisdictions with unique or exemplary strategies for the provision of housing. This report also offers a comparison of best practice policies, regulations and programs between jurisdictions, illustrating the different ways in which these jurisdictions are adapting best practice strategies to meet their individual needs.

The next phase of the Housing Strategy and Development Plan will take a more in depth look at the County's current policies, ordinances, design standards and development review processes and will

identify specific recommendations to revise policies and standards, to streamline the development review process and better position the County for funding in order to further facilitate housing development in unincorporated Placer County.

This report is organized as follows:



Section 1 Introduction – Overall intent and organization of the report.



Section 2 Common Barriers to Housing – Overview of some of the commonly identified barriers to the development of housing.



Section 3 Placer County’s Current Housing Strategies – Overview of what Placer County is currently doing to address the affordable housing crisis.



Section 3 Best Practice Strategies – A description of best practice housing strategies compiled through a review of local housing plans and strategies for select jurisdictions, interviews and review of available best practice housing resource documents and a comparative review and description of some of the jurisdictions implementing these strategies.



Appendix A References and Resources – Reference and resource information used to prepare this report.

Section 2 – Common Barriers to Housing

As much of the country continues to look for opportunities to increase housing options and affordability, California is on the front line in experiencing robust population growth, increasing barriers to expanding housing supply, and associated implications to housing affordability and economic growth. In trying to break down barriers, and lead the way for housing best practices, there are many challenges that need to be overcome. Some of these common barriers experienced across the State include increasing housing capacity and supply, reducing uncertainty in the process and modifying overly restrictive standards, providing direct assistance and financing, reducing opposition and competing priorities, and ensuring adequate infrastructure and services, as described below.

Increase Housing Capacity and Supply

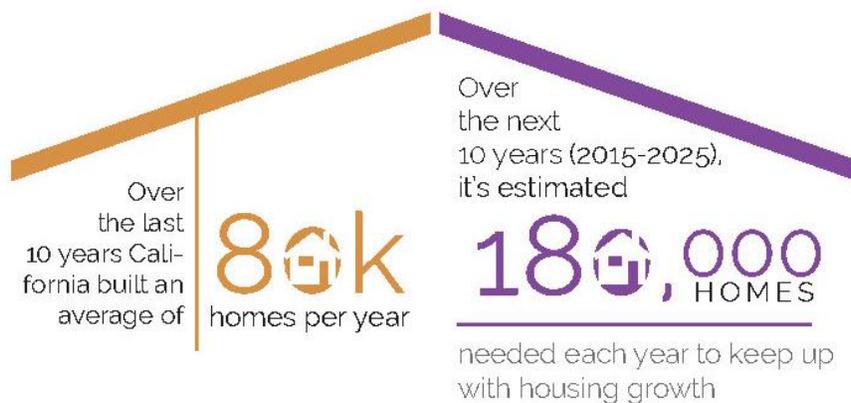
According to the California Department of Housing and Community Development’s (HCD’s) statewide housing assessment (2025), from 2015 to 2025 approximately 1.8 million new housing units are needed to meet projected population and household growth, or 180,000 new homes annually. All regions are falling short in meeting production goals such that the housing supply is not keeping up with the demand.

The lack of supply, and in particular the lack of supply of housing that is affordable to lower and moderate income households, is one of the more significant challenges that needs to be addressed across the State. Locally, weak general plans or housing program implementation and inadequate resources to complete or improve these plans can contribute to the lack of capacity and supply. Strong local support from a sectors of a community plays a critical role in facilitating needed housing growth.

How does Placer County Compare?

In Placer County, it is estimated that there will be a total demand of 13,480 dwelling units from 2017 to 2040. Based on new production rates consistent with historical growth averages, it is estimated that 5,336 units will be built during this time period, resulting in an overall shortfall of 8,144 units.

Refer to the Placer County Housing Needs Assessment for additional information regarding Placer County’s housing conditions.



Data based on California Department of Housing and Community Development’s (HCD’s) statewide housing assessment.

Reduce Uncertainty in the Process and Modify Overly Restrictive Standards

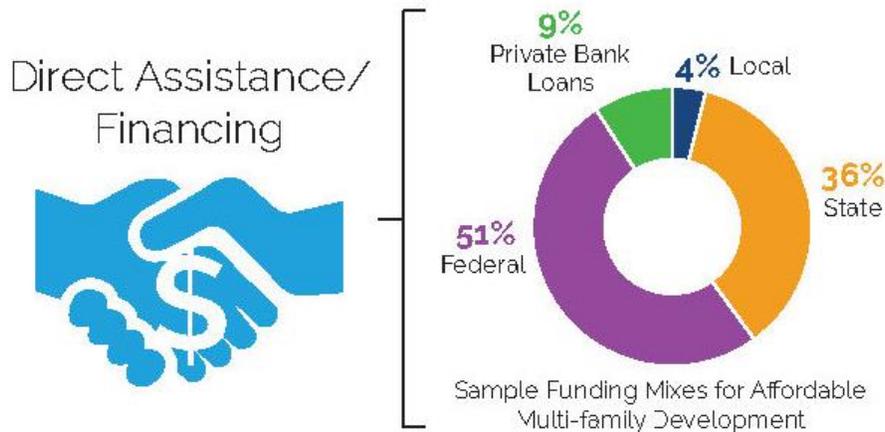
There are a number of regulatory barriers to housing. These include the length and complexity of the development review process, along with overly restrictive and often dated development standards that lack flexibility to easily accommodate varied and/or innovative housing product types. These regulatory barriers increase uncertainty and hinder the ability to determine project feasibility. This ultimately can add to the time and cost to build.



Reduce Uncertainty/
Restrictive Development Standards

Provide Direct Assistance/Financing

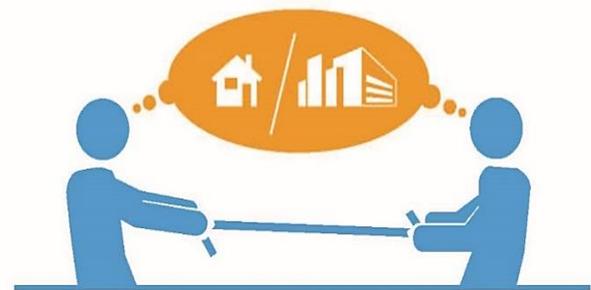
There is a need for proper funding, favorable lending practices, affordable labor, and potential subsidies and financing assistance to address high land and construction costs, as well as cautious market conditions. Government funding for affordable housing can be restricted by grant provisions, requirements to provide for prevailing wage and other such requirements that limit the use of funding or increase the costs for construction. To build affordable housing projects, it requires sufficient resources typically requiring multiple programs and funding sources including a combination of state, federal, private and local funds. While often outside the control of local jurisdictions, these elements are necessary to facilitate additional housing options and promote affordability.



Data based on California Department of Housing and Community Development's (HCD's) statewide housing assessment.

Reduce Opposition and Competing Priorities

Jurisdictions must contend with local interest groups that are actively opposed to new housing growth, in particular the development of affordable and/or higher density housing. Community opposition to new affordable housing or growth, the environmental review process and associated delays, and local revenue generating policies that favor nonresidential development create costly barriers to housing development. Early and effective public outreach and education is critical to helping build meaningful community dialogue and support.



Opposition and Competing
Priorities

Ensure Adequate Infrastructure and Services

Appropriately planning for adequate infrastructure and services is also critical to supporting housing development. Infrastructure and services are provided by multiple entities with different review and improvement requirements and varied fee structures. The cost to provide infrastructure and services, in particular in rural areas, is expensive and prohibitive to alternative housing development. Jurisdictions can address this by targeting housing development in areas already served by infrastructure, services and amenities; ensuring infrastructure standards are flexible and that fees are supportive of the need to support and encourage varied housing types; and that service districts are informed partners in reaching housing goals in their service area.

Adequate services include municipal services (water, sewer), and areas generally located in and around the cities tend to have adequate services. Areas located further from the cities and in more rural areas tend to be on septic systems and wells as municipal services are not available. For example, based on the utility district boundaries, North Auburn has good availability of water and sewer service. This is in part due to the area being covered by multiple utility districts, and the presence of large-scale commercial development in the area. In addition, most of the north Lake Tahoe communities have adequate utility service through the PUDs in the area, along with sites near the I-80 on/off ramps.

Section 3 – Placer County’s Current Housing Strategies

The Placer County Board of Supervisors directed staff to prepare housing strategies that addresses the need for more housing, particularly affordable and workforce housing. As reported in the 2017 Housing Element Annual Progress Report, the following are some of the notable accomplishments the County made in 2017:

- The Community Development Resource Agency implemented a new Housing and Economic Development Unit and hired a Principal Planner to oversee programs.
- The County Executive Office established a multi-departmental Housing Unit that includes staff from the County Executive Office, Economic Development, Community Development, Department of Facilities and Public Works and Health and Human Services.

- Affordable Housing In-Lieu Fee Studies were completed.
- The Secondary Dwelling Ordinance was amended to bring it into conformance with recent changes in state law.
- An affordable housing fee exemption for deed restricted Secondary Dwellings was completed.
- The first annual Housing Work Program was approved by the Board of Supervisors that sets forth preferred strategies for affordable housing priorities for the Fiscal Year 2017-2018.

The County has made significant progress toward housing goals identified in the Housing Element. Some of the major programs and policies include the following.

3.1 County Housing Trust Fund (HTF)

The County's HTF is funded by the payment of in-lieu fees and is directed at expanding and improving affordable housing. HTF can be provided as a loan or grant to correct immediate health and safety issues, to achieve substantial rehabilitation and to produce new housing with long term affordability for very-low, low and moderate-income owner-occupied and tenant-occupied households. As of June 2018 the current balance of the County HTF is approximately \$1.5 million. Approximately 70 percent of the funds have been collected through projects in the unincorporated Tahoe area of Placer County and 30 percent of the funds from projects in the remaining unincorporated area of Placer County.

3.2 Density Bonus Program

Placer County has adopted a Residential Density Bonus and Incentive Ordinance (Section 17.54.120) in compliance with Government Code Section 65915. The County's density bonus program allows a maximum cumulative bonus of up to 50 percent, except if combined with a density bonus for land donation which then cannot exceed a total of 35 percent. The ordinance allows applicants in the Lake Tahoe Basin to request a density bonus up to a total of 100 percent for projects within a previously established redevelopment area subject to the discretion of the planning director that the higher percentage is reasonable. It should be noted that this ordinance provides reference to the former State Redevelopment Areas, and this portion of the ordinance hasn't been updated since 2012 when the Redevelopment Agency was dissolved.

3.3 Employee Housing Program in Eastern Placer County

Placer County currently requires new development in the Sierra Nevada and Lake Tahoe areas to provide for employee housing equal to at least 50 percent of the housing demand generated by the project. If the project is an expansion of an existing use, the requirement only applies to that portion of the project that is expanded. Employee housing can be provided on-site, off-site, through dedication of land for needed units and/or by payment of an in-lieu fee. The affordable housing program in Eastern Placer County only addresses workforce housing needs in new non-residential development.

The County recently prepared a nexus study to evaluate the workforce housing fee. The study found that the development of new residential and non-residential land uses in the unincorporated portion of Eastern Placer County will generate additional need for workforce housing. To address the additional demand for workforce housing, the study recommends maximum justifiable fees and recommends implementation as an in-lieu fee, a development impact fee or possibly both.

3.4 Specific Plan Affordable Housing in Western Placer County

Placer County currently requires affordability for 10 percent of residential units in Specific Plan areas and other developments where a Community Plan and/or General Plan Amendment is approved that increases residential density on a site. As an alternative to constructing affordable housing units on-site, the County considers payment of an in-lieu fee and implements this policy on a case-by-case basis. The Housing Element, Program B-9 directs the County to consider adopting an affordable housing program that applies to areas of the County under 5,000 feet in elevation. The program further states:

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.

The County recently prepared a nexus study to evaluate a potential affordable housing impact fee on new development. The fee study identified the maximum justifiable fees for residential and non-residential development

3.5 Accessory Dwelling Units

Placer County updated its accessory dwelling unit (ADU) provisions in 2017 to comply with state laws. Section 17.56.200 Secondary dwellings/multi-generation housing limits the size of attached secondary dwellings to 50 percent of the size of the primary dwelling with a maximum floor area of 1,200 square feet and limits detached secondary dwellings to 1,200 square feet. The ordinance requires the secondary dwelling to be subordinate to the primary single-family dwelling in appearance and requires one parking space per unit (some exemptions apply). The ordinance limits the density to that allowed by the allowable density of the site. Therefore, the parcel must contain at least twice the minimum net lot area required by the zone in order to accommodate a secondary dwelling.

3.6 Impact Fee Waivers/Deferrals

Placer County's current fee waiver and refund policy adopted in 2002 allows 50 percent of application processing fees for affordable housing development to be waived, specifically for residential development projects where 20 percent of the units are made available to low-income people or 10 percent of the units are available to very low-income people. The policy also allows for the waiver or reduction of up to 50 percent of traffic, parks, and capital facilities fees for low or very-low income housing projects when an alternate source of funds is identified to pay the otherwise required fees. However, the waiver/reduction policy was prepared when redevelopment areas existed that might have provided this alternative source of funding. The policy also provides a fee waiver or reduction of processing fees for low income residents seeking certain single-family dwelling, hardship mobile home or second residential unit permits. The waiver/reduction of fees is at the discretion of the Placer County Executive Officer (CEO), and has been used on a limited basis since the end of redevelopment.

Section 4 – Best Practice Housing Strategies

The following information is based on interviews with representatives from individual jurisdictions, meetings with stakeholders representing both the eastern and western portions of the County, non-profit organizations, affordable housing developers, and HCD representatives, as well as online research. Our research included a review of housing toolkits and reports, local housing plans and strategies, housing topic papers and publications (see Appendix A, References and Resources). Many of these best practice strategies are applicable to a variety of geographic contexts that occur within unincorporated Placer County.

4.1 Comparison Jurisdictions

Comparison jurisdictions to be researched for this report were initially identified by staff based on their suburban and rural contexts as well as demographic similarities to Placer County and included Sonoma, Napa, San Bernardino and Riverside counties. However, during the research process it became evident that additional sample jurisdictions would need to be included in order to provide meaningful comparisons of best practice approaches.

Therefore, we also performed supplemental research for additional jurisdictions, primarily within California, that have been recognized as being at the forefront of aggressively addressing housing through targeted initiatives and strategies. Some of these jurisdictions are large, more urban environments including Sacramento, San Diego, San Francisco, San Jose, Austin, Seattle and Denver. While these jurisdictions are not similar in geographic or economic contexts to Placer County, the strategies being employed are well-documented in housing publications and toolkits and the successes being achieved are worth exploration and consideration. Table 1 lists each of the comparison jurisdictions that were researched for this report, why they were chosen, and the level of review conducted.

Table 1: Comparison Jurisdictions

| Review Approach | Jurisdiction |
|---|---|
| Primary Jurisdictions | |
| <ul style="list-style-type: none"> • Similar in geographic and demographic context • Comprehensive review conducted | <ul style="list-style-type: none"> • Sonoma County • Napa County • San Bernardino County • Riverside County |
| Supplemental California Counties | |
| <ul style="list-style-type: none"> • Some similarities to Placer County • Targeted programs reviewed | <ul style="list-style-type: none"> • San Mateo County • San Diego County |
| Supplemental California Cities | |
| <ul style="list-style-type: none"> • Well-documented housing strategies • Targeted programs reviewed | <ul style="list-style-type: none"> • Sacramento • San Jose • San Luis Obispo • San Diego |
| Other Cities | |
| <ul style="list-style-type: none"> • Well-documented housing strategies • Targeted programs reviewed | <ul style="list-style-type: none"> • Denver • Seattle • Austin • Portland |

As discussed above, the primary comparison jurisdictions were selected due to their contexts and demographic similarities. However, it should be noted that 3 of the 4 jurisdictions have much larger populations, land area, and are entitlement communities, enabling them to receive larger grant allocations directly from HUD. All four primary comparison jurisdictions also have larger housing authorities that manage more affordable housing vouchers than Placer County allowing these communities more access to funding for affordable housing. Background information for the primary comparison jurisdictions is shown in Table 2.

Table 2: Comparison Jurisdiction Background Information

| <i>Comparison Jurisdictions</i> | <i>Primary Jurisdictions</i> | | | | |
|---|--|--|--------------------------------------|---|---|
| | Placer County | Sonoma County | Napa County | San Bernardino County | Riverside County |
| Population | 380,531 | 503,070 | 142,166 | 2.14 million | 2.39 million |
| Geographic area (miles squared) | 1,502 | 1,768 | 789 | 20,105 | 7,303 |
| Entitlement Community | No | Yes | No | Yes | Yes |
| Housing Authority | Placer County Housing Authority (PCHA) | Sonoma County Housing Authority (SCHA) | Napa County Housing Authority (NCHA) | Housing Authority of the County of San Bernardino (HACSB) | Housing Authority of the County of Riverside (HACR) |
| Standard Number of Housing Choice Vouchers | 248 | 2,820 | 1,392 | 10,653 | 9,062 |
| Number of Public Housing Units | --- | --- | --- | 646 | 469 |

4.2 Best Practice Categories

The best practice strategies presented in this report were based on a combination of research of best practice toolkits and reports, and potential applicability to Placer County. These practices are organized into seven broader best practice categories as shown in Table 3. Each of the following sections provide a summary of the intent and benefits of the identified best practice strategies, identification of how it may be applicable to Placer County, and a comparison of the different ways in which jurisdictions are implementing these strategies. The four primary jurisdictions do not offer examples in each of the best practice categories so we have selected examples for comparison with Placer County that exemplify varying best practice approaches. It should be noted that while Placer County does currently implement some of these best practice strategies, they could be modified to better facilitate housing.

The best practices strategies described below can help facilitate housing in both the eastern and western portions of the County. For example, allowing administrative process streamlining or by-right development for all affordable housing projects that meet certain criteria can help increase housing in all areas of the County. Expanding the fee waiver and refund policy, or reviewing and revising the County’s fee structure for certain types of development can make housing more feasible and affordable in both the eastern and western portions of the County. Detailed recommendations for different geographic contexts of the County will be included in the Recommendations Report.

Table 3: Best Practice Housing Strategies

| Categories | Best Practice Housing Strategies | Sonoma County | Napa County | San Bernardino County | Riverside County | Placer County |
|------------------------------------|---|----------------------|--------------------|--|-------------------------|----------------------|
| Policies and Plans | Village Strategy | | | | √ | √ |
| | Minimum Densities and Mixed Use Designations | √ | | | √ | √ |
| Regulatory Relief | Zoning and Development Standards (General) | √ | √ | √ | √ | |
| | By-Right Review Development | | | | √ | |
| | Density Bonus Programs | √ | √ | √ | √ | |
| | Other Incentive Programs | √ | √ | | | √ |
| | Inclusionary Housing Programs | √ | √ | | | |
| | Accessory Dwelling Units | √ | √ | √ | | √ |
| Streamlining | Administrative Process Streamlining | √ | √ | | √ | |
| | Specific Plans | √ | √ | √ | √ | √ |
| | CEQA Streamlining | | | | | |
| Preservation and Protection | Inventory and Tracking Policies and Practices | √ | | √ | | √ |
| | Condominium Conversion Ordinance | √ | | √ | | |
| | Mobile Home Park Ordinance | √ | √ | √ | | |
| | SRO Ordinance | √ | √ | | | √ |
| | One to One Replacement Strategy | | | | | |
| Local Funding Strategies | Affordable Housing Impact Fee | √ | √ | | | √ |
| | Fee Reduction/Waiver/Deferral | | √ | | | √ |
| | | | | <i>Jurisdiction Uses Best Practice</i> | | √ |

4.3 Policies and Plans

4.3.1 Village Strategy

Many of the jurisdictions researched as part of this jurisdictional comparison report have adapted a village strategy or neighborhood planning approach within their policy documents (i.e. General Plan, Community Plans). The principal goal of a village approach is to direct development to more concentrated areas. The designation of these villages generally takes into account the capacity for growth, transportation and infrastructure, community character and the natural environment. These villages or centers are considered ideal locations for future housing growth because they can accommodate the need in an environment that is more compact, mixed-use, pedestrian-friendly, and closer to transit and jobs. Most of the jurisdictions researched establish a hierarchy of villages and implement them as land use designations within the General Plan and/or Community Plans. In addition, the Community Plans serve as a tool to refine the land use designations and establish more targeted housing goals and policies for that particular planning area.

Placer County's General Plan and Housing Element contain policies that support a village strategy by using a Community Plan structure to establish growth and development potential, as well as provide tailored housing policies for the planning area. Many of the County's community plans are outdated, but a number of the Community Plans (such as Tahoe Basin Area Plan, Auburn/Bowman, Foresthill Divide, Granite Bay, Martis Valley, Meadow Vista and Sheridan) include targeted housing policies consistent with the Placer County Housing Element and concentrated growth strategies. Many of these Community Plans also include design guidelines.

Of the primary jurisdictions reviewed, only San Bernardino County has a community plan framework. San Bernardino County is in the process of a comprehensive update to the community plans and indicated there would be significant changes to their current structure, policies and information contained within the community plans. They also expressed uncertainty regarding housing policies and whether they would be included within the individual plans or in their broader general plan. Several of the supplemental jurisdictions reviewed have a community plan framework. The County of San Diego and the City of San Diego utilized community plans, and similar to Placer County, are in an ongoing process of updating those plans. They have prioritized the community plan updates in recognition of the important role these plans play in facilitating housing. In addition, a number of the supplemental jurisdictions reviewed also utilize a village strategy.

Below are highlights of some of the village strategy and community plan update approaches for comparison to Placer County. A more detailed discussion is provided in Appendix C.

Riverside County

- Uses a hierarchy of community center designations differentiated by size, scale and land use emphasis. These community centers allow for increased housing densities and serve as a focal point for the surrounding community.
- Uses a Rural Village Overlay to concentrate development within areas of rural character.

City of San Diego

- General Plan and Housing Element policies support community plan updates and use in addressing housing.
- Many of their existing plans were last updated in 1990 and the policies are outdated, making it challenging for the market to be responsive to current needs for housing.
- Benefits of updated community plans as described in the Housing SD Plan¹:
 - **More By-Right Development** – Residential and mixed-use development projects that comply with updated zoning, community plans, and applicable regulations will be processed by-right.
 - **Expedited CEQA Review** – Projects requiring CEQA review will be able to tier off the Community Plan Update EIR, where projects will simply need to complete a “compliance checklist”. This will substantially reduce the amount of analysis that needs to be completed by applicants.
 - **Zoning Efficiencies** – The City is moving away from community specific, specialized zones to more citywide standards, resulting in simplified and consistent application of regulations.
 - **Updated Facilities Financing Plans** – Updated plans results in more infrastructure projects that can be eligible for reimbursement.

City of San Jose

- A central component of the City of San Jose’s Envision 2040 General Plan is the development of new “urban villages”.
- The City of San Jose’s General Plan establishes a major review every four years which provides an opportunity to evaluate the City’s achievement toward its goals and to make adjustments.
- A task force leads the review and evaluates changes toward several objectives: planned job growth, implementation of the Urban Village concept; environmental stewardship and affordable housing needs.
- Residential development under the General Plan is planned to occur in phases, referred to as Horizons.

4.3.2 Minimum Densities and Mixed Use Designations

It is critical that a jurisdiction’s land use designations are consistent with their housing goals and can accommodate the full range of housing types and densities. In addition, strengthening minimum density requirements and broadening mixed-use designations can further facilitate multifamily housing development.

Placer County does establish minimum densities for residential development in the General Plan and establishes minimum lot sizes for residential zones in the County Zoning Code. However, these densities are not consistent with allowed densities in more recently updated specific plans in the County.

¹ The Housing SD Plan, issued by San Diego’s Mayor Kevin L. Faulconer, outlines goals and strategies to be developed over the next couple of years to increase housing production in the City.

The Placer County General Plan does not have any mixed use designations or mixed-use zoning. The County does have a combining zone, Town Center Commercial (-TC) that can be used in combination with any residential or commercial district, where the combining district has been identified in a Community Plan. It is currently being used in the Sheridan Community Plan and the Tahoe Basin Area Plan. The Community Plan would specify the types of uses allowed or not allowed within the combining district and any development standards that would supersede those contained in the underlying zoning. This is a first step at addressing mixed-use development, but is limited in its application. Placer County also allows residential uses in commercial zones, however that allowance does not explicitly address mixed uses. Mixed-use is accommodated within the High Density Residential and General Commercial land use designations. Multifamily residential is accommodated within the General Commercial, Medium Density Residential Designation and High Density Residential Designation. Through the Community Plans and Specific Plans, these land use designations can be further refined. The County's current zoning includes commercial designations that accommodate mixed use including Commercial Planned Development (CPD) and General Commercial; these designations do not require minimum densities for residential development.

Napa County and Sonoma County have created a combination district to accommodate mixed use that does require a minimum density. Napa County is discussed below. Riverside County has created several multi-family residential zones to accommodate increased residential densities. One of these zones does require a minimum density of 4 dwelling units per acre. Riverside also has a mixed-use zone. Riverside's approach is further discussed in Section 4.4.1.

Napa County

- The Napa County Code of Ordinances and General Plan do not explicitly provide development standards for minimum densities and mixed use designations.
- They do establish an Affordable Housing (AH) Combination District which establishes maximum and minimum densities for the development of affordable housing and allowing residential development by-right up to specified densities.
- The AH district applies to specified Priority Housing Development Sites identified in the Housing Element.
- The goal of the AH district is to make it easier for affordable housing projects to be developed in these zones, and to provide for a more targeted placement of affordable housing.
- The Napa County General Plan Housing Element also explicitly directs the County to continue to use the AH Combination District as a tool to provide specific and reasonable development standards and stimulate affordable housing production in designated locations.
- Established maximum and minimum densities for the development of affordable housing at the Specified Priority Housing Development Sites are provided for: Angwin (12 du/acre to 25 du/acre); Moskowitz Corner (4 du/acre to 10 du/acre); and Spanish Flat (4 du/acre to 25 du/acre).

City of San Diego

- The City of San Diego’s general plan includes policies that enforce minimum density ranges. The policy calls for the efficient use of remaining available land for residential development and redevelopment by requiring new development to meet minimum densities.
- A notable procedural requirement in the City is the requirement for a Housing Impact Statement.
- The Housing Impact Statement is required for all reports to Planning Commission, Housing Commission and City Council for development projects that explains how a proposed project compares to the density ranges in applicable plans and zones.
- The Statement must address how the action would impact the provision or loss of affordable housing.

4.4 Regulatory Relief and Incentives

The following regulatory strategies are being used to provide relief from overly restrictive standards that encumber housing development by either increasing the cost to build or preventing the full range of housing types. In addition, incentive programs are being used to promote and facilitate affordable housing development.

4.4.1 Zoning and Development Standards (General)

A variety of zoning provisions, including site and development standards can constrain housing development. General development standards that may constrain housing development include density, intensity, height requirements, setbacks and use allowances that do not accommodate different housing product types. In developing a comprehensive and effective housing strategy, jurisdictions must evaluate their development standards to ensure that they implement the goals outlined in their Housing Elements and General Plans, that they have been updated to address state legislative changes and provide a certain amount of flexibility to address housing needs. Overly restrictive parking standards, in particular, can be a major constraint to housing development. Excess parking also increases auto ownership and neighborhood travel impacts. Reduced parking can encourage increases in alternative transportation options and is a way to reduce development costs and increase housing supply by making more projects financially feasible.

A “best practice” approach to development standards (in general) is difficult to compare and summarize across jurisdictions. However, our research found that generally, jurisdictions are addressing the following:

- Ensuring sufficient mixed-use and multifamily zoning.
- Expanding use allowances to accommodate multifamily housing in more zones.
- Ensuring that stated minimum and maximum densities facilitate housing goals.
- Ensuring that development standards such as height and setbacks are flexible enough to accommodate the full range of multifamily development types.
- Address ADUs and JADUs consistent with state law (see subsequent section for additional discussion on this topic).
- Reduce parking requirements.
- Reducing park or open space requirements on small lot or infill developments when in short proximity to community parks and public open space opportunities.

As part of the Housing Strategy and Development Plan, Placer County is exploring amendments to the zoning code to address many of the above listed topics. Programs in the Housing Element direct the County to address flexible development standards, mixed-use and residential development in commercial zones, and minimum density standards for single family homes in the multifamily residential zoning district. As stated above, a best practice approach to zoning and development standards is challenging to compare and summarize across jurisdictions. Therefore, the following examples were chosen to highlight the range of approaches jurisdictions are taking to provide flexibility and accommodate a full range of housing.

Riverside County

- Their zoning accommodates a fairly significant range of mixed-use development within their residential zones. However, lot size is a constraint (no less than 7,200 square feet).
- Planned residential development (PRD) allows deviation from standards but still limited to density of standard lot development.
- To overcome constraints, the County created an R-6 zone (Residential Incentive). The R-6 zone restricts the selling price of the home. Allowed density is flexible and based on physical and service constraints, but no less than 4 units per acre. Is subject to minimum lots size and open space requirements.
- Established a Highest Density Residential (HHDR) land use designation allowing up to 40 units per acre. This required establishment of R-7 zone to reach these densities.

City of Sacramento

- The Central City Special Planning District allows for higher building heights and greater building densities in certain zones to promote higher density housing development.
- Reduced parking requirements, Quimby park dedication requirements, and private open space are allowed in residential zones in the Central City to promote housing development.
- Residential uses are also allowed in all commercial zones within the downtown.
- The City of Sacramento adopted amendments to their code in 2012 to address reduced parking, coupled with specific parking management strategies.
- For select neighborhood types, parking minimums are either eliminated or reduced by half.
- The process for these changes includes parking requirements organized for zoning code land use designation areas to allow for more neighborhood specific solutions to parking.
- Specific changes include no minimum vehicle parking requirements for development in the Central Business District and reduced requirements for certain types of development.

City of San Diego

- Example of various zoning mechanisms used to increase flexibility for infill residential on non-vacant or small sites, in particular use of overlay zones.
- Urban Village Overlay Zone, Small Lot Zone and Townhouse Zone to encourage higher density residential.

- Multiple unit developments (consistent with maximum density) for legally created lots are permitted through ministerial action.
- Small lot subdivision ordinance to reduce certain minimum lot sizes and setbacks (among other requirements).
- Currently exploring expansion of residential areas of live/work and allowing this use in additional zones.
- In 2011, the City of San Diego conducted a San Diego Affordable Housing Parking Study considering lower rates of auto ownership and affordable housing. The purpose of the Study was to determine the links between affordable housing variables for use in developing a regulatory framework for parking requirements.
- The parking study provided an overview of affordable housing parking requirements determined based on type of affordable housing and its context in terms of transit availability and walkability. The Study also reviewed best practices of several cities in California and the Western United States with respect to the provision of parking and affordable housing.

4.4.2 By-Right Development

The discretionary review process can add significant delays and costs to a development project. The tradeoffs that developers make to account for those additional costs can result in lost affordability, quality, or quantity of housing units developed. Jurisdictions are finding ways to streamline development by increasing opportunities for by-right development. A by-right development refers to projects that are permitted under the current zoning and would not require legislative action by the Board of Supervisors or Planning Commission. Procedures for ministerial review may still be required, but allowing for increased by-right development provides a more streamlined process and greater certainty, reducing time and cost to the developer. Certain housing goals can also be targeted through by-right approvals by making them contingent on increased affordable housing, transit-oriented development, or energy efficiency.

As part of the Housing Strategy and Development Plan, Placer County is exploring amendments to the zoning code to increase by-right opportunities for residential development. In particular, the County currently requires a Conditional Use Permit for multifamily housing in the CPD and C2 zones. The following are some additional examples of jurisdictions that are doing more to increase opportunities for by-right development for residential projects.

City of San Diego

- Modify discretionary review unit thresholds in planned district ordinances to allow by-right development of the residential density provided by the underlying zone.
- Develop detailed community plan recommendations for mixed-use development, and then translate those recommendations into clearly understood zoning regulations that could be implemented in part through a ministerial zoning process.

City of Sacramento

- Housing is allowed by-right in all commercial zones in downtown.
- Mixed use is allowed by-right in commercial and multi-unit dwelling zones.
- Variances have been replaced with director level deviations.

4.4.3 Density Bonus Programs

Density bonus programs provide an increase in the overall number of housing units that a developer may build on a site in exchange for including more affordable housing units in the project. The California State Density Bonus Law, under Section 65915 of the California Government Code, offers a density bonus and incentives in exchange for providing affordable housing. The density bonus available is up to a maximum 35 percent subject to meeting minimum percent criteria for affordable units within specified affordability categories. The state program also offers incentives and concessions on a sliding scale in exchange for providing a percentage of affordable units within specified affordability categories. However, some jurisdictions are implementing unique or modified density bonus programs that go beyond the state's density bonus program in order to incentivize affordable housing development.

Placer County already provides some provisions that go beyond the state's program including allowing a cumulative bonus of up to 50 percent, except if combined with a density bonus for land donation which then cannot exceed a total of 35 percent. Placer County also allows applicants in the Lake Tahoe Basin to request a density bonus up to a total of 100 percent for projects within a former redevelopment area subject to the discretion of the planning director that the higher percentage is reasonable. For comparison are two jurisdictions that provide some unique approaches to their density bonus programs.

City of San Francisco

- The Affordable Housing Bonus Program (AHBP) provides an added bonus for projects that provide 30 percent of the units as affordable.
- 18 percent of the 30 percent must be allocated for affordable middle-income units and the remaining 12 percent must be affordable for low or moderate incomes.
- In exchange, the program allows an increase in the total amount of housing units on-site up to two additional stories above the existing height regulations with no limit on number of units.
- If 100 percent of the housing units are built as affordable units, then the developer is granted an additional 3 stories above existing height regulations.

City of San Diego

- The City of San Diego's Affordable Housing Density Bonus Program launched in 2016 goes beyond the State's density bonus incentives. It offers a maximum of 50 percent density increases (in comparison to the State's maximum of 35 percent) in exchange for 15 percent rent-restricted units built. The program also allows developers to get up to five bonus incentives rather than the three provided under the state program.
- The City of San Diego is also exploring a middle income density bonus program as a tool that promotes options for families making middle incomes (i.e. households making $\leq 150\%$ AMI). The Middle Income Density Bonus Program is still in development, but is proposed to include the following components:

- Applicable to rental or for-sale units/residential or mixed-use development.
- Qualifying project may receive up to a 25% density bonus above the base density.
- Allows for more ministerial processing through the use of incentives/waivers.
- 10% of the units must be reserved for families making \leq 150% AMI.
- Units must be reserved for a period of no less than 15 years.
- Projects must be located within the City's Transit Priority Areas.
- Projects must comply with inclusionary housing ordinance (pay in-lieu fee).

4.4.4 Other Incentive Programs

In addition to the Density Bonus Program, jurisdictions may offer additional incentives to promote affordable housing. While the following examples have not been widely implemented, they offer some unique approaches for incentivizing affordable housing that may have application in Placer County

Sacramento County

- Sacramento County's General Plan includes a policy that offers developers the opportunity to amend the land use diagram to establish new growth areas outside of the urban policy areas in exchange for a commitment to a certain percentage of affordable housing.

City of San Diego

- The City of San Diego is exploring a Floor to Area Ratio (FAR) housing bonus program. The intent is to provide flexibility for projects and provide housing in a variety of unit sizes adjacent to transit. The City is working to propose new statewide legislation that could provide flexibility to allow for a project that includes affordable housing to choose between the current dwelling unit per acre measurement system or the FAR based measurement system.
- Proposed projects would be required to meet the State's affordable housing density bonus regulations and include at least 20% of units affordable at 150% AMI or less.
- For these projects, the proposed legislation would waive existing density maximum requirements. To qualify, projects would be required to be located within a Transit Priority Area, must be within a residential use designation that has been planned for at least 29 dwelling units per acre and not allowed within land designated as low density residential, open space, heavy commercial or industrial.

4.4.5 Inclusionary Housing Programs

As previously mentioned, inclusionary housing policies require new residential development to include a certain percentage of homes and apartments that are affordable to lower income residents in the community. As described in the SCAG Affordable Housing and Anti-Displacement Manual, inclusionary housing policies vary with some permitting developers to include the units off-site, while others require their inclusion in the same building as market-rate units. The manual also states that inclusionary housing policies differ as to whether their requirements establish the minimum based on number or percentage of units, whether they apply to rental or ownership housing or whether the required affordable units are proportioned by income level. It is also common for inclusionary housing policies to offer an "in-lieu" fee for developers to pay rather than provide the affordable housing in their development. The fee is then directed to the housing fund to implement affordable housing projects.

As described in Section 3, Placer County’s inclusionary programs address affordable housing requirements for Specific Plans and General Plan amendments, and for employee housing in the eastern portion of the County (see Section 3), but policies in the Housing Element direct the County to explore a program for areas of the County under 5,000 feet in elevation. Both Napa County and Sonoma County implement an inclusionary housing program, as well as the City of San Diego.

Napa County

- Napa County’s Affordable Housing Ordinance applies to all for-sale housing, and does not require a proportion by income level.
- The ordinance requires a percentage of affordable units between 17 to 20 percent on for-sale projects.
- Developments of four or fewer units, may opt-out and instead submit payment of housing impact fees on for-sale housing projects.
- New rental developments must also pay a housing impact fee to mitigate the project's impact on the need for affordable housing in the county.
- A portion of all new dwelling units in a residential ownership project shall be made available at an affordable sales price to moderate income households whose annual household income does not exceed 120 percent of median income. This applies at 20 percent for single family detached, and 17 percent on attached single family projects.

Sonoma County

- Sonoma County’s Affordable Housing Program (Inclusionary Program) applies to all residential development, including construction of a single family home on an individual lot.
- Individual home builders may either pay an in-lieu fee or may construct a second dwelling unit, farm family unit, agricultural employee or farm worker housing unit.
- At least 20 percent of the units in an ownership development must be affordable, with half required to be for low income households and the other half for moderate income households.
- At least 15 percent of the units in a rental project must be affordable to low and very low income residents, or 10 percent of the units must be affordable to very low and extremely low income households.

City of San Diego

- The City of San Diego’s inclusionary housing ordinance applies to all new residential development (including condominium conversions) of 2 or more units, and requires the payment of an inclusionary affordable housing fee.
- Instead of paying a fee, developers may choose to set aside at least 10 percent (5 percent for condominium conversions) of the total number of for-sale dwelling units in the housing development project for affordable housing.
- The ordinance specifically targets households earning no more than 100 percent of the area median income (AMI).

4.4.6 Accessory Dwelling Units (Companion Units/Second Dwelling Units/Junior Accessory Dwelling Units)

An ADU is a small permanent home that may be established in addition to the main dwelling on a parcel zoned for residential use. ADUs may be attached or detached from the main dwelling. ADUs can be called companion units, secondary dwelling units, or JADU. The use of ADUs as additional housing product types allows for an increase in overall housing stock while increasing densities and preserving land.

In January 2017, Senate Bill 1069 made changes in addressing the development of ADUs and limiting barriers to development. The bill expanded capacity for ADU development while limiting cities' ability to charge utility connection fees and capacity charges on ADUs. SB 1069 also acknowledged that cities can require ADUs comply with development regulations and specific fees. Under the current regulations, a Development Impact Fee is applicable to each new residential dwelling unit.

Placer County updated its ADU provisions in 2017 to comply with state laws. The ordinance provides some limitations on the size of the units and the ability to establish a second unit is currently restricted by density limits on the site. Although allowed, the current ordinance is somewhat silent regarding tiny homes. The following is a comparison of different approaches to ADU and JADU ordinances from comparable counties and several unique approaches to tiny homes. Fresno was not one of the supplemental jurisdictions that we reviewed, but their approach to tiny homes is particularly unique and so was provided for comparison.

Sonoma County

- ADUs are defined as “backyard cottages of between 250 and 1,000 square feet that may be attached or detached from the main dwelling unit.
- Most residential zoning districts and agricultural and resource zones allow one ADU unless there is an Accessory Unit Exclusion overlay zoning on the property.
- In order to develop a lot with an ADU in addition the main dwelling depends on the zoning, parcel size and suitability for sewage disposal and availability of adequate water supplies. The minimum parcel size is generally 2 acres.
- A Junior ADU (JADU) is a very small living unit up to 500 square feet created out of a bedroom within an existing single family home by adding an efficiency kitchen, and exterior door to an existing, legal bedroom. It may include a bathroom or may share a bathroom with the house. JADUs are allowed in a number of zoning districts including agricultural, residential, commercial and industrial. One JADU is allowed per parcel.

San Bernardino County

At the time this report was prepared the County of San Bernardino was in the process of amending the Development Code to add the following provisions relating to ADUs and single-family residential development standards in order to address state provisions for ADUs. If adopted, the provisions would:

- Permit ADUs countywide, in all zones where single family dwellings are permitted. Similar to Sonoma County, ADUs may be limited by waste disposal constraints.

- Allow short-term rental of ADUs through a Special Use Permit in the mountain region of the County where short-term private home rental is permitted.
- Allow home occupations in ADUs with property owner authorization.
- Allow “Tiny Homes” by not requiring a minimum size and would also allow the existing dwelling to become accessory to the new dwelling by not limiting the maximum size.
- Eliminate minimum floor area requirements.
- Required units to have one uncovered parking space per ADU and a garage conversion to an ADU would require replacement parking for the primary dwelling.
- Clarify that RVs are not considered “tiny homes” or an ADU.

City of Portland, Oregon

- One ADU is allowed per single-family dwelling site in all residential and commercial zones.
- Tiny homes with wheels are still classified as recreational vehicles, and cannot technically be permanently inhabited outside of an area zoned for RVs.
- As of Fall 2017, the City of Portland was exploring ways to address code language that would permanently allow tiny homes in conformance with recently passed legislation and will continue to deprioritize enforcement against sleeping in RVs on private property except to uphold safety and health standards focused on protecting tiny home and RV occupants, as well as residents and neighbors.

City of Fresno

- As of 2016, the City of Fresno has adopted regulations to allow tiny houses on wheels to be treated as a permanent auxiliary dwelling unit.
- The regulations specify that one, secondary dwelling unit, backyard cottage, or accessory living quarters is allowed on any lot, in any residential district where single-unit dwellings are permitted or existing.
- Specifically, tiny houses are directly incorporated into the zoning code and considered “backyard cottages” under the conditions that it meets the existing zoning requirements, for such units, and can be reviewed to maintain consistency with other design and community aesthetics.

4.5 Streamlining

Certain strategies or practices can be implemented to help streamline the development review process. In addition to creating more opportunities for by-right review as discussed previously, jurisdictions can also adjust their administrative processes and address the inefficiencies of the environmental review process.

4.5.1 Administrative Process Streamlining

In an attempt to eliminate governmental constraints to housing development many jurisdictions are looking to their administrative processes and finding ways to increase efficiencies for applicants/developers. This includes implementing better project tracking systems, increasing or

dedicating project management and staffing resources, providing more checklists and fact sheets to help navigate and streamline the review process and implementing voluntary expedite programs.

As part of the Housing Strategy and Development Plan process, Placer County is exploring methods to streamline the development review process. The cities of San Diego and Sacramento have been very aggressive in their approach to streamline the administrative process in order to remove constraints for residential development. The County of San Diego is one of the few jurisdictions that we reviewed in this process that directly addresses the streamlining of the design review process as further described below.

City of San Diego

- Implemented a computerized Project Tracking System to organize customer flow, display project GIS, support development review, project management, fee invoicing and payment, permitting and inspection activities.
- Provides an assigned project manager, serving as a single point of contact.
- The more significant administrative streamlining tool offered by the City is the Affordable, In-fill Housing and Sustainable Expedite Program. This program provides expedited discretionary and ministerial permit processing for all eligible affordable, in-fill housing and sustainable development permits and building projects. The program requires a fee, which they waive for 100% affordable housing projects that provide the housing on site. To be eligible for the program, projects must meet certain requirements for providing affordable housing units, rent restrictions, urban infill, mixed-use, economic development, or green building requirements. The program provides a goal to expedite review times by up to 50 percent and also offers additional incentives by allowing a reduced permit for deviations from development regulations for affordable and in-fill housing projects where they might otherwise be subject to a Site Development Permit or Planned Development Permit.

City of Sacramento

- The City of Sacramento like the City of San Diego also implements an online permit tracking system.
- The City also assigns a project manager for projects valued over \$1 million.
- The City provides a public counter lobby management system to reduce wait times.
- Developed a downtown developer toolkit online to provide information on policies, processes, incentives and other resources to facilitate development in the downtown and specifically the 10,000 new housing units identified by the Downtown Housing Initiative.

County of San Diego

- In the process of updating the Community Plans, the County is also updating design standards and producing design manuals by plan area.
- The County has adopted Design Review checklists by ordinance in order to streamline the review process.
- The County implements a 15183 checklist (see section 4.5.3).

4.5.2 Specific Plans

Specific Plans are a widely recognized tool for streamlining the review process. They can serve as a valuable tool by offering unique or flexible development standards that better accommodate residential and affordable housing development. Specific Plans are also required to address infrastructure and service planning, financing and implementation to provide greater certainty and more careful planning around these issues which can be a major constraint for residential development. In addition, pursuant to California Government Code Section 65457, residential development projects that are in substantial conformance with a specific plan for which an environmental impact report has been certified are generally exempt from subsequent environmental review.

The 2017 housing legislative package includes SB 540 which authorizes the state to provide planning funds to a city or county to adopt a specific housing development plan that minimizes project level review. It requires at least 50 percent of total housing units within that plan to be affordable to persons or families at or below moderate income, with at least 10 percent of total units affordable for lower income households.

Placer County already uses specific plans as a tool to provide more detailed planning for certain areas. With the funding opportunities, there will be greater incentive for local jurisdictions to use specific plans as a tool to address housing. The City of Sacramento's Central City Specific Plan is an example of a highly effective use of a Specific Plan to facilitate housing development.

City of Sacramento

- The City of Sacramento Development Code allows residential uses by-right in all commercial zones in the Central City.
- Includes a detailed evaluation of housing opportunity sites including a detailed evaluation of cultural resources, utility infrastructure needs and hazardous materials.
- A comprehensive infrastructure analysis was prepared to determine where there are opportunities for housing development with remaining infrastructure capacity, and where it would be more costly to develop housing because of infrastructure constraints.

4.5.3 CEQA Streamlining

The CEQA process can be a major impediment to project success and for affordable housing projects; the prospect of a lengthy and costly CEQA process is generally a deal breaker. A series of legislative actions have responded to the complexities and uncertainty in time associated with the CEQA review process, but not all have been widely successful in their application:

- SB 1925 (2002) – creates a statutory exemption for infill development but requires over 20 pre-conditions to qualify for the exemption. Due to the extensive list of pre-conditions, very few projects would qualify for this exemption.
- SB 375 (2008) – is designed to limit greenhouse gas emissions by more thoughtfully linking land use and transportation to “Sustainable Communities Strategies” that will help meet GHG emission reduction targets. SB 375 also streamlines CEQA review of certain transit-oriented projects. The

project must be considered a Transit Priority Project (TPP) or a Residential/Mixed-Use Project in accordance with SB 375 and meet other criteria. It is most readily used for the streamlining of TPPs.

- SB 226 (2011) – streamlines the CEQA process to facilitate development of certain urban infill development and renewable energy projects that meet qualifying criteria, including performance standards adopted by the Office of Planning and Research. The infill streamlining updates developed pursuant to SB 226 are in effect and are included in Section 15183.3 of the State CEQA Guidelines.
- SB 743(2013) – is intended to ease the CEQA review process for transit oriented development projects. It requires OPR to amend the CEQA guidelines to provide an alternative to LOS for evaluating transportation impacts.

The following are examples of jurisdictions that have experienced some success with their CEQA streamlining actions.

County of San Diego

- The County of San Diego provides an FAQ on their CEQA 15183 exemption process.
- The County of San Diego certified an EIR for the General Plan Update in 2011 and projects that are consistent with the densities and use characteristics considered by the GPU EIR may qualify for the 15183 exemption process.
- Projects that typically qualify for the 15183 exemption include most subdivisions that do not include other discretionary permit types, minor permit types such as boundary adjustments, site plans and administrative permits.
- During discussions with County representatives, they indicated that they have had relative success using the 15183 streamlining provisions having processed 17 projects using the exemption, with 30 more currently in process. During discussions with the County, they also indicated that they expect the recently adopted CAP and CAP checklist to provide additional streamlining of project reviews determined to be consistent with the CAP.

City of San Francisco

- In accordance with SB 743, the City modified its CEQA Thresholds of Significance Guidelines from level of service (LOS) to vehicle miles traveled (VMT) to determine whether a project causes a significant impact on the environment.
- This limited the review process that typically occurs with LOS analysis, and instead focus on an easier, more effective, and timely method of analysis by looking at VMT.

4.6 Preservation and Protection

The protection of affordable housing stock from conversion to market rate housing is of critical importance in maintaining access to affordable housing and sustaining the existing supply of housing. It is particularly important in areas experiencing more rapid redevelopment and transformation. The following are some of the strategies that local jurisdictions have implemented to help preserve and protect affordable housing units.

4.6.1 Inventory and Tracking Policies and Practices

To be prepared to address the potential conversion of affordable housing units, it is important to implement an inventory and tracking system (database). An up to date database allows the jurisdiction to monitor changes to the affordable housing stock and to direct resources to help preserve the existing housing stock. In particular, jurisdictions should track subsidized housing at-risk of conversion, including information on the subsidy types, conversion status, building conditions and conditions that may cause the loss of properties over time. Preservation of “at-risk” units is particularly important because these units are typically the most affordable, preservation is more cost-effective than new construction, and preservation of these units prevents displacement. The creation of this database allows for the ongoing tracking and monitoring of these units and their potential loss. The California Government Code requires Housing Elements to provide a preservation analysis including an inventory of assisted, affordable units that are eligible to convert within 10 years. The analysis must also include an estimation of the cost of preserving versus replacing the units and alternative programs designed to preserve those affordable units. As such, many jurisdictions reviewed during the preparation of this jurisdictional comparison report identify policies in their Housing Elements that direct the creation and/or maintenance of a database or inventory of subsidized (at-risk) housing units. However, there are jurisdictions that are taking a unique approach to the inventory and some are implementing broader inventory and tracking programs to monitor both subsidized and unsubsidized affordable housing.

Placer County implements a tracking system of affordable housing consistent with requirements in the Housing Element and for long term management purposes, but may want to consider these examples where jurisdictions are implementing more robust inventory and tracking approaches.

City of Denver

- The City acknowledges the importance of unsubsidized, large-scale multifamily units (built before 1979) in maintaining their overall affordable housing stock.
- One of the key actions is to develop and maintain an inventory of unsubsidized large-scale affordable housing projects.
- In addition, the City of Denver’s housing plan also recommends preserving the affordability of unsubsidized small-scale affordable rental properties. However, the Plan recognizes the challenges this program would face, not only in identifying financing options, but in identifying small-scale rental properties. The Plan includes a strategy to “explore” a rental registry that would require landlords to register their rental properties and participate in regular inspections for health and safety issues.

City of San Jose

- In 2015, the California Housing Partnership (CHPC) created a toolkit offering policy makers and advocates a method for assessing the risk of loss of affordable homes in places where transit investment is contributing to the rise in housing prices as well as strategies for preservation and anti-displacement. The City of San Jose was one of several case studies examined in this process.

- The CHPC completed an analysis for the City that addressed policy, data and spatial analysis to identify affordable housing preservation near transit within the city.
- The approach to the inventory of at-risk properties included an identification of subsidized affordable housing properties, their owner types and assessment of risk for conversion as well as a spatial analysis to identify those properties near existing and future transit.
- The result was the identification of areas of high priority preservation connected to transit investment within the City of San Jose.
- One of the key recommendations of the report was active monitoring of the restricted affordable and rent-controlled housing stock.

4.6.2 Condominium Conversion Ordinances

Condominium conversion ordinances are one of the more common tools used to avoid displacement and preserve existing affordable housing. While the conversion of rental units to condominiums can provide an affordable option for property ownership, it can also lead to a decrease in the affordable rental market and limit housing availability for those who cannot afford to own their unit. The degree of regulation in condominium ordinances can vary greatly with some ordinances focusing mainly on the procedures required for conversion and those that provide limits on the amount of conversion that can occur. According to the Association of Bay Area Governments (ABAG) online housing policy and data explorer, 72 jurisdictions within the nine county Bay Area have adopted condominium conversion ordinances. According to SCAG's Affordable Housing and Anti-Displacement Manual as of the date of the report (2015) 27% of jurisdictions within the greater Los Angeles region possessed some form of condominium ordinance. Placer County does not currently have a condominium conversion ordinance and it is currently not a pressing issue within the County. However, we have provided several examples of jurisdictions that are implementing this best practice in the event a condominium conversions become an issue in the future.

City of San Francisco

- The City of San Francisco's condominium conversion regulations are strict and include both procedural and annual conversion limitations.
- The City implements a lottery system for acceptance of conversion applications and limits conversions to 200 units per year.
- In addition, there are a number of applicant eligibility requirements that limit the pool of applicants to buildings where the ownership ratio is at or above a certain rate.

City of San Diego

- The City of San Diego's condominium conversion ordinance (as proposed for amendment in 2006) addresses required procedures, including notification to tenants, offering a period of right of refusal to purchase, and a relocation assistance payment.
- The ordinance also includes inclusionary affordable housing requirements and a per unit conversion fee.
- The ordinance also includes a one-to-one replacement provision.

- The process includes the requirement for approval of a Site Development Permit with supplemental findings, but the ordinance does not limit the amount of conversions that can occur.

4.6.3 Mobile Home Park Ordinances

While not as common as the condominium conversion ordinances, during our research, we identified some jurisdictions that are using mobile home park ordinances to preserve and protect this particular type of affordable housing. There are 57 mobile home parks in Placer County for which a number are used to accommodate low- to middle-income households. Placer County does not currently have a mobile home preservation ordinance but many of its community plans refer to State regulations addressing displacement from mobile home conversion.

Napa County

- Napa County's Housing Element includes a policy to prohibit the conversion of mobile home parks for replacement by housing for vacation use, second home or transient occupancy.
- The Housing Element also includes a program to consider the adoption of a comprehensive mobile home park conversion ordinance that would require the assessment of impacts, public hearings and relocation assistance before a mobile home park can be redeveloped or converted to another use.
- The comprehensive mobile home park conversion ordinance is estimated for completion by June 2018.
- The County's current ordinance includes some provisions to assess the impact of mobile home park conversions on displacement of mobile home park residents, but is not currently comprehensive in nature.

City of San Jose

- In 2018, the City Council is to consider whether or not to direct staff to pursue General Plan land use amendment to further protect existing mobile home park sites.
- The Housing Element includes a policy to explore the efficacy of the City's existing mobile home conversion requirements and potential updates/responses in order to protect an appropriate supply.
- The City's current mobile home conversion ordinance, requires the subdivider to file a report on the impact of the conversion upon displaced residents of the park to be converted. The report must also address the availability of adequate replacement space in mobile home parks.

City of San Diego

- The City of San Diego implements a mobile home park overlay zone.
- The stated intent of the Mobile Home Park Overlay Zone is to preserve existing mobile home park sites, consistent with the City's goal of accommodating alternative housing types and to provide supplemental regulations for the discontinuance of mobile home parks and the relocation of the mobile home park tenants.

- The City’s discontinuance of a mobile home park requires a Site Development Permit and an accompanying relocation plan which must be transmitted to the San Diego Housing Commission for action.

4.6.4 Single Room Occupancy Preservation Ordinances

Single Room Occupancy Hotels (SROs) are a form of affordable housing that typically provide semi-permanent residency by offering monthly leases. Preservation of SROs is another method for maintaining existing affordable housing stock and a particularly unique form of housing Placer County has adopted an SRO ordinance that specifies allowed locations and development standards for an SRO. Therefore, the current ordinance is more focused on generating an alternative housing supply.

Napa County

- As part of Napa County’s Housing Element, they will continue to allow development of Single Room Occupancy (SRO) Units in all zones that allow multifamily housing.
- This will include providing information and other assistance in the preparation of applications to third parties for funding assistance.
- As part of their development ordinances, Napa County specifies the allowed/permitted uses in all RM zoning districts but only upon grant of a use permit. The allowed uses include multiple-family dwelling units and single room occupancy units.

City of San Diego

- The Housing Element includes policies to encourage new construction of SROs in order to help meet the housing needs of the elderly, students and low-income individuals.
- The Housing Element also includes a policy to promote the development of SROs in transit-oriented developments and a policy to strengthen SRO relocation and displacement ordinances through appropriate amendments to ensure the continued preservation and expansion of SROs as a viable housing resource.
- The City implements an SRO ordinance with the stated intent of ensuring the retention of the existing number of SRO hotel rooms and to provide assistance to tenants of SRO hotel rooms that will be displaced by the demolition, conversion or rehabilitation of existing SRO hotel rooms.
- Any application to demolish or convert an SRO hotel must include a replacement plan to be approved by the San Diego Housing Commission and incorporated into a Housing Replacement Agreement.
- The ordinance includes replacement requirements including location, occupancy and affordability restrictions, and a one-to-one replacement requirement.
- The City manages a Single Room Occupancy Hotel Replacement Fund to be used for acquisition, construction or rehabilitation of SRO hotels.

4.6.5 One-to-One Replacement Strategies (No-net-loss)

A one-for-one replacement or “no net loss” strategy can be incorporated as a policy and in ordinances. According to ABAG’s online housing policy and data explorer, a one-for-one replacement policy is most effective if it establishes a goal of no-net-loss both in total units and also income level. While the state

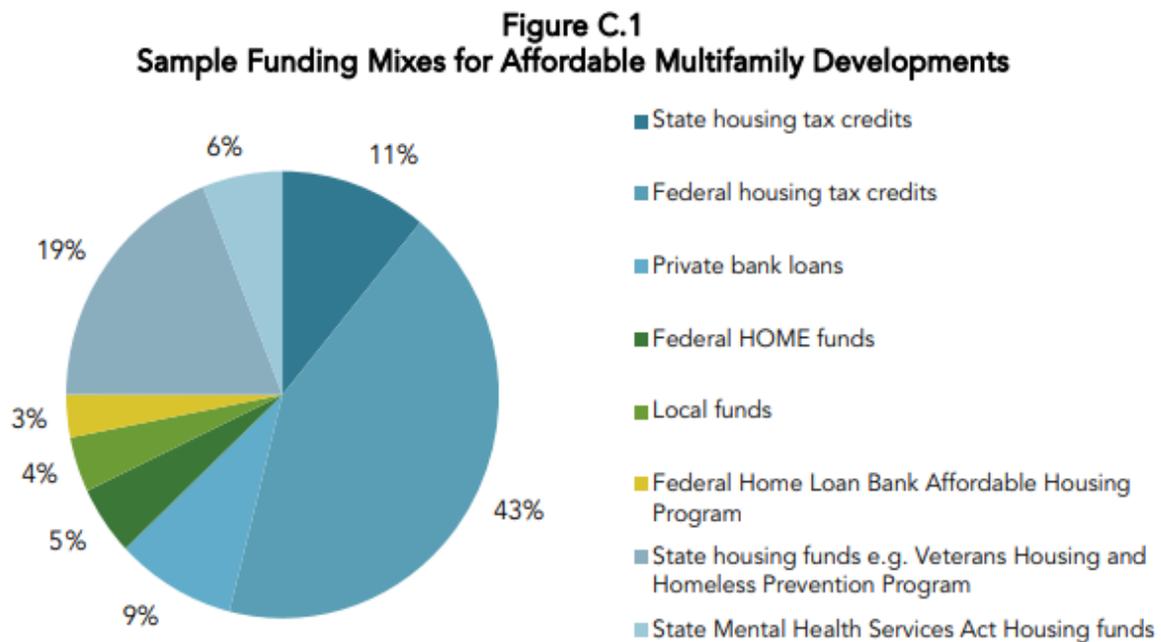
density bonus laws include conditions requiring the replacement of pre-existing affordable units, jurisdictions can employ other methods for addressing one-to-one replacement. Placer County does not currently have one-to-one replacement policies.

City of San Luis Obispo

- The City of San Luis Obispo’s Downtown Housing Conservation Ordinance includes a regulation that development projects shall not result in a net housing loss within their downtown planning area.
- If a project is determined to result in a net housing loss, the development must replace the residential units to be removed (whether they are occupied or not).
- Units are to be replaced on a one-to-one basis and concurrently with the proposed development project. The units must also be located within the same subarea and must meet additional requirements related to affordability, rent control, and tenant relocation assistance.

4.7 Local Funding Strategies

There are various programs that provide financing assistance for affordable housing.



Source: Examples based on actual development financing; percentages subject to change prior to Final Statewide Housing Plan as more sample developments are reviewed. Graphic by HCD.

Figure C.1 from HCD California’s Housing Future – February 2018

This figure developed by HCD demonstrates the varying funding sources that are often needed to bring an affordable housing development to fruition, including a mixture of federal, state, local and private funding sources. Some of the more major federal programs used to fund affordable housing include

federal tax credits, HOME program, CDBG, Section 8 Project Based Rental Assistance, Housing Opportunities for People with Aids (HOPWA), and Housing for Elderly. Major state programs include the Affordable Housing and Sustainable Communities (AHSC) program, Low Income Housing Tax Credits (LIHTC) and state bond financing. Placer County has found it particularly difficult to compete for many of these funding programs due to low unemployment, the County's mostly rural character, and more moderate income levels. In addition, there are few subsidies available for workforce households or households that earn more than 60 percent of area median income (AMI). Therefore, Placer County needs to examine other ways to address the housing needs for below market-rate housing. The rationale is that housing solutions for lower income earners ($\leq 80\%$ AMI) remain a priority for the region, as these households will essentially never be able to purchase a home with affordability gaps exceeding \$300,000. There is a need to produce more housing at all levels of affordability in strong-market regions like the North Tahoe-Truckee Region to ease housing pressures. When there is a lack of housing relative to demand for housing, prices for all types of housing rise.

The following describes some of the local funding strategies and programs that jurisdictions are using to bolster federal and state funding.

4.7.1 Affordable Housing Impact Fee

Impact fees are another local tool used to offset the impact of new development on the increased demand for affordable housing. These fees can be leveraged on a per-unit or per-square footage basis. Establishing the fee requires a nexus study and according to the SCAG Affordable Housing and Displacement Manual these fees are generally conservative in their estimates so as to be legally defensible. In addition, best practices recommend a financial feasibility study to ensure that the fee does not render development infeasible. Jurisdictions can also grant exemptions from these fees for developers who opt to build affordable housing in their projects. According to ABAG's online toolkit, a commercial linkage fee/jobs-housing linkage fee (otherwise referred to as an impact fee on non-residential development) has only been enacted in about twenty cities in California which is attributed to potential fear of discouraging economic growth.

Placer County just completed housing impact fee studies for the Eastern and the Western portions of the County. The following examples describe how other jurisdictions are implementing those fees.

San Mateo County

- The San Mateo County Affordable Housing Impact Fee was adopted in 2016 and is applicable to residential and non-residential development of certain types and sizes.
- The fees are collected in a dedicated trust fund used to finance affordable housing in the County.
- The fee is charged on a per square foot basis of "net new residential floor area" with an increased cost over a certain square footage.
- The cost varies depending on the residential unit type. Non-residential use is also charged on a per square foot basis and the fee varies depending on the non-residential use type.
- Small non-residential projects (up to and including 3,500 square feet) are exempt from the fee. Other exemptions also apply.

City of San Diego

- The City of San Diego's Housing Impact Fee requires new non-residential development in the categories of office, retail, research and development, and hotel development to pay a fair share of the costs of subsidy necessary to house the low and very low income employees who will occupy the jobs new to the region related to such development.
- The fee is charged on a per square foot basis.
- Some exemptions apply and the fee may be deferred subject to certain conditions.
- In addition, the City allows the dedication of land or air rights in lieu of the fee subject to provisions that the air or land rights shall be suitable for housing development and that the fair market value is equal or great than the amount of the fee.
- This fee currently serves as the City's primary source of funding for the Housing Trust Fund.

4.7.2 Fee Reduction/Waiver/Deferral

Jurisdictions use various forms of fee waivers, fee reductions and deferrals to reduce costs for development. In general, jurisdictions should be assessing their fees to ensure that they do not de-incentivize housing development.

Placer County adopted a fee waiver and refund policy that allows 50 percent of application processing fees for affordable housing development to be waived, as discussed in further detail in Section 3.6. As part of the Housing Strategy and Development Plan, the County is exploring expanding those waivers. Napa County also provides for fee waivers for affordable housing development and Riverside County allows fee waivers for development impact fees for mobile home parks. The following are additional examples of waivers and fee deferrals being explored or granted by other jurisdictions.

City of San Diego

- The City of San Diego is exploring the methods they use to calculate development impacts fees. In particular, they are reevaluating the calculation which is based on a flat per unit fee. They are contemplating basing the calculation on a square footage basis which requires smaller units to pay disproportionately more in DIF than a larger unit.

Sacramento County

- Sacramento County offers three impact fee deferral programs to encourage economic development, affordable housing and residential redevelopments.
- The three programs allow for the deferral of impact fees for affordable housing (which also includes fee waivers), residential and non-residential projects.
- Affordable housing projects that qualify for fee deferrals and/or waivers must 1) be at least 10% affordable rents or affordable housing costs for very low income households or 2) at least 49% of units with Affordable Rents or Affordable Housing Costs for Low Income Households.

Appendix A References and Resources

Toolkits and Reports (Regional/State/National)

Association of Bay Area Governments (ABAG) Housing Policy and Data Explorer; online toolkit; Available from: <http://housing.abag.ca.gov/>

White House Housing Development Toolkit (September 2016); Available from: https://www.whitehouse.gov/sites/whitehouse.gov/files/images/Housing_Development_Toolkit%20f.2.pdf

California Department of Housing and Community Development (HCD); California's Housing Future; Challenges and Opportunities Final Statewide Housing Assessment 2025 (February 2018); Available from: http://www.hcd.ca.gov/policy-research/plans-reports/docs/SHA_Final_Combined.pdf

SCAG Affordable Housing and Anti-Displacement Manual; Available from <https://www.scag.ca.gov/Documents/ComprehensiveGuideToLocalAffordableHousingPolicy.pdf>

California Housing Partnership Corporation (CHPC); Preservation of Affordable Homes Near Transit Toolkit; Available from <http://1p08d91kd0c03rlxhmhtydpr-wpengine.netdna-ssl.com/wp-content/uploads/2015/11/10-CHPCPreservationToolkit.pdf>

Local Strategy Documents and Studies

Mayor Kevin L. Faulconer's 'Housing SD' Plan Fact Sheet (2017); Available from: https://www.sandiego.gov/sites/default/files/20170621_housingsdfactsheetfinal.pdf

San Diego Affordable Housing Parking Study (December 2011); Wilbur Smith Associates; Available from: <https://www.sandiego.gov/sites/default/files/legacy/planning/programs/transportation/mobility/pdf/11231sdaafhfinal.pdf>

Housing an Inclusive Denver: Setting Housing Policy, Strategy and Investment Priorities (2018-2023); Available from: https://www.denvergov.org/content/dam/denvergov/Portals/690/Housing/HousingInclusiveDenver_FINAL_020918.pdf

Affordable Housing White Paper: Preventing Displacement and Promoting Affordable Housing Development In San Mateo County, January 22, 2015; Available from: <https://housing.smcgov.org/sites/housing.smcgov.org/files/Affordable%20Housing%20White%20Paper%202015%2003%2002.pdf>

Seattle Workforce Housing, Programs and Policies Related to Meeting Workforce Housing Needs in Seattle: A Survey and Analysis of Best Practices in Comparative Jurisdictions (2014); Available from: http://clerk.seattle.gov/~public/meetingrecords/2014/plus20140625_1a.pdf

Informal Interviews and Information Gathering

County of San Diego – Tara Lieberman (Land Use/Environmental Planner, Advance Planning)

County of San Bernardino – Christney Barilla (Senior Planner, Land Use Services Department)

Affirmed Housing – Lindsay Quackenbush (VP of Development Affirmed Housing)

Home Aid Inland Empire - Landon Boucher (Volunteer/Innovative Structural Engineering) and Ray Osborne (Housing Development Director)

Association of Bay Area Governments (ABAG) – Ofelia Bellow (Regional Planner)

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Placer County Housing Strategy and Development Plan Draft Recommendations

July 2018

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Section 1 - Introduction

In 2017, the Placer County Board of Supervisors approved a series of tasks that make up the County's Housing Work Plan. This work plan is aimed at identifying ways the County can improve local controls to address the housing crisis and state requirements. The work plan approaches the problem by targeting four main focus areas:

- Creating more incentives to build affordable and workforce housing;
- Changing regulations to make building easier;
- Advocating for state and federal assistance; and
- Furthering partnerships for meeting regional housing needs.

The comprehensive **Housing Strategy and Development Plan** is the first step toward implementation of these focus areas. The primary objectives of the Plan are to:

- Increase the availability of a mix of housing types in the County for existing and future residents, students, and employees whose income cannot support the cost of housing in the County;
- Improve the County's overall employment growth by assisting County employers in reducing critical shortages of skilled workers in part driven by a lack of available housing;
- Reduce vehicle miles travelled (VMT) by shortening commute distances for those who commute within Placer County for education or work; and
- Bring County housing policies, ordinance, standards, and guidelines into conformance with recent changes in State law.

This report identifies recommendations including defined programs and actions to achieve the County's housing objectives. These recommendations were informed by the Existing Conditions and Land Supply Assessment, the Jurisdictional Comparison Report of Best Practice Housing Strategies and input gathered from stakeholders, the public and staff.

Section 2 – Foundation for Housing Action in Placer County

2.1 Housing Strategy and Development Plan

Development of the Housing Strategy and Development Plan includes the following key components:

- **Existing Conditions and Land Supply Assessment** – includes a demographic and economic conditions assessment which documents housing needs in Placer County. It also includes an estimated demand for new housing as well as the supply of planned new housing development and the existing inventory of vacant sites zoned for residential use. The report also compares the housing demand estimates with the site inventory to identify gaps in the anticipated future supply of housing, both by type of unit and geographic location.
- **Jurisdictional Comparison of Best Practice Housing Strategies** –provides an overview and analysis of best practices being used by jurisdictions throughout California, and beyond. The analysis includes a comparison of best practice policies, regulations and programs, illustrating the different ways in which these jurisdictions are adapting best practice strategies to meet their individual needs.

- **Recommendations Report** –identifies recommendations to achieve the County’s housing priorities and objectives informed by stakeholder and public input gathered through the Housing Strategy and Development Plan process, and from best practices identified in the Jurisdictional Comparison of Best Practice Housing Strategies.
- **Housing Opportunity Site Evaluation Tool** – allows for the ranking of housing opportunity sites based on a variety of metrics associated with site suitability, development feasibility, and funding eligibility. A total of 104 Housing Opportunity Sites were identified and prioritized in the unincorporated County as the most suitable to accommodate multifamily housing.

2.2 Framework for Successful Implementation

For the County to achieve their housing goals and to facilitate implementation of the recommendations identified in the Housing Strategy and Development Plan, it will be important for Placer County to first establish a framework for Plan implementation. This framework includes providing for:

- Continued Leadership and Commitment;
- Dedicated Program Management and Resources;
- Active Collaboration and Partnerships; and
- Ongoing Review and Monitoring

Continued Leadership and Commitment

Adoption of the Housing Strategy and Development Plan by the Board of Supervisors will demonstrate a commitment to implementation of the County’s housing goals. In order to implement the range of recommendations in this Plan, the County Board of Supervisors will need to continue to make housing a priority and provide proactive leadership to ensure effective implementation over time.

Dedicated Program Management and Resources

Placer County currently has a dedicated Housing Coordinator. This is an important role and necessary for continued management and implementation of the Plan. As the County’s housing priorities change, additional resources may be needed to evolve the County’s housing programs and fulfill their housing goals. In addition, a clear understanding of roles and responsibilities will ensure that the appropriate support and capacity is provided to implement the Plan.

Active Collaboration and Partnerships

There are a number of stakeholders involved in the development and preservation of housing in Placer County including local jurisdictions, outside governmental agencies, housing developers, private citizens, nonprofit organizations and community advocates. A continued commitment to actively collaborate with other stakeholders allows the County and its partners to proactively share ideas, increase awareness, leverage expertise, gain access to additional funding and other resources, and implement housing programs and opportunities that might otherwise not be possible.

Ongoing Review and Monitoring

The ongoing review and monitoring of Plan progress will allow the County to assess the relative success of their housing strategies and to better manage, measure and refine these strategies to meet their needs. The Housing Strategy and Development Plan should be reviewed and monitored annually. Concurrent

with the preparation of the Annual Housing Element Progress Report, the Housing Coordinator should include an assessment of progress in meeting the implementation recommendations of the Housing Strategy and Development Plan, and provide a progress update to the Board of Supervisors.

Section 3 - Recommendations/Action Strategies Summary

| Table 1: Recommendations – Action Strategies – Summary Table | | | | | | |
|--|--|-----------------------------|---|------------------------------------|----------------|--|
| Sections | Best Practice Housing Strategies | Rec-ID | Recommendations Summary | Timing | Responsibility | |
| 4.1 Policy and Planning Tools | 4.1.1 Village Strategy | VS-1 | Update General Plan to Reflect Village Strategy | | | |
| | | VS-2 | Update Community Plans | | | |
| | | VS-3 | Establish Community Planning Policies and Guidance | | | |
| | 4.1.2 Mixed-use Zone, Multifamily Zone and Overlay Districts | MU-1 | Create a Stand-Alone Mixed-Use Zone or Housing Overlay | | | |
| | | MU-2 | Increase Multifamily Zoning | | | |
| | | MU-3 | Inventory of Potential Mixed-Use and Multifamily Sites | | | |
| | 4.1.3 Residential Densities | RD-1 | Update Density Ranges | | | |
| | | RD-2 | Update General Plan to Support Minimum Densities | | | |
| | 4.1.4 Design Guidelines | DG-1 | Update Outdated Design Guidelines and Develop Clear Design Review Process | | | |
| | 4.1.5 Workforce Housing | WF-1 | Adopt a Definition for the "Missing Middle" and Accompanying Incentives for Workforce Housing | | | |
| | | WF-2 | Leverage County Land for Workforce and Affordable Housing | | | |
| | | WF-3 | Allow Semi-Permanent and Seasonal Housing | | | |
| | 4.1.6 Specific Plans | SP-1 | Implement Adopted Specific Plans | | | |
| | 4.2 Regulatory Relief | 4.2.1 Development Standards | DS-1 | Simplify the Combining Districts | | |
| | | | DS-2 | Include Flexible Parking Standards | | |
| DS-3 | | | Reduce Parks And Open Space Requirements | | | |
| DS-4 | | | Include Flexible Building Heights | | | |
| DS-5 | | | Include Flexible Lot Coverage Standards | | | |
| 4.2.2 By-Right Development | | BR-1 | Increase By-Right Development and Administrative Review Approvals | | | |

| | | | | | | |
|-----------------------------------|-----------|---|-------------|---|--|--|
| | 4.2.3 | Density Bonus | DB-1 | Compliance with New State Density Bonus Law | | |
| | | | DB-2 | Expanded Density Bonus Provisions | | |
| | 4.2.4 | Fee Reduction/ Waiver/ Deferral | FR-1 | Fee Updates | | |
| 4.3 Housing Production and Supply | 4.3.1 | Inclusionary Housing Program | IH-1 | Expand Inclusionary Housing Program | | |
| | 4.3.2 | Accessory Dwelling Units | AD-1 | Establish an ADU Marketing Campaign | | |
| | | | AD-2 | Provide ADU Prototypes | | |
| | | | AD-3 | Define Junior ADU | | |
| | | | AD-4 | Allow ADUs in Non-Residential Zones | | |
| | | | AD-5 | Preservation of Existing ADUs for Agriculture | | |
| 4.3.3 | Agrihoods | AG | TBD | | | |
| 4.4 Streamline Processing | 4.4.1 | Design Guidelines Checklist | CK-1 | Develop Design Review Checklists | | |
| | 4.4.2 | CEQA Streamlining | CQ-1 | Develop Clear Process and Forms | | |
| 4.5 Preservation and Protection | 4.5.1 | Inventory and Tracking Policies and Practices | IT-1 | Conduct an Annual Rental Survey | | |
| | | | IT-2 | Create a Rental Registry | | |
| | 4.5.2 | Amnesty for Unpermitted Units | AM-1 | Amnesty for Second Dwelling Units Pilot Program | | |
| | 4.5.3 | Additional Preservation Strategies | AP-1 | Monitor Condominium Conversion | | |
| | | | AP-2 | Monitor Conversion of Mobile Homes | | |
| | | | AP-3 | Increase SROs | | |
| AP-4 | | | No Net Loss | | | |
| 4.6 Local Funding Strategies | 4.6.1 | Affordable Housing Impact Fee | AH-1 | Continue to Assess Fees | | |
| | | | AH-2 | Affordable Housing Impact Fee | | |
| | | | AH-3 | Fee Calculation Methods | | |
| | | | AH-4 | Explore Other Local Funding Sources | | |

Section 4 - Recommendations and Strategies

The recommendations provided in this report are organized around the following key strategy areas:

Policy and Planning – The recommendations in this section focus on policy and planning strategies that will establish the appropriate framework to address and facilitate housing in Placer County. These recommendations primarily focus on policy tools (i.e. General Plan and Community Plans), but also includes certain zoning strategies that are closely tied to the policy level recommendations.

Regulatory Relief – The recommendations in this section focus on zoning and other regulatory relief strategies that will help ease existing regulatory barriers including development standards that may be too restrictive to accommodate the full range of housing. The recommendations also include expanding or modifying certain programs to incent housing development in Placer County.

Housing Production and Supply – The recommendations in this section focus on programs that will increase the supply and production of housing in the County, specifically expanding inclusionary housing and accessory dwelling programs.

Streamlined Processing – the recommendations in this section focus on improving the County’s administrative processes to reduce delays and ultimately help to reduce the cost to develop housing in the County.

Preservation and Protection- the recommendations in this section also suggest changes to the County’s current processes including developing more effective methods to track existing affordable housing in order to be better prepared to preserve and protect that housing. This section also recommends additional housing policies to expand the County’s affordable housing preservation strategies.

Local Funding – the recommendations in this section focus on local funding strategies needed to support affordable housing development.

4.1 Policy and Planning Tools

4.1.1 Village Strategy

Overview

The principal goal of a village strategy is to direct development to more concentrated areas. A village strategy considers villages or centers as ideal locations for future housing growth because they can accommodate a variety of housing needs in an environment that is more compact, mixed-use, pedestrian-friendly, and closer to transit and jobs. Villages or centers can range from more locally-oriented mixed-use centers to more urban, high intensity centers. They typically integrate employment, a range of housing options, commercial and service uses and provide public spaces and amenities that are attractive and

inviting. A village strategy proactively designates these villages, directs growth and redevelopment to these areas and provides sufficient policy guidance to shape their growth and character. For many jurisdictions, the general plan, community plans, and/or specific plans are used to implement a village strategy.

In Placer County

Placer County's General Plan including the Land Use and Housing Elements contain policies that support a village strategy. The County uses community plans to plan new growth and development potential, as well as provide tailored policies for each planning area. As seen in Table 2, many of the County's community plans are outdated and not all have policies consistent with the Placer County Land Use and Housing Elements and concentrated growth (village) strategies. Some of those plans contain identified Housing Opportunity Sites, locations considered most suitable to accommodate multifamily housing.

A key component of implementing a village strategy is the ability to support an active mixed-use environment. In some cases, the County's community plans that contain policies consistent with a village strategy also designate areas within the plan for mixed-use. However, the community plans vary in how they direct implementation of the mixed-use designation. Some plans include more specific direction akin to zoning while most are more policy oriented. Mixed-use policies range in the various community plans from allowing residential uses in commercial areas, specifically recommending vertical or horizontal mixed-use in specific core areas, or recommending the creation of a mixed-use designation and corresponding zone. This inconsistency between community plans and their approach to mixed-use policies and requirements can cause confusion for applicants seeking to develop housing in a mixed-use area. It should be noted that the County also uses specific plans to promote the village strategy.

| Table 2: Existing Placer County Community Plans | | | | | |
|--|----------------------------------|--|--|--|---|
| Community Plan | Date Adopted/Last Updated | Policies Consistent with “Village Strategy” | Contains Mixed-use Land Use Designation | Contains Mixed-use Zones | # of Housing Opportunity Sites/acres |
| Alpine Meadows General Plan | 1968 | No | No | No | 0 |
| Auburn/Bowman Community Plan | 1994/1999 | Yes | Yes | No | 18 (161 acres) |
| Colfax General Plan | 1990 | No | No | No | 0 |
| Dry Creek/West Placer Community Plan | 1990/2009 | No | No | No | 1 (8.9 acres) |
| Foresthill Divide Community Plan | 2008 | Yes | Yes | Proposes MU zone | 2 (13.7 acres) |
| Granite Bay Community Plan | 2012 | Yes | No designation but allows residential uses in Commercial designations; recommends areas for mixed-use designations | No | 2 (24 acres) |
| Horseshoe Bar/Penryn Community Plan | 1994/2005 | No | No | No | 6 (31 acres) |
| Martis Valley Community Plan | 2003 | Yes | No designation, but has policies encouraging mixed-use projects | No | 4 (34 acres) |
| Meadow Vista Community Plan | 1996 | Yes | No designation, allows mixed-use projects in General Commercial land use designations | No | 0 |
| Ophir General Plan | 1983 | No | No | No | 0 |
| Sheridan Community Plan | 2015 | Yes | No | Town Center (-TC) combining district for mix of uses | 3 (6.5 acres) |
| Squaw Valley Area General Plan | 1983/1997 | No | No | No | 2 (6.8 acres) |
| Sunset Industrial Area Plan Update | In Process | No | Entertainment Mixed-Use, and residential is allowed in Innovation Center | Yes | 0 |
| Existing Sunset Industrial Area Plan | 1994/2010 | No | No | No | 0 |
| Tahoe Basin Area Plan | 2017 | Yes | No | Residential and mixed-uses are allowed in existing commercial zone districts; Town Center (-TC) combining district for mix of uses | 60 (173 acres) |
| Weimar/Applegate/Clipper Gap General Plan | 1980 | No | No | No | 2 (4.6 acres) |

Implementation Recommendations

VS-1 – Implementation Recommendation – Update General Plan to Reflect Village Strategy

Update the Placer County General Plan to establish a more vigorous framework for designating villages or centers in Placer County. This framework should include the creation of village designations and guiding policies for the location, land use mix, and design. The designation of villages or centers should take into account the capacity for growth, transportation and infrastructure, community character and the natural environment. Establishing policies and a framework for village or community center designations in the General Plan will assert Placer County’s commitment to a targeted and strategic growth strategy. It will also ensure consistency in the approach to designating mixed-use villages and centers across the County and within individual community plan and future specific plan documents.

The County of Riverside and the City of San Diego are good examples of jurisdictions that have adopted a village strategy within their General Plan. Both jurisdictions establish a hierarchy for their villages or community center designations that are differentiated by size, scale and land use emphasis. These community centers or villages allow for increased housing densities and serve as focal points for the surrounding community.

The following provides a more detailed description of their individual approaches.

City of San Diego – General Plan

The City of San Diego General Plan is themed the “City of Villages”, which is a central strategy of the General Plan that focuses growth into mixed-use activity centers that are pedestrian-friendly districts linked to an improved regional transit system. The City of San Diego’s General Plan provides a significant amount of guidance relative to the intent of villages and their use for organizing and addressing land use.

The General Plan establishes a hierarchy of village types and provides guidance for the designation and development of village sites. It allows the precise village boundaries, specific mix of uses, architectural form, needed public facilities and the type of public space within proposed villages to be determined through community plan updates or amendments.

The City of San Diego’s General Plan defines villages as:

“... the mixed-use heart of a community where residential, commercial, employment and civic uses are all present and integrated. Each village will be unique to the community in which it is located. All villages will be pedestrian-friendly and characterized by inviting, accessible and attractive streets and public spaces.”

The General Plan also provides clear policies regarding the location of village types and the process for determining the appropriate mix of land uses. The General Plan establishes mixed-use designations to be used in community plans. The mixed-use designations established in the City of San Diego General Plan include Neighborhood Village, Community Village, Urban Village, and Downtown.

Example Village Strategy Policies - City of San Diego:

LU A.1. Designate a hierarchy of village sites for citywide implementation.

- a. Affirm the position of Downtown San Diego as the regional hub by maintaining and enhancing its role as the major business center in the region and encouraging its continued development as a major urban residential center with the largest concentration of high density multifamily housing in the region.*
- b. Encourage further intensification of employment uses throughout subregional employment districts. Where appropriate consider collocating medium to high density residential uses with employment uses.*
- c. Designate neighborhood, community and urban village centers as appropriate in community plans throughout the City, where consistent with public facilities adequacy and other goals of the General Plan.*
- d. Revitalize transit corridors through the application of plan designations and zoning that permits higher intensity of mixed-use development. Include some combination of: residential above commercial development, employment uses, commercial uses, and higher-density residential development.*

LU- A.7. Determine the appropriate mix and densities/intensities of village land uses at the community plan level, or at the project level when adequate direction is not provided in the community plan.

- a. Consider the role of the village in the City and region; surrounding neighborhood uses; uses that are lacking in the community; community character and preferences; and balanced community goals*
- b. Achieve transit-supportive density and design, where such density can be adequately served by public facilities and services. Due to the distinctive nature of each of the community planning areas, population density and building intensity will differ by each community.*
- c. Evaluate the quality of existing and planned transit service.*

Source: <https://www.sandiego.gov/planning/genplan/>

County of Riverside – General Plan

Like San Diego, Riverside County’s General Plan identifies a village strategy as one of the its key themes.

“Community Identity, Form and Focus - providing expanded opportunities for strategically located, compact activity centers or nodes, that foster community identity and a sense of place. Key to this identity is a mix of land uses that will enable a broader range of community needs to be met (e.g. living, working, shopping, playing) within compact development areas, while at the same time providing them with definite edges or separation from other communities or clusters of communities.”

Riverside County uses a two tier land use hierarchy. The Foundation Component provides the base land use designation, applied countywide. There are five component designations and they are general in nature. Area Plan Land Use Designations make up the second tier and are more refined, including more detailed descriptions and density/intensity requirements.

The County establishes a Community Center land use designation, which they state is intended to accommodate future growth, establish a new growth pattern for Riverside County, define and enhance communities and achieve other aspects of the Riverside County Integrated Plan (General Plan) Vision. The

designation consists of four community center types to reflect variations in intended size, scale, focus and composition of uses: Village Centers, Town Centers, Job Centers and Entertainment Centers. The intended designation of each community center is then described in the individual area plans where such centers are located. The General Plan also includes Community Center Design Guidelines contained within the Appendix. These guidelines are comprehensive and address architectural design, building orientation, scale, accessory structures, public spaces, landscaping, amenities, sidewalks and paving, signs, lighting, historical buildings, landmarks, parking, circulation, etc.

The Riverside County general plan also includes a Mixed-Use Area designation which is intended to allow for more flexibility in land usage than conventionally

Riverside County General Plan

<http://planning.rctlma.org/ZoningInformation/GeneralPlan.aspx>

designated and zoned areas. The Mixed-Use Area designation has been applied to areas that are located within or very close to core areas of existing communities where important facilities such as schools, libraries, community centers are conveniently available.

City of Lincoln – General Plan

<http://www.lincolncalifornia.gov/city-hall/departments-divisions/community-development/planning/general-plan-2050>

Locally, the City of Lincoln has incorporated a strong village strategy into its General Plan, including a mixed-use designation. The villages are intended to promote mixed-use residential projects focused around a village core that contains a mix of higher density residential, commercial uses, schools, parks and other public facilities.

Additional recommendations regarding mixed-use zoning and residential densities is provided in Sections 4.1.2 and 4.1.3.

VS-2 – Implementation Recommendation – Update Community Plans

Prioritize updating community plans that contain the most Housing Opportunity Sites, where remaining housing development potential is highest and where community conditions allow for incorporation of the village center concept to ensure the land use map, development regulations, and policies facilitate housing that meets the market demand for that area (see Table 2).

VS-3 – Implementation Recommendation – Establish Community Planning Policies and Guidance

Establish clear policy guidance in the General Plan for the implementation, preparation and format of community plans. Implementation policies should describe the relationship between the community plans and the General Plan and provide guidance on the specific aspects of development to be addressed within the community plan, including but not limited to:

- Development capacity and strategy for concentrating denser development into village centers and mixed-use areas,

- The variety of residential land use designations and densities to increase the amount of housing types and sizes and provide affordable housing opportunities,
- Identification of transit connections to higher density areas and the creation of a well-connected pedestrian and bicycle network to connect workers and residents to commercial areas, public services, and transit,
- Information on the existing or planned services and facilities, ensuring future high-density residential projects are located where the infrastructure can efficiently and cost-effectively support this type of use and that an array of services and employment opportunities are within close proximity,
- Identification as to how Housing Element policies that specifically pertain to the community plan area will be achieved.

The County should also consider a policy directing the preparation of a community plan preparation manual to provide further guidance on the format, contents of community plans and update process to ensure consistency, ease of use, process clarity and transparency. **[Note to County: Shawna to confirm there is no existing process or template that staff uses.]**

The City of San Diego General Plan includes guidance for the preparation and format of community plans including a reference to a separate Community Plan Preparation Manual. The manual provides information on process, recommended timeline and steps necessary to carry out the preparation of a community plan. In addition, the manual includes a recommended table of contents with all major headings or chapters that need to be addressed in the plan.

The City of San Diego Community Plan Preparation Manual can be found at the link below:

<https://www.sandiego.gov/sites/default/files/legacy/planning/genplan/pdf/generalplan/cityofsandiegocppm.pdf>

4.1.2 Mixed-use Zone, Multifamily Zone and Overlay Districts

Overview

This section addresses mixed-use zoning, multifamily zoning and overlay districts to further implement the village strategy described in Section 4.1.1 and to provide additional tools for promoting mixed-use and housing development throughout the County. A stand-alone mixed-use or multifamily zone is typically a more prescriptive method than an overlay to require mixed-use and multifamily development. An overlay or combining district is a more flexible tool because it can be applied over traditional zoning districts. Mixed-use and multifamily zones and overlays can be used to incentivize affordable housing development by offering developers incentives or concessions that include things such as density bonuses or relief from certain development standards such as height in exchange for affordable housing development and other community benefits. By allocating more land exclusively for multifamily development, potential land use competition between commercial and residential uses can be avoided.

In Placer County

The Placer County General Plan does not have a traditional mixed-use designation that allows housing and commercial or employment uses. As described in Section 4.1.2, some community plans include a mixed-use designation, but they vary in how they direct implementation of the mixed-use designation. Some community plans are more policy-oriented in their direction while others include regulatory elements.

The Zoning Code does not include a stand-alone mixed-use zone district but has a combining zone, Town Center Commercial (-TC) that can be used in combination with any residential or commercial district, where the combining district has been identified in a community plan. The community plan would specify the types of uses allowed or not allowed within the combining district and any development standards that would supersede those contained in the underlying zoning. This is a first step at addressing mixed-use development, but is limited in its application. The -TC combining district is currently only applied in the Tahoe Basin Area Plan and the Sheridan Community Plan.

Placer County also allows multifamily residential uses in the General Commercial and Commercial Planned Development zone, however that allowance does not explicitly address mixed-use. Some services, recreation, education and public assembly uses can also be accommodated within the multifamily residential zone, but again mixed-use is not explicitly addressed. Accommodating multifamily within commercial zones and service uses within residential zones creates flexibility with regard to the uses allowed, but on its own does not ensure that the regulations and standards are intentional in promoting a vibrant and successful mixed-use district and appropriate for the desired physical development of mixed-use. It also does not provide an appropriate zoning structure for an incentive program.

Placer County's Housing Element includes a program that directs the County to create a mixed-use zone or overlay district and to adopt incentives for residential development. The program also indicates that the County shall maintain an inventory of potential sites for mixed-use and residential development in commercial zones and to promote the inventory and incentives to the development community.

The land zoned exclusively for multifamily residential development accounts for only 0.3 percent of the vacant residential land inventory in the County. There are particular shortages of multifamily residential land in the Central and Eastern portions of Placer County.

Placer County Housing Element - Program A-3

The County shall create a Mixed-Use Zoning District or Overlay District and prepare related 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 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.

Quantified Objective: 425 units in mixed-use projects (352 affordable units)

Implementation Recommendations

MU-1 Implementation Recommendation – Create a Stand-Alone Mixed-Use Zone or Housing Overlay

Update the Zoning Code to create a stand-alone mixed-use zone or housing overlay that can be applied consistently throughout the County, including areas outside of community plans. Mixed-use zones and their contents can vary greatly depending on the jurisdictions intent for the zone and where it would apply. Most of the primary jurisdictions reviewed in the Jurisdictional Comparison Report do not have a stand-alone mixed-use zone that applies broadly across their jurisdiction.

City of Santa Rosa - Mixed-Use Zone

The City of Santa Rosa implements a mixed-use zoning district to encourage mixed-use and multifamily development. The Transit Village- Residential District (TV-R) is applied to areas within approximately one-half mile of a transit facility that is appropriate for mixed-use development. Residential uses are required and ground floor neighborhood serving retail and live-work uses are encouraged. The maximum allowable density ranges from 25-40 dwellings per acre. The standards applicable to the TV-R district are intended to support a diverse mix of multi-family housing, live-work and mixed-use residential with neighborhood serving retail. Development within the TV-R zone has no setback requirements, is allowed 100% lot coverage and does not require a minimum lot size. Very few uses within the zone require a CUP, most desired uses are permitted or require a Minor Conditional Use Permit.

County of Riverside – Mixed-Use Zone

Riverside County was the only jurisdiction reviewed that has a stand-alone mixed-use zone. It can only be applied to land with a General Plan Mixed-Use Designation or within an approved Specific Plan. The General Plan Mixed-Use Designation is intended for areas outside of community centers (see Section 4.1.1 for further discussion of community centers). Riverside County’s mixed-use zone is intended to establish a zone to assist with accommodating the regional housing needs. The zone allows single family and multiple family dwellings (without a non-residential use component) by-right. All other development requires a plot plan review or conditional use permit. The mixed-use zone includes development standards for the location of residential uses, ground floor criteria, transparency requirements, orientation and other building design requirements, setback and height requirements, and design approval requirements.

Other Comparison Jurisdictions

Napa County has a mixed-use zone, but it is intended for a specific mixed-use neighborhood along the Napa River. Napa County otherwise allows mixed-use and multifamily housing through the Affordable Housing (AH) combining district. Napa County’s combining district can only be applied to priority housing development sites identified in the Housing Element. The AH district includes provisions for minimum and maximum residential densities, affordability requirements, development standards, and design criteria. The AH district allows residential to be developed in areas that otherwise would not allow it.

Sonoma County also does not have a stand-alone mixed-use zone. However, Sonoma County allows mixed-use development in many of the commercial zoning districts subject to a use permit. The Sonoma County zoning code also includes special standards for mixed-use developments including ground floor provisions, design and development standards, design review approval requirements and limitations on residential use. A mixed-use project density bonus is also provided if the project meets certain affordability requirements. San Bernardino County allows residential development within commercial zones as a Planned Development.

Placer County

Placer County should consider whether a stand-alone mixed-use zone, a housing overlay, or both would provide the appropriate mechanism(s) to facilitate mixed-use and multifamily in areas throughout the County, including outside of community plans. An overlay provides an opportunity to create an incentive-based district that can be used in-lieu of underlying zoning to promote mixed-use and affordable housing in exchange for certain concessions. Whether the County opts to use a stand-alone mixed-use zone, an overlay, or both the zoning should contain the following key components:

- Intent and Purpose – establish a clear intent and purpose for the mixed-use zone or housing overlay that promotes multifamily housing and mixed-use.
- Uses – ensure use allowances within the zone and/or overlay provide for a broad enough range of uses to promote efficient use of land, promote a range of housing types including duplexes/triplexes, and accommodate a variety of non-residential uses.
- Development Intensity– guide the intensity of mixed-use development through appropriate standards, such as FAR. Using FAR rather than a unit based limit encourages smaller residential units. Consider opportunities to increase FAR where certain benefits are provided such as high quality open space/amenities, housing affordability requirements, high levels of architecture and for projects within certain distances of amenities or transit.
- Ground Floor (Floor to Floor Heights, Floor Area of Ground-Floor space, Transparency, Entrances) – ensure that ground floor space is designed to achieve the desired interaction with the public realm including limiting the amount of residential on the ground floor. Ensure that there is flexibility to accommodate a broad range of non-residential uses on the ground-floor as some ordinances tend to be too restrictive, often limiting to only commercial/retail uses.
- Design Criteria – provide standards including but not limited to setbacks or build to lines, building scale and architectural massing, minimum articulation, orientation, and pedestrian connections to ensure that the buildings are designed to enhance pedestrian activity along the street. These standards should consider pedestrian entrances, allowances for outdoor dining areas and pedestrian gathering areas including open space features.

Additional recommendations regarding design guidelines are provided in Section 4.1.4.

- Incentives – the mixed-use zone or overlay should include incentives to promote mixed-use and multifamily housing development. These may include parking reductions, relaxing development standards such as height restrictions, providing FAR bonuses, increasing by-right approvals, expedited processing, and fee waivers.
- Affordability Incentives – provide incentives for projects meeting certain affordability requirements. These incentives may include parking reductions, relaxing development standards such as height restrictions, providing FAR or additional density bonuses, increasing by-right approvals, expedited processing, and fee waivers.

The County will also need to update the General Plan to ensure consistency with the proposed zoning. The proposed zoning provisions will also need to be reviewed carefully against any density bonus, inclusionary housing and other zoning provisions relating to housing.

Example Mixed-Use Zones and Overlays

Riverside County Mixed-use Zone

http://planning.rctlma.org/Portals/0/Ord_348_clean_version.pdf?ver=2018-04-16-080824-353

La Mesa Mixed-use Overlay

https://library.municode.com/ca/la_mesa/codes/code_of_ordinances?nodeId=TIT24ZO_CH24.18MI_USOVZOU

Menlo Park Affordable Housing Overlay

<http://www.codepublishing.com/CA/MenloPark/html/MenloPark16/MenloPark1698.html>

MU-2 – Implementation Recommendation – Increase Multifamily Zoning

Designate additional lands in the Residential Multifamily (RM) zone district to increase land zoned exclusively for multifamily uses to encourage additional housing development in desired locations where competition from other land uses might otherwise prohibit residential development. The RM zone should be applied to the identified Housing Opportunity Sites and to areas adjacent to the cities and/or in areas near existing services and adequate infrastructure, accessible to transit, and located along major transportation corridors.

MU-3 – Implementation Recommendation – Inventory of Potential Mixed-Use and Multifamily Sites

Using the housing site evaluation tool prepared as part of the Housing Strategy and Development Plan, continue to maintain an inventory of potential multifamily Housing Opportunity Sites. The County should consider expanding the use of this tool to inventory potential mixed-use sites and help provide additional information to the development community about opportunities and any constraints for development of these sites, making the information easily accessible. The sites should include mixed-use and residential opportunities within villages or centers as well as along corridors and in key employment areas. The inventory of housing opportunities can be provided as a spreadsheet, handout or GIS tool.

Example Housing Opportunity Site Tools

City of Sacramento – Housing Now Online Tool

<http://saccity.maps.arcgis.com/apps/webappviewer/index.html?id=7f22e1635c664fa28d0c02d33f2b7db9>

City of San Leandro – Housing Opportunity Sites Handout

<https://www.sanleandro.org/civicax/filebank/blobdload.aspx?BlobID=23275>

4.1.3 Residential Densities

Overview

This section addresses residential density allowed within unincorporated Placer County, including allowed density ranges, minimum required densities, and consistency among the County’s plans and regulations. Providing a range of residential densities will accommodate the full range of housing types appropriate for each community. Establishing minimum densities also will encourage more efficient use of land. Without minimum densities, an area may be built out at much lower densities than was envisioned. Imposing higher minimum densities can also encourage developers to experiment with alternative housing types, such as small lot single-family, townhomes, and condominiums. Increasing densities will allow for more housing units to be built per acre.

In Placer County

The County uses several documents to set density standards; the General Plan, community plans, Zoning Ordinance, and specific plans. Within the General Plan, Placer County establishes density ranges (including minimum and maximum dwelling units per acre [du/ac]) for residential designations and the Tourist/Resort Commercial (TC) designation, but does not establish a minimum density for residential uses allowed in the General Commercial (GC) designation. Residential uses aren’t allowed in any other land use designation. The Placer County Zoning Code allows housing in the residential zones and some of the commercial zones and resort district, but does not establish minimum density standards for that housing.

As described above, it is desirable that minimum densities be established for areas where the County wants to see higher density development. As described in the Housing Element, Placer County has lost multifamily sites to single-family construction because there was no requirement that the site be built to a minimum density. Specifically, Program A-4: Minimum Density Standard of the Housing Element states “Due to the loss of multifamily 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 Multifamily

Residential (RM) zoning district, and prohibit the development of single-family homes in the zoning district unless built to the new minimum density.” This referenced Zoning Ordinance amendment has not yet been enacted.

The General Plan currently has a maximum density of 21 du/ac. However, densities of 30 du/ac is the default density recommended by California Department of Housing and Community Development (HCD) to accommodate the development of housing affordable to lower-income households (California Government Code Section 65583.2[c][3][A]&[B]) in Placer County since it is considered to be a metropolitan jurisdiction.

In addition, recent specific plans provide residential density ranges that differ from other County policies and standards. Placer Ranch Specific Plan, currently in process, calls for density ranges that are higher than the current General Plan, Zoning Ordinance, and most other plans in the County. Increased densities of up to 30 du/ac are included in the Placer Ranch Specific Plan and being contemplated in the DeWitt Center Master Plan. These higher densities reflect shifting market opportunities in the County, and provide the potential to construct additional housing units in a more efficient and economical manner. In order to accommodate the amount and types of housing development needed in Placer, including workforce housing and the missing middle housing types, the County should consider updating the residential densities to match what is being considered in these recent specific plans and as recommended by HCD.

Implementation Recommendations

RD-1 – Implementation Recommendation – Update Density Ranges

Update the density ranges countywide by revising the minimum and maximum densities in the County General Plan to be consistent with what is being considered in more recent specific plans in Placer County and as recommended by HCD. Prohibit single-family homes in RM zones unless they are built to the new minimum density. In addition, update the resulting densities and minimum lot sizes of all implementing zone districts that can accommodate residential uses in the Zoning Ordinance to be consistent with the updated minimum and maximum densities identified in the General Plan or applicable community plan. Each zone district should also reference the need to ensure consistency with the density range of the General Plan land use it is applied to. In addition, increase the density range in the General Plan to allow for high-density residential in General Commercial zone to be calculated by floor area ratio rather than dwelling units per acre.

| Existing GP Density Ranges | Recommended GP Density Ranges | |
|-----------------------------------|--------------------------------------|--------------------------------|
| | | Residential Agriculture (RA) |
| RR: 1 du/1-10 acres | RR: 1 du/1-10 ac | Residential Forest (RF) |
| LDR: 1-5 du/ac | LDR: 1-7 du/ac | Residential Single-family (RS) |
| MDR: 5-10 du/ac | MDR: 6-13 du/ac | Residential Multifamily (RM) |
| HDR: 10-21 du/ac | HDR: 12-30 du/ac | General Commercial (GC) |
| GC: 21 du/ac | GC: HDR FAR 2.0 | Tourist/Resort Commercial (TC) |
| TC: 11-21 du/ac | TC: 11-30 du/ac | |

RD-2 – Implementation Recommendation – Update General Plan to Support Minimum Densities

Update the General Plan to include policies that support enforcement of minimum densities to provide framework for revising density ranges. The City of San Diego’s general plan includes policies that enforce minimum density ranges that calls for the efficient use of remaining available land for residential development and redevelopment by requiring new development to meet minimum densities.

Example Minimum Density Policy

City of San Diego General Plan

Source: <https://www.sandiego.gov/planning/genplan/>

RD-3 – Create a Cluster Housing Ordinance

Consider updating the County Zoning Ordinance to include a cluster housing ordinance that allows residential homes to be “clustered” in one area while larger areas of open space or agricultural uses are preserved. This allows for the overall density of the entire area to be maintained while a large portion of it is preserved for non-urban uses. Houses that include tiny homes, cottages, manufactured housing, and more traditional housing can be allowed in clustered housing. Primary benefits of a cluster housing ordinance include: large, contiguous spaces being preserved for open space or agriculture; and the groupings of homes that reduces the initial investment in roads and utility lines, as well as maintenance costs.

RD-4 – Implement a Transfer of Development Rights Program

Consider creating a transfer of development rights (TDR) program that allow for the sale/trade of density rights to move density from one area to another within a designated area. TDR is a tool used to help allow communities focus development toward designated growth areas. As part of the TDR process, development rights are separated from a parcel of land and transferred to a parcel of land more appropriate for development. For example, land acquired in the Placer County Conservation Plan can transfer density rights to other new developments such that future development on the original site is permanently restricted, thereby protecting the resource. Primary benefits of a TDR program include: preservation of sensitive biological habitat or natural resources, open spaces or agriculture; and the focusing of development towards dense, urban areas. In addition, the project for which TDR development right credits are transferred/applied can gain a density bonus above what would otherwise be allowed by zoning.

4.1.4 Design Guidelines

Overview

Design Guidelines are an important tool for implementation of a village strategy and mixed-use zoning, including multifamily housing. Design Guidelines help define the qualities of architecture, building layout, site design, and public realm spaces that shape development to contribute to a more attractive, vibrant and livable community. Design guidelines, if done well, are also useful in reducing delays and providing greater certainty for the development review process. Design guidelines that are reflective of the community’s valued character can help to manage the public’s expectations for projects that are subject

to a public review process. Design guidelines can also reduce subjectivity in the review of a project's design by administrators and decision makers. Overall, providing clearer guidance for the public, administrators, decision makers and developers can help to reduce processing delays and provide greater certainty regarding the development review process.

In Placer County

Placer County uses a number of design manuals and guidelines, and these include:

- Placer County Design Guidelines Manual (2003) – The manual indicates that all commercial, multifamily and industrial development located within the Design Scenic Corridor zoning district in the communities of western Placer County are subject to the design guidelines/standards contained within the manual. It is a comprehensive manual providing criteria for projects that are subject to design review, including general design criteria and guidelines for commercial, industrial and multifamily development, sign guidelines and special district guidelines. These guidelines follow an organized format, but due to the age may require updates.
- Historic Design Guidelines – The historic design guide applies to historic districts within the County. Although there is no specified date in the document, it appears to be a dated document. It references excerpts from the Placer County Zoning Ordinance regarding gold rush type architecture, the demolition of historical buildings and new buildings that have since been amended or removed. Due to the age, lack of clarity and detail this document may be considered more useful as a reference document and not as design guidance for proposed projects.
- Landscape Design Guidelines (2013) – The Landscape Design Guidelines apply countywide and are intended to provide County staff, prospective developers and stakeholders a framework for designing landscaped areas. The focus of the guidelines is on streetscapes and parking lots. These design guidelines provide clear compliance guidance and are well-organized.
- Newcastle Downtown Design Plan (1994) – As the title indicates, this document is a plan to revitalize the Newcastle Downtown area. It includes recommendations for potential land use changes, identifies opportunities for in-fill, opportunities for historic designation, opportunities for sidewalk improvements, and an extensive list of urban design recommendations to improve form and function. The Plan includes implementation recommendations that are programmatic, regulatory and physical in nature. The Plan also includes a section called “Design Principles for Building on the Character of Newcastle”. These design principles are intended to ensure that new development in Newcastle is in keeping with its unique and historic character. These guidelines are designed to work in tandem with the Placer County Design Guidelines providing more specific guidance for Newcastle. However, if applicants are being directed to this document it likely poses challenges for them in understanding what aspects of the plan they are required to comply with.
- Rural Design Guidelines (1997) – the rural design guidelines apply to new development for residential subdivisions (over 4 lots) where the zoning is typically one acre minimum or greater, and/or located in a predominantly rural area. These guidelines are intended to be used in concert with the Placer County Design Guidelines, Landscape Design Guidelines, and Planned Residential

Development Guidelines to advance the County’s objectives through the creation of a consistent, high quality character of development without compromising the integrity of the community’s pastoral and scenic character. The guidelines cover greenbelts and open space, planned residential developments, lighting, lot design, preservation of scenic areas, fences, subdivision entrances, rural roadways, agriculture, historic and cultural features, and recreation facilities. These guidelines follow an organized format, but due to the age may require updates.

- Squaw Valley Design Guidelines – this document contains the design review procedures and design standards and guidelines for reviewing applications for all structures and signs that are constructed or modified in any commercial, industrial or multifamily residential district or single family residential lots along Squaw Valley Road.

Many of the County’s design guideline documents are dated. Some lack clarity and are not well organized. Individual community plans and specific plans also contain community design guidelines. Specific plans contain policies and guidelines for community-wide design elements such as landscape design, streetscapes, community gateways, signage and lighting, as well as activity centers and residential neighborhoods. Some of the community plans also include goals and policies guiding community design and range in detail and the features addressed.

Additional recommendations regarding design guideline checklists are provided in Section 4.4.1.

Implementation Recommendations

DG-1 – Implementation Recommendation – Update Outdated Design Guidelines and Develop Clear Design Review Process

Update outdated design guidelines to ensure they are consistent with current policy, regulations and planning practices. When updating the guidelines, the County should adhere to a consistent format, organization, and compliance guidance language for ease of administration for staff and to ensure applicants/developers can easily understand the guidance and requirements. One of the objectives in developing design guidelines is to provide clarity and certainty in the development review process. Having too many guideline documents, manuals and overlapping guidelines will not result in this clarity and can further confuse applicants, administrators and decision makers. When updating the design guidelines, the County should:

- Consolidate existing guidelines where possible.
- Limit the need to refer to multiple design guidelines or manuals.
- Establish a standard for the format and contents for all Community Plan Design Guidelines.
- Address guidelines for mixed-use and residential development seeking increased densities. This can be as a stand-alone document or consolidated within a countywide guideline document. Standard components for mixed-use and multifamily design guidelines should include:
 - Mixed-Use
 - Intent and Purpose - establish a clear intent, purpose and understanding of how the guidelines will be applied
 - Community Context

- Site Design
 - Connections to the Community and to Transit
 - Streetscape/pedestrian-friendly streets
 - Building frontages
 - Block sizes, lot patterns and building orientation
 - Parking, Circulation and Access
 - Signage
- Landscape Design
- Building Design
 - Entrances
 - Ground Floor (Ceiling Height, transparency)
 - Massing and Articulation
- Multifamily
 - Intent and Purpose
 - Community Context and Housing Types
 - Site Design
 - Neighborhood compatibility (i.e. building orientation, street elevation, connectivity, setbacks and/or building separation)
 - Common Open Space
 - Private Open Space Scale and Mass
 - Circulation
 - Signage
 - Landscape Design
 - Building Design
- Provide clear information regarding the County’s design review process and make the information readily available on the County’s website. In particular note the relationship between countywide guidelines and guidelines that might apply to specific planning areas.

Examples Design Guidelines

County of Sacramento – Countywide Design Guidelines and Website

<http://www.per.saccounty.net/applicants/Pages/DesignReviewProgram.aspx>

El Dorado County – Mixed-use Design Manual

<https://www.edcgov.us/Government/planning/Documents/Mixed-Use-Design-Manual-Revised-Adopted-4-24-18.pdf>

Alameda County – Residential Standards and Guidelines

<https://www.acgov.org/cda/planning/design.htm>

San Diego County – Community Plan Guidelines

<https://www.sandiegocounty.gov/content/sdc/pds/gpupdate/comm/valleyctr.html>

4.1.5 Workforce Housing

Overview

Workforce housing is housing that is affordable to workers, that is close to jobs, and is reasonably afforded at moderate to middle incomes. A common definition of workforce housing is from the Urban Land Institute that defines it as “housing that is affordable to households earning 60 to 120% of the area median income (AMI).” Housing has also been defined as affordable if housing costs are no more than 30 to 40% of a household’s income.

In Placer County

Placer County’s home prices are rising and employee incomes are failing to keep pace. There are few subsidies available for workforce households or households that earn more than 60 percent of AMI. There are no federal and very few state and local subsidy programs which provide financial support for housing programs serving households earning more than 80% of AMI and there are no government subsidy programs for the Above Moderate (>120% AMI) income level households. The Mountain Housing Council Policy Brief sets forth a recommendation that local jurisdictions adopt a new definition of Achievable Local Housing to include the “missing middle” (moderate and above moderate income households from 120% - 195% AMI) for the North Tahoe-Truckee area.

One of the goals of the County’s Housing Work Plan is to create more incentives to build affordable and workforce housing, while one of the objectives of the Housing Strategy and Development Plan is to increase the availability of a mix of housing types for everyone, including employees whose incomes cannot support housing costs.

Implementation Recommendations

WF-1 – Implementation Recommendation – Adopt a Definition for the “Missing Middle” and Accompanying Incentives for Workforce Housing

Adopt a clear definition of middle income housing for the eastern and western portion of Placer County. The Mountain Housing Council recommends that local jurisdictions adopt a new definition of Achievable Local Housing to include the “missing middle” (moderate and above moderate income households from 120% - 195% AMI) for the North Tahoe-Truckee area. The definition of the middle income in the western portion of the County may be slightly different. Update the County Land Use and Housing Elements of the General Plan to provide clear and strong policy to promote workforce housing.

Many of the recommendations in this report will encourage development of middle income housing through mixed use and housing overlay districts (Section 4.1.2), a range of housing densities (Section 4.1.3), flexible development standards (Section 4.2.1), density bonuses (Section 4.2.3), and fee waivers (Section 4.2.4). Specifically, when regulatory requirements and incentives are developed they should consider middle income housing, including:

- Incentives for density bonuses or other housing incentives;
- Charging impact fees to fund housing serving middle incomes;
- Ensure fee waivers are also considered for middle income housing; and
- Expedited processing should also apply to middle income housing;
- Ensure that processes and fees do not unduly burden middle income housing.

WF-2 – Implementation Recommendation – Leverage County Land for Workforce and Affordable Housing

Establish policies to help leverage County-owned land to reduce the land cost to the developer as a way to subsidize workforce and affordable housing development or for use in long-term ground leasing of housing units to maintain County ownership of land.

WF-3 – Implementation Recommendation – Allow Semi-Permanent and Seasonal Housing

Create regulations in the Zoning Ordinance to allow semi-permanent and seasonal housing to increase workforce housing supply.

4.1.6 Specific Plans

Overview

Specific Plans can serve as a valuable tool by offering unique or flexible development standards that better accommodate residential and affordable housing development. Specific Plans are also required to address infrastructure and service planning, financing and implementation to provide greater certainty and more careful planning around these issues which can be a major constraint for residential development.

In Placer County

Placer County already uses specific plans as a tool to provide more detailed planning for certain areas. Implementation of the adopted specific plans in the County would facilitate housing with limited to no additional environmental review.

Implementation Recommendations

SP-1 – Implementation Recommendation – Implement Adopted Specific Plans

Engage developer representatives of approved specific plans that have not yet been completed to identify barriers and potential solutions to enable housing development to occur. Through stakeholder interviews conducted as part of the Housing Strategy and Development Plan, input received indicated that constructing backbone infrastructure was too costly and is one of the reasons why development hasn't begun to occur. A potential solution would be to prepare a financing plan to determine how the infrastructure costs can be paid for and shared by all future users. If a financing plan was prepared, review the document to determine if it is feasible and if it needs to be updated.

4.2 Regulatory Relief

4.2.1 Development Standards

Overview

A variety of zoning provisions, including multiple overlays, as well as site and development standards, can constrain housing development. General development standards that may constrain housing development include density, intensity, height requirements, setbacks, parking requirements and use allowances that do not accommodate different housing product types. Cumbersome zoning codes with multiple overlays can be difficult to understand and comply with, thereby causing uncertainty and complicating the review process. In implementing a comprehensive and effective housing strategy, jurisdictions must evaluate their zoning code, including the development standards to ensure the standards implement their housing goals and have a certain amount of flexibility to address housing needs and that they are updated to address state legislative changes.

In Placer County

The Placer County Zoning Ordinance currently has 13 combining districts that are used in combination with the zone districts to address special needs or characteristics in areas of Placer County where they are applied. These areas are potentially exposed to hazards and/or land use conflicts created by aircraft overflight, flooding, unique community character or visual quality. Currently, the combining districts can be difficult to understand and apply. It is also unclear which provisions apply when there are overlapping combining districts for a given site. Cumbersome zoning provisions add uncertainty to the development review process and can potentially lengthen the process.

Placer County uses the General Plan, including community plans and the Zoning Ordinance, to set development standards that can influence housing development, including parking, open space, parks, building heights, and lot coverage. Currently, the existing development standards can be prohibitive and reinforce the continuation of traditional housing, limiting the County's ability to permit alternative housing types and achieving their housing goals. Simplifying the development code and allowing for flexible development standards will facilitate housing by enabling more units to be built on a lot and making it less costly for development by reducing parking and park/open space requirements.

Parking Reductions

Overly restrictive parking standards can be a major constraint to housing development. The Placer County Zoning Ordinance, Section 17.54.050 through 17.54.070 includes parking requirements for residential

uses of generally two off-street parking spaces per dwelling unit. In addition, parking requirements for single-family dwelling or duplex dwellings that front to a road without adequate space for on-street parking are four off-street parking spaces. Off-street parking spaces vary between 1-2 parking spaces for apartments with additional requirements for guest parking.

Park and Open Space Requirements

Reducing park and open space dedication requirements decreases the cost of a development project. Currently, Placer County offers flexible development standards as incentives for affordable housing development. One such incentive is the 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.

For planned residential developments, Placer County Zoning Ordinance requires projects to include a minimum of twenty (20) percent of the site dedicated for use as open space for every single-family PD. The planning commission may grant additional density/units, beyond that permitted by the base zoning, if the development includes open space beyond the minimum requirement that protects significant ecological resources or agricultural land. The additional density/units granted is not to exceed a fifty (50) percent increase over the number of units permitted by the base zoning.

Building Heights

Communities typically set building height requirements for the purposes of regulating growth and these requirements can also help ensure the creation of certain housing product types and density. Existing building height requirements for Placer County depend on the context of the site, and specific location within the County. The slope of a site, or the designated land use influence exemptions to height requirements. There is currently no established incentive for developers to increase building heights if a portion of housing is developed for affordable housing. The Placer County Zoning Ordinance currently allows buildings heights that range from 30 feet in single-family residential zones, 36 feet in multifamily zones, and 50 feet in the Commercial Planned Development (CPD) and General Commercial (C2) zones as outlined in Articles 17.06 through 17.52 (Zone Districts and Allowable Land Uses), and 17.56 (Specific Use Requirements).

Lot Coverage

Lot coverage requirements feed into the ability for development to become more concentrated or dense. Density and intensity are greatly influenced by the amount of the site that is actually buildable. Existing multifamily residential lot coverage requirements in the Zoning Code for the County include a 40 percent maximum coverage for single story developments, and a 35 percent maximum coverage for two stories or more. In addition, the exiting lot coverage development standards for combining districts includes the allowance for a maximum coverage of 40 percent if the lot is less than 8,000 square feet.

Implementation Recommendations

Expand the County's flexible development standards program and apply to targeted areas consistent with Housing Opportunity Sites selected through the County's site evaluation and screening tool at a minimum. These flexible development standards can also be applied to a stand-alone mixed-use zone or housing overlay as discussed in Section 4.1.2 or for any housing projects the County would like to see including

workforce housing and missing middle housing. As part of an expanded flexible development standards program, the County should consider the following, which area also outlined in more detail in Appendix A.

DS - 1 – Implementation Recommendation – Simplify the Combining Districts

Simplify the County Zoning Ordinance by reducing the number of combining districts and better specify the circumstances under which provision of each combining district takes priority when multiple districts apply to a given parcel. By simplifying the Zoning Ordinance, it will make the combining districts easier to use and provide more clarity to enable a more efficient development review process.

DS-2 – Implementation Recommendation – Include Flexible Parking Standards

Update Section 17.54.060 of the Zoning Ordinance to reduce off-street parking spaces for residential uses including studios and one bedroom units located within 1/2 mile of a major transit station or access to ride share services, and for affordable housing developments located near qualifying transit. Allow shared or flexible parking for on-street parking for housing located within 1/2 mile of a major transit station or access to ride share services, and in core areas within a community plan. In addition, update Section 17.54.050 to increase bike rack requirements to encourage biking, and to create general plan policies to encourage bike sharing programs and additional bus transit service in town centers.

DS-3 – Implementation Recommendation – Reduce Parks and Open Space Requirements

Update the General Plan and Zoning Ordinance to reduce Quimby park dedication requirements to lower than 5 acres per 1,000 new residents in Housing Opportunity Zones and in areas within the housing overlay. The City of Sacramento uses reduced Quimby dedication requirements of 3.5 acres per 1,000 new residents for development in its Central City.

Update the General Plan to expand the 25 percent reduction in open space/recreational area requirements to all Housing Opportunity Sites, housing developments on small lots of infill sites, and in areas identified for mixed-use, multifamily and/or in the housing overlay as discussed in Section 4.1.2. This reduction is for projects located within ½ mile of public open space areas that may include schools, parks, passive recreation areas.

DS-4 – Implementation Recommendation – Include Flexible Building Heights

Update the Zoning Ordinance to allow increased building heights for developments with a housing component. This flexible standard can be applied to affordable housing, the Housing Opportunity Sites, mixed-use zones, multifamily zones, and/or the housing overlay. Also, consider revising building requirements to be measured by the number of stories instead of heights, where appropriate, which allows for a higher number of building stories in certain zones to promote higher density housing development.

DS-5 – Implementation Recommendation – Include Flexible Lot Coverage Standards

Update the Zoning Ordinance to eliminate the consideration of lot coverages for multifamily residential zones, and instead rely on setback, and height standards as a way to promote increased housing development. Other appropriate zones where lot coverages can be eliminated include the Housing Opportunity Sites, mixed-use zones, multifamily zones or in the housing overlay. Also, update the County

Zoning Ordinance to either remove or increase the maximum lot coverage development standard for combining districts.

4.2.2 By-Right Development

Overview

The discretionary review process can add significant delays and costs to a development project. In order to help housing developers reduce delays and costs, jurisdictions are finding ways to streamline development by increasing opportunities for by-right development and administrative approvals. A by-right development refers to projects that are permitted under the current zoning and would not require approval by the decision-makers. An administrative review approval occurs at staff level and also would not require approval by the decision-makers. The goal of allowing for increased by-right development and administrative approvals is that it provides a more streamlined process and greater certainty, reducing time and cost to building housing. In addition, the provision of housing can be incentivized and targeted through by-right and administrative review approvals by making the approvals contingent upon increased affordable housing, transit-oriented development, or energy efficiency.

In Placer County

Placer County is exploring amendments to the zoning code to increase by-right opportunities for residential development. Currently, the County requires a Minor Use Permit for all multifamily projects greater than 20 units, and administrative review for projects less than 20 units in the multifamily zone. Administrative review is required for single-family uses in all residential zones.

Implementation Recommendations

BR-1 – Implementation Recommendation – Increase By-Right Development and Administrative Review Approvals

Update the County Zoning Ordinance to increase by-right development and administrative review approvals to facilitate housing especially workforce housing and missing middle housing types including duplexes/triplexes:

- Allow multifamily housing by-right in the RM zone, and in the housing overlay if and when created and applied.
- Allow senior housing projects by-right or through an administrative review approval (zoning clearance) in RM zones.
- Allow single-family housing by-right in the Single-family (RS) zone.
- Allow duplexes and triplexes through an administrative review approval (zoning clearance) in RS zone.
- Allow multifamily housing in C2 and CPD with a Minor Use Permit (MUP) or through an administrative review approval (zoning clearance).
- Allow multifamily housing in Highway Service (HS) and Resort (RES) zones through an administrative review approval (zoning clearance).
- Allow multifamily housing in Office and Professional (OP) zone through a MUP.

4.2.3 Density Bonus

Overview

Density bonus programs provide an increase in the overall number of housing units that a developer may build on a site in exchange for including more affordable units in the project. The California State Density Bonus Law, found under Sections 65915- 65918 of the California Government Code, offers a density bonus and incentives in exchange for providing affordable housing. The density bonus available is up to a maximum 35 percent subject to meeting minimum percent criteria for affordable units within specified affordability categories. The state program also offers incentives and concessions on a sliding scale in exchange for providing a percentage of affordable units within specified affordability categories.

However, jurisdictions may choose to increase the density bonus provisions above State Law requirements. The City of San Diego, for example, offers a maximum of 50 percent density increases (in comparison to the State’s maximum of 35 percent) in exchange for 15 percent rent-restricted units built. The program also allows developers to get up to five bonus incentives rather than the three provided under the State program. The City of San Diego is also exploring a Middle Income Density Bonus Program as a tool that promotes options for families making middle incomes (households making (i.e. households making \leq 150% AMI). The Middle Income Density Bonus Program is still in development, but is proposed to include the following components:

- Applicable to rental or for-sale units/residential or mixed-use development.
- Qualifying project may receive up to a 25% density bonus above the base density.
- Allows for more ministerial processing through the use of incentives/waivers.
- 10% of the units must be reserved for families making \leq 150% AMI.
- Units must be reserved for a period of no less than 15 years.
- Projects must be located within the City’s Transit Priority Areas.
- Projects must comply with inclusionary housing ordinance (pay in-lieu fee).

The City of San Francisco also provides an expanded density bonus program. The City of San Francisco’s program is called the Affordable Housing Bonus Program (AHBP) and provides an added bonus for projects that provide 30 percent of the units as affordable. The program requires that 18 percent of the 30 percent must be allocated for affordable middle-income units and the remaining 12 percent for affordable for low or moderate incomes. In exchange for meeting the affordability requirements, the program allows an increase in the total amount of housing units on a site up to two additional stories above the existing height regulations with no limit on the number of units. If 100 percent of the housing units are built as affordable units, the developer is granted up to three stories above the existing height regulations.

The City of Santa Rosa is also in the process of adopting an expanded density bonus program. Upon adoption, the City’s density bonus provisions will offer a “Supplemental Density Bonus”. The Supplemental Density Bonus provides projects that receive the maximum 35 percent State Density Bonus with a supplement of 25 to 65 percent above the State Density Bonus if they meet certain criteria including location within a priority development area as defined by the General Plan and within certain land use classifications. The City of Santa Rosa uses an eligibility points system to establish eligibility by project. Different point amounts are awarded for the percentage of affordable housing provided and for

community benefits. Supplemental Density Bonus requests are subject to a Conditional Use Permit unless they meet the findings for a Minor Conditional Use Permit.

In Placer County

In 2006, Placer County adopted their Residential Density Bonus ordinance (Section 17.54.120) to implement the density bonus provisions required by State Law. In 2009, Placer County amended the ordinance to allow projects in the Lake Tahoe Basin Redevelopment Area¹ to request a residential density bonus to increase beyond the cumulative total of 50 percent up to a total of 100 percent subject to the discretion of the Planning Director that the higher percentage is reasonable. The intent was to implement Policy C-1 of the County's Housing Element which encourages the County to work with the Tahoe Regional Planning Agency (TRPA) to "(a) strengthen the effectiveness of the existing incentive programs for the production of affordable housing in the Lake Tahoe Region". According to County staff, the Residential Density Ordinance has had very limited use in the past.

In September 2016, Governor Jerry Brown signed AB 2501, AB 2556, AB 2442 and AB 1934 to clarify the density bonus law and further reduce local barriers to housing development. All four bills went into effect on January 1, 2017. The new law expands the types of projects that are eligible for a density bonus including mixed-use developments; housing for transitional foster youth, disabled veterans, or transitional housing for homeless persons; and replacement units (provided they are protected by rent control or an affordability covenant).

¹ This area is now considered "former" redevelopment area.

The new law also lowers the standard of review for granting incentives and concessions to applicants. The law formerly allowed local governments to reject incentives and concessions which were found to not be “required in order to provide for affordable housing costs.” Under the new law, local governments must grant the requested incentive or concession unless they make written findings that the request “does not result in identifiable and actual cost reductions”. The burden of proof for denial is on the local government. The City may still deny the request based on a specific adverse impact to health, safety or the physical environment that is not mitigatable. The new law also requires an expeditious process for Density Bonus applications, including clear adoption procedures and timelines for handling applications. The new laws also prohibit local governments from requiring any additional reports as a pre-condition or a condition of approval of a density bonus application. The City may request reasonable documentation to establish eligibility for the requested density bonus, incentives and concessions, waivers and reduced parking ratio.

Assembly Bills amending the State Density Bonus Law (2017)

AB 2501 – streamlines the permit process for density bonus projects and clarifies regulations related to defining, calculating and granting density bonuses. This includes prohibiting local governments from requiring additional reports to qualify for a density bonus.

https://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill_id=201520160AB2501

AB 2442 – expands the application of the Density Bonus Law to housing developments where at least 10% are made available for transitional foster youth, disable veterans or homeless persons and rents are restricted at the very low income level. These projects are entitled to a 20% density bonus.

https://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill_id=201520160AB2442

AB 2556 – clarifies the requirements regarding the replacement of affordable units

https://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill_id=201520160AB2556

AB 1934 – grants density bonuses for commercial developers who partner with affordable housing developers and agree to provide affordable housing units as part of a commercial project. The density bonus may include up to a 20% increase in development intensity, floor area ratio, or height limits, up to a 20% reduction in parking requirements, or an exception to a zoning ordinance or land use requirement as mutually agreed upon by the developer and the jurisdiction.

https://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill_id=201520160AB1934

Implementation Recommendations

DB-1 – Implementation Recommendation – Compliance with New State Density Bonus Law

Review and amend Section 17.54.120 Residential density bonuses and incentives of the Placer County Zoning Ordinance to ensure compliance with the new (2017) State Density Bonus laws. This includes, but

is not limited to expanding the list of eligible projects and adopting appropriate procedures and timelines for processing a density bonus application.

DB-2 – Implementation Recommendation – Expanded Density Bonus Provisions

Consider expanding the County’s density bonus program and apply to targeted areas consistent with Housing Opportunity Sites selected through the County’s site evaluation and screening tool and for other developments the County would like to see including workforce housing or missing middle housing products. As part of an expanded density bonus program, the County should consider the following:

- Allow a residential density bonus beyond the cumulative total of 50 percent. The County may want to consider up to a total of 100 percent consistent with the approach applied in the former Tahoe Basin Redevelopment area.
- Increase the number of incentives for developers above the three provided under the state program.
- Reduce requirements for discretionary review.
- Offer incentives to create smaller units that are less expensive by design.
- The level of affordability to be achieved through the offering additional density bonus, such as increased bonuses for middle-income housing.
- Adopt appropriate policies within the Housing Element to ensure appropriate guidance and consistency with an expanded density bonus program.
- Increase marketing through the County website or brochures to provide information to the public regarding density bonus provisions in the Zoning Ordinance.

Example Density Bonus Provisions

City of Santa Rosa

<https://srcity.org/2555/Density-Bonus>

City of San Diego Zoning Ordinance

Source: Chapter 14, Article 03, Division 07, §143.0720 (i)(7)

<https://www.sandiego.gov/city-clerk/officialdocs/legisdocs/muni>

4.2.4 Fee Reduction/Waiver/Deferral

Overview

Jurisdictions use various forms of fee waivers, fee reductions and deferrals to reduce costs for development. In general, jurisdictions should be assessing their fees to ensure that they do not de-incentivize housing development. The California Department of Housing and Community Development provides a sample analysis for assessing entitlement fees and exactions as well as a model example prepared for the City of Sacramento.

Some jurisdictions, like the City of San Diego are also exploring the methods they use to calculate development impact fees to ensure they do not disproportionately impact smaller units by requiring a per unit fee versus a square footage based fee.

Useful information regarding analyses of fees and exactions is provided by HCD at the link below:

<http://www.hcd.ca.gov/community-development/building-blocks/constraints/fees-and-exactions.shtml>

In Placer County

In 2002, Placer County adopted a fee waiver and refund policy that allows 50 percent of application processing fees for affordable housing development to be waived. To qualify, at least 20 percent of the residential units must be made available to low-income people or 10 percent of the units must be available to very low income people. The policy allows for the waiver or reduction of up to 50 percent of traffic, park, and capital facilities fees for low income projects when an alternate source of funds is identified to pay the otherwise required fees. However, the waiver/reduction policy was prepared when redevelopment areas existed that may have provided this alternative source of funding. The policy also provides a fee waiver or reduction of processing fees for low income residents seeking certain single-family dwelling, hardship mobile home or second residential unit permits. The fee waiver has been used on a limited basis since the end of redevelopment.

Implementation Recommendations

FR-1 – Implementation Recommendation – Fee Updates

Regularly examine planning and development impact fees to ensure that they consider the effect on affordable and workforce housing. The evaluation should consider: fee deferrals; waivers and/or reductions; fee calculation methods; and affordability criteria with possible considerations for work force housing projects. Regarding fee calculation methods, the County (and other local agencies that impose fees, such as utility districts) should seek to impose fees for residential development on a per square foot basis whenever appropriate, rather than imposing a flat fee per housing unit that does not vary according to the unit size. When fees are levied on a flat fee basis, this encourages developers to maximize the size of housing units that are subject to the fee, to better spread the cost of paying the fee. As a result, developers are discouraged from building smaller market rate housing units, which are relatively more affordable at their market rates and can provide housing that is more attainable for workforce households that do not qualify for housing subsidy programs. Agencies imposing fees on residential development should also carefully review their fee structures to determine if there are opportunities to reduce fees for housing development located in infill areas or other areas where there is existing infrastructure that can meet the needs of new residential development. This can help make new housing development more

feasible and affordable, and encourage the utilization of infrastructure investments that have already been made. In addition, agencies should consider increasing fee waivers to 100% for all affordable housing developments, where practicable.

4.3 Housing Production and Supply Strategies

4.3.1 Inclusionary Housing Program

Overview

Inclusionary housing policies require new residential development to include a certain percentage of homes and apartments that are affordable to lower income residents. Inclusionary housing programs can vary with some programs permitting developers to include the units off-site, while others require their inclusion within the same site as market rate units. Inclusionary housing programs also differ as to whether their requirements establish the minimum based on number or percentage of units, whether they apply to rental or ownership housing or whether the required affordable units are proportioned by income level. It is also common for inclusionary housing policies to offer an “in-lieu” fee for market rate housing developers to pay into an affordable housing fund rather than provide the affordable housing in their development, or to dedicate land that can be used by an affordable housing developer to build below market rate housing.

Examples of varying inclusionary housing programs include: Napa County, Sonoma County and City of Santa Rosa. Specifically, the City of Santa Rosa requires that all residential development pay a housing impact fee or provide allocated units on-site (equal to 15 percent of the total dwelling units in the development). The ordinance offers incentives to developers choosing to provide the units on-site, including at least one incentive or concession consistent with the City’s density bonus provisions and other developer incentive provisions or other benefits as negotiated with the City. The ordinance also allows alternatives to the payment of the fee including allocated units off-site (equal to 20 percent of the total number of dwelling units of the development), land dedication or conveyance to the City, or other innovative alternatives to provide affordable housing evaluated on a case-by-case basis.

In Placer County

Placer County’s inclusionary housing requirements are distinct for Eastern and Western Placer County. The requirements in Eastern Placer County only address workforce housing needs in new non-residential development. The program is referred to as the Employee Housing Program and requires new development in the Sierra Nevada and Lake Tahoe areas to provide for employee housing equal to at least 50 percent of the housing demand generated by the project. If the project is an expansion of an existing use, the requirement only applies to that portion of the project that is expanded. Employee housing can be provided on-site, off-site, through dedication of land for needed units and/or by payment of an in-lieu fee.

Inclusionary housing provisions in Western Placer County require affordability for 10 percent of residential units in Specific Plan areas and other developments where a Community Plan and/or General Plan Amendment is approved that increases residential density on a site. As an alternative to constructing affordable housing units on-site, the County considers payment of an in-lieu fee and implements this policy on a case-by-case basis. The Housing Element, Program B-9 directs the County to consider adopting

an affordable housing program that applies to areas of the County under 5,000 feet in elevation. The program further states:

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.

Placer County currently does not have a consistent formula to determine the amount of in-lieu fees to be paid by developers, although there is approximately \$1.5 million in the Housing Trust Fund. Approximately \$420,000 has been collected from eligible projects in Western Placer County and approximately \$1.08 million has been collected in Eastern Placer County. A limited amount of affordable housing units has been actually constructed. Increasing inclusionary housing is a strategy to increase the production of affordable housing units in market rate projects.

Implementation Recommendations

IH-1 – Implementation Recommendation – Expand Inclusionary Housing Program

Upon the next update of the Housing Element, evaluate the feasibility of expanding the inclusionary housing program to apply more broadly in areas of the County under 5,000 feet. In developing the expanded program, the County should:

- Strengthen requirements for the construction of affordable units by providing incentives consistent with the City’s density bonus provisions or other negotiated benefits if affordable units are provided on-site. Allow for the affordable housing units to be provided off-site or require land dedication at a higher percentage of the total number of dwelling units.
- Require all projects over a clearly defined size to build inclusionary housing units, not just those that are built as part of Specific Plans.
- Only allow payment of in-lieu fees when there are no other feasible options.
- Develop a consistent formula to calculate in-lieu fees to ensure all developers pay their fair share for all future projects and to avoid calculating in-lieu fees on a case-by-case basis.
- Simplify the process for including affordable and workforce housing development in projects.
- Provide financial and regulatory incentives that will encourage market rate developers to include affordable housing in their projects.
- Define the levels of affordability to be achieved.
- Determine the type of projects that will be subject to the inclusionary requirements.
- Evaluate the market feasibility of the inclusionary requirements.
- Maintain the site evaluation tool and update the housing opportunity sites on an annual basis such that a current list of properties well suited to contain affordable housing is available.

4.3.2 Accessory Dwelling Units

Overview

An ADU is a small permanent home that may be established in addition to the main dwelling on a parcel zoned for residential use. ADUs may be attached or detached from the main dwelling. ADUs can be called companion units, or secondary dwelling units. The use of ADUs as additional housing product types allows for an increase in overall housing stock while increasing densities and preserving land.

In recognition of the importance of ADUs in a community's overall housing strategy, in January 2017, Senate Bill 1069 made changes in addressing the development of ADUs and limiting barriers to development. The adopted new laws were intended to make it easier for property owners to create ADUs, mandating that all local agencies adopt an ADU ordinance that is consistent with the new requirements. The bill expanded capacity for ADU development while limiting cities' ability to charge utility connection fees and capacity charges on ADUs. The State law requires local jurisdictions permit ADUs without discretionary review, and provides guidance as to parking requirements and fees.

In Placer County

Placer County updated its ADU provisions in 2017 to comply with state laws. The ordinance provides some limitations on the size of the units and the ability to establish a second unit is currently restricted by density limits on the site. Although allowed, the current ordinance is silent regarding tiny homes.

Implementation Recommendations

As part of an expanded ADU program, the following are recommendations for implementation and promotion of ADU development, or different approaches to ADU ordinances based on best practices and unique approaches. The County should consider the following:

AD-1 – Implementation Recommendation – Establish an ADU Marketing Campaign

Establish a Countywide marketing campaign to help inform residents and promote the construction and use of ADUs as a way to promote an increase in the overall housing stock while working to increase densities and preserve land.

AD-2 – Implementation Recommendation – Provide ADU prototypes

Establish a Countywide ADU prototype program that provides a set list of ADU design prototypes for developers to utilize and create a streamlined design process. These should be applicable for land located within a particular set of zoning districts and should meet all necessary requirements for approval. The prototypes should be accompanied by a set of instructions that outline the steps necessary to seek the appropriate approvals from Placer County and related agencies. Each prototype should also be accompanied by an estimated schedule of benchmark costs that interested parties can use to better understand the possible costs and benefits of constructing an ADU.

AD-3 – Implementation Recommendation – Define Junior ADU

Update Section 17.56.200 of the Zoning Ordinance to define and allow Junior ADUs. Junior ADUs are very small living spaces that are generally 500 feet or smaller and consist of a bedroom within an existing house with an efficiency kitchen, a door to the exterior of the house, and a private entryway. A bathroom may be included or be shared with other facilities within the house.

AD-4 – Implementation Recommendation – Allow ADUs in Non-Residential Zones

Update Section 17.56.200 of the Zoning Ordinance to allow up to one secondary dwelling unit that is attached, detached or within the existing building of a non-residential use in commercial and industrial zones. Allow the secondary dwelling to be approved through a ministerial process and is deed restricted for use by the owners or employees of the business. **[Note to County: we could consider allowing more than one secondary dwelling unit in these non-residential zones to create more meaningful workforce housing.]**

AD-5 – Implementation Recommendation – Preservation of Existing ADUs for Agriculture

Establish a Countywide inventory of existing ADUs in rural areas that have been used previously as secondary dwellings or farmworker housing, and implement a preservation program to rehab existing ADUs to bring them up to standard building code to ensure health and safety of its occupants. Do not require these structures to comply with current County Zoning Ordinance standards and waive building fees to facilitate additional housing opportunities in rural areas.

Example ADU Prototypes

Dweller Inc., builds and owns Accessory Dwelling Units (ADUs), and specializes in producing ADUs in a low cost, efficient manner.

Source: <http://www.dweller.com/about-dweller/>

Junior ADU Definition

Source: <https://sonomacounty.ca.gov/PRMD/Regulations/Accessory-Units-and-Junior-Units/>

4.3.3 Agrihoods

Overview

As a way to embrace the historically rural character of a community while also providing opportunities for additional housing, jurisdictions have begun creating areas of more farm-focused housing developments called agrihoods. The term agrihoods has been established to generally be applied to rural agricultural areas that would help preserve and protect agricultural lands while supporting property rights to subdivide. In turn, limited residential development would be promoted and additional housing supply could become available. Agrihoods aim to address rural housing opportunities while also maintaining the rural agricultural feel of the communities.

In Placer County

Placer County does not currently include policies or regulations for agriculturally focused residential neighborhoods.

Implementation Recommendations

AG-1 – Implementation Recommendation – TBD

[Note to County: we were unable to find any examples of regulations that would allow the subdivision of ag land to allow for multiple houses on separate lots, while preserving agriculture. The closest thing we did find was Cluster Housing. We would like to discuss to get more information on your goals for Agrihoods.]

4.4 Streamline Processing

As part of the streamlining process, community and stakeholder input is essential. Working to understand the current process and how it is utilized by members of the public as well as potential developers can help provide a clear understanding of what areas may need improvement. By outlining the county's permitting process and listening to input from the community and stakeholders, the County can work to improve the process to create a more streamlined, user-friendly permit process experience. This also includes improved efficiencies for development so projects can continue to move forward effectively with minimal complications or impediments.

Placer County is currently undergoing a separate effort to look into the development review process to ensure it is user-friendly and efficient. Specifically, County staff representing many of the departments and various stakeholders have been interviewed to determine how the permitting process for development can be improved to save project applicants time and money. Many potential solutions have been raised out of this effort and include automating all forms and applications, providing a list of all applicable fees, updating the website to provide more detailed and up-to-date information making requirements more clear, advising applicants during the predevelopment phase, and better collaboration between County departments. The County is currently reviewing the recommendations made out of this separate effort and will modify their existing review processes as needed. Some of input received was similar to what we heard in the stakeholder interviews that were conducted specifically for the Housing Strategy and Development Plan. That input is included as part of the implementation recommendations, where applicable.

A number of other strategies can be implemented to streamline the development process in order to facilitate housing development. These strategies include CEQA streamlining, and administrative tools such as better tracking systems, providing more checklists and fact sheets to help navigate and streamline the review process and implementing voluntary expedite programs.

4.4.1 Design Guidelines Checklist

Overview

The County of San Diego was one of the few jurisdictions that we reviewed during this process that directly addresses streamlining through the design review process. The County of San Diego utilizes a design review checklist which provides an alternative to the Site Plan Permit process. The design review checklist exemption includes a number of prerequisites, including consistency with applicable policies and

regulations, is not combined with other discretionary permits, is not zoned with a special area designator², and does not impact or disturb identified environmental resources.

Design Review checklists are provided for Community Plan areas that contain design guidelines. The design guideline checklists are in a table format that includes a description of the guideline/standard and a reference to the applicable Section/Tables. An additional column is provided for the reviewer to identify if the plan complies, does not comply or is not applicable. There is also a column to identify if a comment sheet has been provided to accompany the review of that particular guideline/standard. The County of San Diego also uses checklists for form based standard review for certain Community Plans.

In Placer County

Placer County does not currently utilize design guideline checklists. Section 4.1.4 includes a discussion of the County's existing guidelines and recommendations to modify those guidelines. In addition, to modifying the guidelines, the recommendations also suggest that information regarding the County's design review process be clear and readily accessible. As discussed above, one method to improve the design review process is to implement a design review checklist and assign the Planning Director responsibility for design review approval.

Currently, Section 17.52.070 design review includes Placer County's requirements for design review applications. In some cases, a design review committee which can include a citizen design/site review committee or a staff design/site review committee, is responsible for reviewing the application and making comments to the planning director. A citizen committee is required to provide comments to the planning director within fourteen days of the file deemed complete. The staff design/site review committee which would act on behalf of the planning director is required to render their determination within thirty days of the filing of a complete application. The planning director shall approve or disapprove the application within thirty days.

County of San Diego Design Checklists

Bonsall Community Plan Design Review Checklist

<https://www.sandiegocounty.gov/content/dam/sdc/pds/dr/b/BonsallDesignReviewChecklistFINAL.pdf>

Alpine Community Plan Design Review Checklist

<https://www.sandiegocounty.gov/content/dam/sdc/pds/dr/b/AlpineDesignReviewChecklistFINAL1.pdf>

Alpine Form Based Code Checklist

<https://www.sandiegocounty.gov/content/dam/sdc/pds/dr/b/AlpineFBCChecklist.pdf>

² The County of San Diego uses special area designators for parcels requiring Design Review, containing Historic/Archeological Landmark or a vernal pool.

Implementation Recommendations

CK-1 – Implementation Recommendation – Develop Design Review Checklists

Develop a design review checklist and process for its use. In developing the checklist and process, the County should evaluate opportunities to use the design review checklist process in lieu of current permit processes to streamline the approval of projects that support the County’s housing objectives.

4.4.2 CEQA Streamlining

Overview

The CEQA process can be an impediment to project success and, for affordable housing projects, the prospect of a lengthy and costly CEQA process can be a deterrent. CEQA contains multiple streamlining provisions, however many communities do not use them to the fullest extent. In some cases the streamlining provisions are not widely applicable or have extensive pre-conditions that that make it difficult for most projects to qualify for.

One of the more commonly used streamlining provisions are those associated with Section 15183 (Projects Consistent with a Community Plan or Zoning) of the State CEQA Guidelines. If a project is consistent with a community plan, specific plan, or the General Plan for which an EIR has been certified, it can be streamlined through the provisions of State CEQA Guidelines Section 15183. If a Program EIR was prepared that included the project, the project can be streamlined through the provisions of State CEQA Guidelines Section 15168. If the project fulfills all the requirements of an infill project, it can be streamlined through the provisions of State CEQA Guidelines Section 15183.3.

The City of Sacramento has been successful in using their Central City Specific Plan EIR to provide the necessary coverage to allow for CEQA exemptions for projects. In San Diego County, to help facilitate and streamline the administrative process, they provide a frequently asked questions (FAQ) handout to assist applicant’s in understanding the 15183 CEQA exemption process and internally use a 15183 checklist form to document the project’s eligibility.

In Placer County

Placer County has used the 15182 and 15183 exemptions for projects located within certain Community Plans, the General Plan and Specific Plans on a limited basis in the past. However, the County is in an ongoing process of updating Community Plans and the General Plan as funding is available, and preparing Specific Plans as new projects arise. As discussed in Section 4.1.6, Community Plans and Specific Plans are a tool to ensure that the County continues to prioritize and facilitate housing development consistent with Placer County’s housing goals. In addition, the EIR documents prepared for these plans provide the opportunity for streamlined environmental review, reducing the amount of analyses and ultimately costs to developers.

Implementation Recommendations

CQ-1 – Implementation Recommendation – Develop Clear Process and Forms

To ensure the CEQA streamlining process is clear for applicants and efficient for staff, the County should consider developing the following tools:

- An educational brochure/FAQ to provide an overview of the CEQA exemption process, what projects would be eligible, and information on how to comply with the requirements within the appropriate CEQA section.
- A 15182 and 15183 compliance checklist for internal review purposes to ensure that the project eligibility is documented and to assist in creating a more expedited review process for staff.

4.5 Preservation and Protection Strategies

4.5.1 Inventory and Tracking Sac

Overview

The protection of rental housing is a critical element of protecting low-cost, multifamily housing. Preservation and protection of rental housing includes both extending the affordability of subsidized rental homes that are at risk of no longer being affordable as well as preserving unsubsidized rental housing that may be at risk of significant rent increases or disinvestment that threatens the viability and condition of the housing units. To be prepared to address the potential conversion of affordable housing units, it is important to implement an inventory and tracking system (database). An up to date database allows the jurisdiction to monitor changes to the affordable housing stock and to direct resources to help preserve the existing housing stock.

The California Government Code requires Housing Elements to provide a preservation analysis including an inventory of assisted, affordable units that are eligible to convert within 10 years. The analysis must also include an estimation of the cost of preserving versus replacing the units and alternative programs designed to preserve those affordable units. As such, many jurisdictions reviewed during the preparation of the jurisdictional comparison report identify policies in their Housing Elements that direct the creation and/or maintenance of a database or inventory of subsidized (at-risk) housing units.

In addition to subsidized housing units, a number of jurisdictions are taking steps to register and track unsubsidized rental housing. This can take different forms depending on the intent of the inventory or registry and the type of information gathered. The City of Fresno recently adopted the Rental Housing Improvement Act. This ordinance is intended to “safeguard and preserve the housing stock of decent, safe and sanitary residential rental units within the city and to protect persons residing in them by providing for a regular and comprehensive system of inspection and, through such inspections, identify and require the correction of substandard conditions”.

In Placer County

Placer County’s current tracking system is consistent with the requirements of the Housing Element and is focused on tracking and addressing the preservation of at-risk units (subsidized units). The County’s Housing Element Program E-1, identifies the need to maintain a list of the number of units, the type of government assistance and the date at which the units may convert to market-rate dwellings. Placer County also faces a unique situation, particularly in the eastern part of the County where short-term vacation rentals and/or second homes have impacted housing availability and in-particular the availability of rentals available to full-time residents. Renters and owners in this area are also highly susceptible to overcrowding and overpayment. The County should consider a more robust approach to their inventory

and tracking of rental units to more closely monitor changes and to identify solutions to preserving this critical housing supply.

Implementation Recommendations

IT-1 – Implementation Recommendation – Conduct an Annual Rental Survey

On an annual basis, the County should compile data on existing rental units, including information regarding supply, cost and affordability. The process should include administering surveys as well as data collection from local publications and newspapers, craigslist and other appropriate sources to that provide rental information for market rate apartments. It may be challenging to collect survey information for small-scale market rate apartments and therefore the County may need to rely primarily on online research. The rental survey, at a minimum, should include the following information:

- Market rate apartment complexes (large-scale) – number of units, size/number of bedrooms, average rents, vacancies
- Market rate apartments (small scale) – number of units, size/number of bedrooms, average rents, vacancies (if possible)
- Subsidized housing – total number of subsidized units, type of government assistance, the date at which the units may convert to market-rate dwellings, how are rents calculated, income limits, target populations served, vacancies or waiting lists (length of waiting list)
- GIS based database – if feasible, create a GIS based database to spatially link the rental data that is collected

Example Rental Survey and Registry

California Housing Partnership, City of San Jose – Preservation Strategies – Survey/Inventory

Source: <https://chpc.net/policy-research/preservation/preservation-strategies/>

City of Denver – Housing an Inclusive Denver; Legislative and Regulatory Priorities, Recommendation 4: Enhance protections and assistance for renters, including exploring a rental registry.

Source: https://www.denvergov.org/content/denvergov/en/denver-council-district-13/news/2018/denver_s-plan-for-more-affordable--inclusive-housing-moves-forwa.html

IT-2 – Implementation Recommendation – Create a Rental Registry

The County should explore an ordinance requiring owners to register their rental units. The County may also consider requiring a process for regular inspections to ensure that rental housing meets minimum health and safety standards. As part of the ordinance, the County may consider exemptions for newly constructed buildings (for a set period of time) and for subsidized rental units that are already subject to routine inspections.

4.5.2 Amnesty for Unpermitted Units

Overview

One method to increase the stock of rental units is to incentivize owners to legalize their unpermitted rental units. Permitting these units allows jurisdictions to balance the need to address the health and safety of these units with preservation of affordable units. The City of Ventura adopted a Second Unit Amnesty Permit ordinance in 2011. As described in the City's 2014-2021 Housing Element, since adoption of the ordinance the City legalized 35 second units. The program required that the units conform to minimum life safety requirements and once they passed inspection, the units could receive modifications on zoning requirements and receive permits. The City also waived or reduced fees. The program was only temporary and ended in 2014.

San Mateo County is also exploring a limited-time Second Unit Amnesty Program that would incentivize owners by also providing a loan program to provide owners with financial assistance in order to make improvements to existing units in accordance with the requirements of the Second Unit Amnesty Program. San Mateo County intends to test the program first through a pilot program to ensure the inspection process is well vetted. Other jurisdictions such as City of San Diego are also exploring second unit amnesty programs that would require that units be brought up to code, but would waive application and permitting fees as well as other inhibiting requirements such as separate metering, waiving school fees and parking.

In Placer County

In parts of the County, there are older units that are no longer being used or that owners would like to legalize in order to be able to rent them. Pursuant to discussions with County staff, this is particularly prevalent in the more rural parts of the County, mostly in agricultural areas. These units were often created to house farmworkers and their families. However, it is unclear how pervasive this issue is throughout the County and there is uncertainty how much this could add to the housing stock.

Implementation Recommendations

AM-1 – Implementation Recommendation – Amnesty for Second Dwelling Units Pilot Program

Develop a pilot program to address amnesty for unpermitted farmworker units to increase the housing stock in the agricultural areas of the County. The program should require that all units meet minimum life safety requirements but not necessarily conform to all zoning requirements. The County should reduce or waive permit fees to make it easier for these units to be used as housing.

4.5.3 Additional Preservation Strategies

Overview

As part of the overall Housing Strategy, it is of critical importance that the County is able to maintain access to affordable housing while also sustaining the existing supply of housing. There are a number of other tools that jurisdictions are using to avoid displacement and preserve existing affordable housing.

In Placer County

Specific policies reviewed as part of this recommendation process include those for condominium conversions, mobile home conversions, single room occupancy (SRO), and no-net loss of housing.

Condominium Conversions

Condominium conversion ordinances are one of the more common tools used to avoid displacement and preserve existing affordable housing by imposing procedural restrictions and/or substantive restrictions on the ability to convert apartment units into condominiums. The purpose of such ordinances is to protect the supply of rental housing. While the conversion of rental units to condominiums can provide an affordable option for property ownership, it can also lead to a decrease in the affordable rental market and limit housing availability for those who cannot afford to own their unit. With a limited amount of condominiums currently found within Placer County, the County does not currently have a condominium conversion ordinance.

Mobile Home Conversions

Mobile home park ordinances are often used to preserve and protect this particular type of affordable housing. Many of the County community plans have policies about preserving mobile homes but the County does not have any ordinances regulating mobile home conversions. For example, the Auburn/Bowman Community Plan provides policies for changing the commercial land use and zoning designations of existing mobile home parks to either HDR or MDR to discourage the mobile home parks from being converted to commercial uses. The Tahoe Basin Area Plan also provides policies for sub-districts to encourage mobile home and trailer park developments to convert to better quality, more permanent housing stock. There are 57 mobile home parks in Placer County for which a number are used to accommodate low- to middle-income households.

Single Room Occupancy

SRO units, or residential hotels, can typically be a major housing type source of affordable housing. Often times, SRO policies are used to help mitigate the effect of displacement on low and very low-income residents who are typically the primary residents of SROs. Placer County has adopted an SRO ordinance that specifies allowed locations and development standards for an SRO. Therefore, the current ordinance is more focused on generating an alternative housing supply.

No Net Loss

In general, affordable housing units can potentially be lost through demolition, rising rent, and the conversion of residential units to other uses. No net loss, or “one-for-one replacement” is a policy that helps to maintain, at a minimum, the current level of homes affordable to low-income families through the preservation or replacement of those units. To be most effective, a one-for-one replacement policy typically establishes a goal of no net loss of affordable units not only in total, but also by income level.

SB 166 – No Net Loss

Modifies the no net loss zoning law to require that local governments maintain adequate housing sites at all times through the planning period for all levels of income. This would require that the County identify additional low-income housing sites in the housing element when market-rate housing is developed on a site currently identified for low-income housing.

https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=201720180SB166

Placer County currently has no such policy. SB 166 approved as part of the 2017 legislative housing package requires that no net loss be addressed in the housing element.

Implementation Recommendations

AP-1 – Implementation Recommendation – Monitor Condominium Conversion

Update the Housing Element to provide a policy framework for future condominium conversions. Take an annual inventory and track existing condominium conversions to ensure an adequate amount of rental units remain in the County.

AP-2 – Implementation Recommendation – Monitor Conversion of Mobile Homes

Update the Housing Element to provide a policy framework for mobile home preservation or conversion to other affordable housing product types. Take an annual inventory of existing mobile home housing stock and track remaining mobile home parks to ensure affordable housing options remain.

AP-3 – Implementation Recommendation – Increase SROs

Update the Housing Element with expanded policies to address new SRO development and to limit future conversion of SROs. The updated policies should address:

- Encourage new construction of SROs and the conversion of hotels to SROs in order to help meet the affordable housing needs of the low-income communities.
- Modify the SRO ordinance to specifically allow for conversions of hotels/motels to SROs.
- Identify hotels/motels that can be converted to SROs that are located near services, accessible by transit and located along major transportation corridors.
- Support limitations on future conversions of SROs to other uses.
- Maintain an inventory of SROs in order to better track availability and avoid future conversions.
- Reduce building permit fees for conversion of hotels/motels to SROs.

See Section 4.5.1 regarding additional recommendations for the tracking and inventory of rental units.

Example SRO Policies

Napa County – Housing Element

Source: <https://www.countyofnapa.org/1732/Housing-Element>

City of San Diego – Housing Element

Source: <https://www.sandiego.gov/planning/genplan/heu>

AP-4 – Implementation Recommendation – No Net Loss

Update the Housing Element to establish policies that require no-net-loss both in total units and by income level in order to preserve affordable housing in the County. Consider adopting a No Net Loss Ordinance that prohibits any loss of affordable residential units. If a new project is determined to result in a net housing loss, the developer should replace the residential units to be removed, whether the units to be removed are occupied or not. Residential units should be replaced on a one-to-one basis and built concurrently with the development project. Replacement units should be located in the same general area as the units removed but does not need to be located on the same site as previously existed.

Example No Net Loss Ordinance

City of San Luis Obispo – Downtown Housing Conservation Ordinance - Chapter 17 - Zoning Regulations - 17.86.050 No net housing loss.

Source: <http://www.slocity.org/government/department-directory/community-development/documents-online/documents-and-codes>

4.6 Local Funding Strategies

Varying funding sources are often needed to bring an affordable housing development to fruition, including a mixture of federal, state, local and private funding sources. Some of the more major federal programs used to fund affordable housing include federal tax credits, HOME program, CDBG, Section 8 Project Based Rental Assistance, Housing Opportunities for People with Aids (HOPWA), and Housing for Elderly. Major state programs include the Affordable Housing and Sustainable Communities (AHSC) program, Low Income Housing Tax Credits (LIHTC) and state bond financing. While many jurisdictions are faced with the challenge of an unstable stream of funding, Placer County has found it particularly difficult to compete for many of these funding programs due to low unemployment, the County’s mostly rural character, and more moderate income levels.

When competing for available state or federal affordable housing funding, it is often a strong competitive advantage, if not a requirement, to have local funds that can match, or leverage, the requested funding. Having a dedicated local affordable housing funding source can be invaluable in helping to attract additional funding from outside sources. The availability of a local affordable housing funding source is also a strong attraction for affordable housing developers, which is critical to building the County’s capacity for affordable housing production. Finally, locally-controlled affordable housing funding gives the County flexibility to assist affordable housing projects in ways that are not possible under the guidelines imposed by state or federal programs, such as assisting households that cannot afford local market rate housing but have incomes that are too high to qualify for state or federal programs (e.g., “missing-middle” housing), or funding innovative project types that respond to local needs but are not consistent with existing programs. Therefore, Placer County needs to consider additional local funding sources that may be leveraged to support below market-rate housing development and preservation.

4.6.1 Affordable Housing Impact Fee

Overview

A dedicated affordable housing impact fee is a local tool used to offset the increase in demand for affordable housing generated by new development. These fees can be levied on a per-unit or per-square footage basis for residential and/or non-residential development projects. Establishing a fee for non-residential development (also known as a jobs-housing linkage fee or commercial linkage fee) requires a nexus study, and affordable housing impact fees for market rate residential developments are typically established in the form of an in-lieu fee option that is part of an inclusionary housing program (see Section 4.3.1, above). In both cases, fee levels are generally set at relatively conservative levels so as to be legally defensible and not overly burdensome to new development. Some programs provide exemptions or reductions in these fees for developers who opt to build affordable housing in their projects. According to ABAG's online toolkit, commercial linkage fees have only been enacted in about twenty cities in California, which is attributed to potential fear of discouraging economic growth.

San Mateo County and the City of San Diego require housing impact fees for residential and non-residential development. Within the region, the City of Sacramento has established inclusionary housing requirements with an in-lieu fee option for market rate residential development and a jobs-housing linkage fee for non-residential development.

In Placer County

There are few subsidies available for workforce households or households that earn more than 60 percent AMI. As previously discussed, there are no federal and very few state and local subsidy programs which provide financial support for housing programs serving households earning more than 80% AMI and there are no government subsidy programs for the Above Moderate (>120% AMI) income level households. The Mountain Housing Council Policy Brief sets forth a recommendation that local jurisdictions adopt a new definition of Achievable Local Housing to include the “missing middle” (above moderate income households from 120% - 195% AMI), recognizing that many households with above moderate incomes cannot afford to purchase market rate housing in the Tahoe Region.

As described in Section 4.3.1, Placer County’s Employee Housing Program requires new non-residential development in the Sierra Nevada and Lake Tahoe areas to provide for employee housing equal to at least 50 percent of the housing demand generated by the project or pay an in-lieu fee. In-lieu fees collected through this program and Western County in-lieu fee fund the County’s Housing Trust Fund.

As a non-entitlement community for housing funds disbursed from the U.S. Department of Housing and Urban Development and because of the County’s socioeconomic profile, the County is not able to rely on, or successfully compete for, many sources of state and federal funding. Local funding mechanisms are critical for subsidizing projects that can help to address unmet local housing needs and Placer County should explore expanding these options. The County recently completed a nexus study to evaluate an affordable housing fee. The fee study demonstrated a nexus between new development and the increase in demand for affordable housing and identified maximum justifiable fees for both residential and non-residential development. The fee could be implemented as either an in-lieu fee or as a housing impact fee. **[Note to County: please provide status on housing fee. And where would fee apply?]** As described in Section 4.3.1, the County currently collects an in-lieu fee on a case-by case basis and only for residential development projects that meet certain criteria in the western part of the County, while Eastern Placer County address workforce housing needs in new non-residential development that can be provided on-site, off-site, through dedication of land for needed units and/or by payment of an in-lieu fee.

In-Lieu vs. Impact Fee

In-lieu Fee

- Rather than build affordable housing, a developer can pay a fee to the County to enable another entity to build affordable units
- The fee is deposited in the County’s Housing Trust Fund and leveraged with other funds (tax credits, grants, etc.)
- Applicable to developments with an affordable housing requirement

Impact Fee

- Applicable to ALL development, as specified in the adopting ordinance or resolution.
- Development is not required to build the affordable housing; it must pay the fee.
- The fees are deposited into a separate impact fee fund, restricted only for purposes of increasing or preserving the supply of affordable housing.

Source: Placer County Fee Study Presentation

The County should continue to explore the expansion and diversification of its local funding tools.

Implementation Recommendations

AH-1 – Implementation Recommendation – Continue to Assess Fees

Continue to assess and track the current housing impact fees to ensure the fees are sufficient to address affordable housing impacts and the need to construct new housing units, and that fees are not overly burdensome to new development (thus, limiting new construction). The County should adopt appropriate policies within the Housing Element to guide and monitor this process.

AH-2 – Implementation Recommendation – Affordable Housing Impact Fee

Conduct a feasibility study to further explore the establishment of an affordable housing impact fee and commercial linkage fee for residential and non-residential development in the Central and Western portions of Placer County.

AH-3 – Implementation Recommendation – Fee Calculation Methods

Calculate affordable housing impact and affordable housing in-lieu fees on a per square foot basis rather than a per unit basis such that the fees do not provide disincentives to producing smaller, and generally more attainable market rate housing units. Per unit fees that are the same regardless of unit size encourage developers to build the largest housing units they can, to better spread the cost of the fee and discourage production of market rate units that are more modest, and more attainable by workforce households that do not qualify for subsidized affordable housing programs.

AH-4 – Implementation Recommendation – Explore Other Local Funding Sources.

Coordinate with regional stakeholders to explore alternative funding sources for affordable and workforce housing. For example, the Town of Truckee recently commissioned an evaluation of a number of alternative regional affordable housing funding mechanisms for affordable housing development in the Truckee North Tahoe area, including increases to the Transient Occupancy Tax (TOT) and Sales and Use Tax, and establishment of an annual flat fee parcel tax. Other options considered for the Town itself included a Real Estate Transfer Tax (RETT) increase, and a Differential Parcel Tax that would impose a higher rate for housing used as second homes and/or short-term vacation rentals, and a Differential TOT Tax increase that would impose a higher rate on transient lodging in traditional residential units (e.g., short-term rental of single-family homes) versus lodging in traditional hotels, motels, etc., that does not affect the supply of workforce housing. Generalized findings from Truckee’s study can be considered as a starting point for consideration of the potential to establish new dedicated affordable housing funding sources that could be applicable outside of the Truckee North Tahoe portion of the County, considering the types of funding mechanisms that Truckee studied, among others.

Appendix A - DRAFT Recommended Policy and Zoning Revisions

| Proposed Revisions to Existing Policies, Ordinances, and Resolutions | |
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| General Plan, or Zoning Ordinance Section | Recommended Revision |
| ZO. 17.22.010 Housing Element B-12: Multi-Family Housing on Commercial Sites | <ul style="list-style-type: none"> • Revise MF residential development to 1 unit/1,452 sq. ft. (30 units per acre) for RM, C1, and C2 <li style="text-align: center; padding: 5px 0;">OR • Remove 1 unit /2,000 sq. ft. measurement from MF and evaluate residential projects as part of mixed use projects based on floor area |
| Land Use Element Table 1-2: Development Standards | <ul style="list-style-type: none"> • Increase HDR FAR and use general commercial FAR of 2.00 for HDR/MF |
| ZO. 17.48.010: Residential multifamily | <ul style="list-style-type: none"> • Create 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 minimum density as part of “Cluster Housing” • Change minimum lot area to less than 6,000 sq. ft. (e.g. 3,500 sq. ft.) |
| ZO. 17.20.010 ZO. 17.22.010 ZO. 17.24.010 ZO. 17.26.010 ZO. 17.30.010 ZO. 17.32.010 ZO. 17.34.010 ZO. 17.38.010 ZO. 17.40.010 ZO. 17.42.010 ZO. 17.48.010 ZO. 17.50.010 ZO. 17.52.040 ZO. 17.56.200 | <ul style="list-style-type: none"> • Increase maximum allowed lot coverage • Or completely eliminate lot coverage restriction for HDR (GP amendment) and RM (ZO amendment). Or eliminate lot coverage on lots less than 1 acre in urbanized areas. |
| ZO. 17.54.060: Parking Space | <ul style="list-style-type: none"> • Require one off-street parking space per unit located within 1/2 mile of a major transit station or access to ride share services. • Allow for on-street parking or shared parking with neighboring developments to meet parking requirement for housing located within 1/2 mile of a major transit station or access to ride share services. |

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| Requirements by Land Use | <ul style="list-style-type: none"> • Provide a parking reduction for studio/ 1-bedroom units near located within ½ mile of a transit station or access to ride share services at ½ off-street parking space per unit or reduce guest parking. |
| ZO. 17.54.070: Design and Improvement of Parking | <ul style="list-style-type: none"> • Require the reduction in size of planter islands and the number required to be more than every 10 parking spaces. |
| ZO. 17.54.060: Parking Space requirements by Land Use | <ul style="list-style-type: none"> • Require off-street parking in town centers that allows for shared or flexible parking with adjacent uses • Reduce parking requirements to encourage public transit/carpooling/biking • Reflect State standards with regards to the enactment of AB 744 which allows developers who are seeking a density bonus to also request that jurisdictions reduce the minimum parking requirements if they are building affordable housing near qualifying transit. |
| ZO. 17.54.050: Off-street parking standards | <ul style="list-style-type: none"> • Require 1 bike rack per block or 1 bike rack for every three store fronts for town centers to encourage biking. • Create GP Policy for bike sharing programs and bus transit in town centers |
| Transportation and Circulation Element Section 3: Goal 3.B and Goal 3.D. | <ul style="list-style-type: none"> • Update County General Plan to include policies that encourage bike sharing programs and increased bus service in town centers. |
| ZO. 17.20.010 | <ul style="list-style-type: none"> • Change to MUP or C to streamline process. Develop standards for MF on CPD and C2 when MF. |
| ZO. 17.54.100: Design and development standards; ZO. 17.54.140: Exceptions to front, side and rear setbacks | <ul style="list-style-type: none"> • Need to allow exemptions for reasonable use of the site in certain situations (streambed/wetland setbacks, slope etc.) to ensure little or no reduction in density. Exemption may allow for development or disturbance when it does not impair the stability of the slope via a geotechnical report, or a biological resource evaluation that indicates a reduced setback would be sufficient to protect the resources as determined by a qualified professional. |
| ZO. 17.56.090: Caretaker and Employee Housing | <ul style="list-style-type: none"> • Allow temporary housing for other industries/employment. • Reduce constrictions • Expand zones were allowed. |
| ZO. 17.56.230: Single-family dwellings, additional building site | <ul style="list-style-type: none"> • GP proposes to eliminate need for 1.5 times base zoning minimum parcel • size requirement |
| ZO. 17.50.010: Residential Single-Family | <ul style="list-style-type: none"> • Update code to allow duplex/triplex in urban areas as long as size of home (square footage) is same as surrounding homes. • This can be used for County Surplus Land lots |
| ZO. 17.56.185 | <ul style="list-style-type: none"> • Remove (E.) Notice of Request for Reasonable Accommodation requirement |

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| <p>ZO. 17.20.010: Commercial Planned Development ZO. 17.22.010: General Commercial</p> | <ul style="list-style-type: none"> • Allow in commercial or mixed-use zones • State law states residential care homes with >6 persons should be treated as single-family residences • In contrast, residential care facilities with seven or more residents are not considered residential property. These large facilities are subject to local land use, zoning ordinances, and other restrictions such as special permit requirements (for example, having to obtain a local health department permit for central food service). |
| <p>ZO. 17.06.050</p> | <ul style="list-style-type: none"> • Determine where transitional and supportive housing is allowed. If in single and multi-family only update single and multi-family definitions to reference allowed use |
| <p>Housing Element B-5: Fee Waivers for Affordable Housing Housing Element B-6: Impact Fee Waivers and Fee Deferrals for Affordable Housing</p> | <ul style="list-style-type: none"> • Change and revise any existing resolution or policies to meet up to 100% fee waiver for affordable housing development. • Create an Affordable Housing Fee Offset Program |
| <p>n/a</p> | <ul style="list-style-type: none"> • Change to Form Base Code/Standards where focus is on building structure and not on use • Add to General Plan. This can also be used for parking designs in town centers |

| <p>Proposed New Policies and Ordinances to Consider</p> | |
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| <p>General Plan, or Zoning Ordinance Section</p> | <p>Recommended Revision</p> |
| <p>Housing Element: A-8 Co-Op Housing Regulations</p> | <ul style="list-style-type: none"> • Create a Cluster Housing ordinance that allows a parcel size reduction while maintaining overall density. This would include (tiny homes, cottages, pocket neighborhoods etc.) |
| <p>ZO. 17.56.090: Caretaker and Employee Housing</p> | <ul style="list-style-type: none"> • Create code regarding semi-permanent and seasonal housing |
| <p>Create code for Density Transfers</p> | <ul style="list-style-type: none"> • Need to create code that allows for the sale/trade of density rights to move density into urban areas. For example, land acquired in Placer County Conservation Plan can transfer density rights to other new developments |

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| <p>Create Site Design code</p> | <ul style="list-style-type: none"> • Allow design waiver for affordable housing |
| <p>ZO. 17.54.080 Planned Residential Development; ZO. 17.54.100: Design and Development Standards</p> | <ul style="list-style-type: none"> • PD Ordinance and General Plan need to be revised for ease of use and implementation. GP proposes: 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. • Create implementation in Design Standards and Guidelines |
| <p>Create Public Facility (-PF) Zone</p> | <ul style="list-style-type: none"> • A Public Facility (-PF) Zone would allow for county land lots to be used for temporary/affordable housing • Eliminates combining zones and allows for temporary housing near Special Purpose zones • RV Parks/campgrounds/tiny homes etc. can be allowed in PF zones • Can be used specifically for temporary/seasonal housing in the Lake Tahoe Basin |
| <p>Housing Element: A-9 Studio Apartments</p> | <ul style="list-style-type: none"> • Change multifamily dwelling definition to describe studio apartments. Possibly add definition for studio apartment. • Add studio apartments to land use table (17.06.050) allow Zoning Clearance (C) for RM, C1, and C2 |
| <p>n/a</p> | <ul style="list-style-type: none"> • Create code/guidelines for off-campus dormitory/student housing for future university campus |