



**MEMORANDUM**  
**COMMUNITY DEVELOPMENT/RESOURCE AGENCY**  
**PLANNING SERVICES DIVISION**  
County of Placer

TO: Board of Supervisors DATE: April 24, 2017

FROM: Steve Pedretti  
Agency Director

BY: Shawna Purvines  
Principal Planner

SUBJECT: 2016 Annual Housing Element Implementation Progress Report

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**ACTIONS REQUESTED**

1. Conduct a public hearing to consider the 2016 Annual Housing Element Implementation Progress Report, accept any public or written comments on the same and authorize submittal of the Report to the California Department of Housing and Community Development (HCD) and Governor's Office of Planning and Research (OPR).

**BACKGROUND**

California Government Code Section 65400(a)(2)(A) requires each county planning agency prepare an annual report on the status of the Housing Element of its General Plan and progress in its implementation using forms and definitions adopted by the HCD. Government Code Section 65400(a)(2)(B) requires the County to hold a public meeting before the legislative body and take public comment prior to submitting its annual report to the State.

The attached 2016 Annual Housing Element Implementation Progress Report is required for reporting on the status of the Housing Element and implements Sections 6200, 6201, 6202, and 6203 of California Code of Regulations, Title 25, Division 1, Chapter 6. The report includes the following sections required by HCD:

- Annual building activity for new construction of multifamily residences for very low-, low-, and mixed-income households (Table A),
- Annual building activity (units rehabilitated, preserved and acquired pursuant to California Government Code Section 65583.1(c)(1)) (Table A2),
- Regional Housing Needs Allocation (RHNA) progress (Table B); and,
- General Plan Housing Element program implementation status (Table C).

The County's 2016 Annual Housing Element Implementation Progress Report was prepared and ready to be submitted by April 1, 2017 state deadline and was placed on the first available Board agenda to take public comment prior to its submittal to HCD and OPR. Previous Housing Element Implementation Progress Reports are available on the County's Housing Programs website at:

<http://www.placer.ca.gov/departments/communitydevelopment/planning/housing-programs>

Notable Accomplishments From 2016

- Completion of Quartz Ridge affordable housing multi-family housing development, 64 units in North/Auburn Bowman
- The Martis Fund Homebuyer Assistance Program Truckee/Tahoe, 19 homebuyer assistance loans were made
- Participation in the Truckee Tahoe Affordable Housing Survey

- Draft Affordable Housing In-Lieu Fee Studies completed
- Secondary Units on Smaller Lots Zoning Text Amendment
- Affordable Housing Fee waiver for deed restricted Secondary Dwellings
- Completion of CDBG 13-CDBG-8938, curb, gutter, and sidewalk improvements in the residential grid as part of the Kings Beach Commercial Core Improvement Project.
- CDBG Supplemental Activities - Advocates for Mentally Ill Housing – Provided a loan for the acquisition of a group home in North Auburn for clients with diagnosed mental health conditions
- Emergency Shelter Zoning Text Amendment to allow shelters in three additional zoning districts.

Action to Be Taken Following Board Action

Community Development Resource Agency will submit copies of the 2016 Annual Housing Element Implementation Report to HCD and OPR as required per Government Code Section 65400.

**ENVIRONMENTAL IMPACT**

The requested action is exempt from environmental review pursuant to the California Environmental Quality Act Guidelines section 15061(b)(3).

**RECOMMENDATION**

Consider and accept any oral or written public comments on the 2016 Annual Housing Element Implementation Progress Report and direct CDRA staff to submit the report to the California Department of Housing and Community Development (HCD) and Governor's Office of Planning and Research (OPR).

Attachment 1: 2016 Annual Housing Element Implementation Progress Report

cc: David Boesch, County Executive Officer  
Jennifer Merchant, Deputy CEO- Lake Tahoe  
Steve Pedretti, CDRA Director  
E.J. Ivaldi, Deputy Planning Director  
Karin Schwab, County Counsel



## ANNUAL ELEMENT PROGRESS REPORT

### Housing Element Implementation

(CCR Title 25 §6202 )

**Jurisdiction** County of Placer  
**Reporting Period** 1/1/2016 - 12/31/2016

**Table A2**  
**Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)**

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity				N/A	20 year affordability
(2) Preservation of Units At-Risk				N/A	55 year affordability - Multifamily
(3) Acquisition of Units				N/A	40 year affordability
(5) Total Units by Income	0	0	0		

\* Note: This field is voluntary

**Table A3**  
**Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)**

	1. Single Family	2. - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for <b>Moderate</b>	0	0	0	0	0	0	County does not meet Urban definition
No. of Units Permitted for <b>Above Moderate</b>	323	0	0	0	11	334	

\* Note: This field is voluntary

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**Table B**  
**Regional Housing Needs Allocation Progress**  
**Permitted Units Issued by Affordability**

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.			2013	2014	2015	2016	2017	2018	2019	2020		Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8			
Very Low	Deed Restricted	1,365				36						36	1,329
	Non-deed restricted												
Low	Deed Restricted	957	4	2	1	13						20	875
	Non-deed restricted		14	15	15	18						62	
Moderate	Deed Restricted	936	2			15						17	914
	Non-deed restricted		0	0	0	5						5	
Above Moderate		1,773	241	326	282	334						1,183	590
Total RHNA by COG. Enter allocation number:		5,031											
Total Units ▶▶▶			261	343	298	421						1,323	3,708
Remaining Need for RHNA Period ▶▶▶▶													

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**  
 (CCR Title 25 §6202 )

Jurisdiction County of Placer  
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**Table C**  
**Program Implementation Status**

Program Description (By Housing Element Program Names)	<b>Housing Programs Progress Report - Government Code Section 65583.</b> Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Land Supply (A1)		ongoing	Current County Policy
Public Facilities (A-2)		ongoing	Current County Policy; GP Update Starting in 2016
Mixed Use Development (A-3)	352	2017	Partially Completed
Minimum Density Standard (A-4)		2017	Planned
Fee Study (A-5)		2016	Underway for East and West County
Prototype Second Unit Plans (A-6)		2016	Draft Completed (2017 BOS Action Anticipated)
Update Dewitt Center Master Plan (A-7)		2014	Underway; early-2018 Completion
Co-op Housing Regulations (A-8)		2015	Planned
Studio Apartments (A-9)		2015	Planned
Surplus County Land (B-1)		2014	Planned
Assisting Aff. Housing Developers (B-2)	150	ongoing	Ongoing
Flexible Development Standards (B-3)		2017	Planned
Density Bonus (B-4)	50	ongoing	Current County Policy
Fee Waivers for Aff. Housing (B-5)		2014	Completed; Second Unit Fee Waiver Adopted
Impact Fee Waivers (B-6)		2015	Draft
Private Financing (B-7)		ongoing	Ongoing
State and Federal Funds (B-8)	100	ongoing	Ongoing
Affordable Housing Program (B-9)		2018	Planned
Second Units/Multi-Gen. Housing (B-10)	250	2013	Completed; Amendment Planned 2017
Publicize Foreclosure Assist. Prog. (B-11)		ongoing	Ongoing
Multi-Family Housing on Comm. Sites (B-12)		2017	Planned
Housing Program Workshops (B-13)		2013	Planned
Community Housing Forums (B-14)		2013	Underway
Encourage Shared Housing (B-15)		2015	Planned
Landlord Training Seminars (B-16)		2015	Planned
Rental Assistance Program (B-17)	75	2014	Underway
Housing Choice Vouchers (B-18)	250	ongoing	Ongoing
TRPA Code Changes (C-1)		2013	Completed for 2nd Units with Area Plan Adoption -2016
Employee Housing Program (C-2)	250	2014	Planned
Legislative Initiatives (C-3)		ongoing	Ongoing

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New Mechanisms for Workforce Hsg. (C-4)		2014	Planned
Cooperation for Workforce Housing (C-5)		ongoing	Ongoing
CDBG Rehabilitation Funds (D-1)	50 units rehabbed	ongoing	Ongoing
Handy Person Program (D-2)	75 households served	2014	Ongoing
Tracking At-Risk Properties (E-1)		ongoing	Current County Policy
Notice of Conversion (E-2)		ongoing	Current County Policy
Preservation of At-Risk Properties (E-3)		as-needed	Ongoing
Compliance with Fair Housing Laws (F-1)		ongoing	Ongoing
Housing Rehab for Seniors (F-2)		2014	Ongoing
Funding for Emergency Shelters (F-3)		ongoing	Ongoing
Update 10-Yr. Plan to End Homel. (F-4)		2015	"Homeless Strategic Plan' Planned
Residential Care Home Occ. Incr. (F-5)		2014	Under Review
Amend Reasonable Accom. Ord. (F-6)		2013	Current County Policy
Coordination with Alta Reg'l Center (F-7)		ongoing	Ongoing
Zoning Code Amend. For Trans. Hsg. (F-8)		2014	Completed; and Updated 2017
mPower Placer (G-1)		ongoing	Ongoing
Energy Efficient Homes (G-2)		ongoing	Ongoing
Fair Housing Information (H-1)		ongoing	Ongoing
Housing Coordinator (I-1)		ongoing	Ongoing; New Hired in 2017
Inter-Departmental Coordination (I-2)		2013	Ongoing

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**Jurisdiction**            County of Placer  
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**General Comments:**

<p><b>Completed in 2014:</b>                  Transitional and Supportive Housing Zoning Text Amendment (Program F-8)                  Homebuyer Assistance for one low income household                  Town Center Combining District Zoning Text Amendment (Program A-3)</p>
<p><b>Completed in 2015:</b>                  Transitional and Supportive Housing Zoning Text Amendment (Program F-8)                  Homebuyer Assistance for one low income household                  Town Center Combining District Zoning Text Amendment (Program A-3)                  An Emergency Shelter with 49 beds and overflow for up to 100 was opened in Auburn.</p>
<p><b>Completed in 2016:</b>                  Affordable Housing Fee Study (Program A-5)                  Affordable Housing Fee Waivers (Program B-5)                  Secondary Units on Smaller Lots Zoning Text Amendment (Program B-10)                  Work with stakeholders to find one or more permanent emergency shelters in the county.                  Development of The Martis Fund, Homebuyer Assistance Program Truckee/Tahoe, 19 homebuyer assistance loans were made                  CDBG Supplemental Activities - Advocates for Mentally Ill Housing – Provided a loan for the acquisition of a 6 bed group home in North Auburn for clients with diagnosed mental health conditions                  USA Properties Fund, Inc. is working with the County to construct a 64-unit affordable apartment development in North Auburn. USA Properties                  Emergency Shelter Zoning Text Amendment to allow shelters in three additional zoning districts.</p>
<p><b>Significant On-Going Projects:</b>                  A number of Specific Plans and General Plan Amendments are being processed by the County. Each will be required to have an affordable housing component.                  Applications for two additional farmworker housing units have been received.                  The County helped fund a workforce housing needs assessment for the North Tahoe region. One of the key deliverables will be an estimate of workforce housing needs and recommendations to further the goals of enhancing the availability and affordability of housing for the area's workforce.                  The County will consider a Zoning Text Amendment to allow for a number of small ('tiny') houses on parcels.                  Monthly meetings have been held with affordable housing stakeholders to address emergency shelters and affordable housing in general.</p> <p><b>2017 Notes:</b>                  Quartz Ridge project completed and fully-leased in fall 2016                  Use Permit to allow Emergency Shelter to continue operation on DeWitt Campus                  Secondary Dwelling Unit Regulations to be updated due to State law changes                  Four Farmworker Housing Units have been completed to date; 10 additional beds in process                  Planning Services hired a Housing Planner                  DeWitt Master Plan Update will reserve sites for affordable housing                  Fee Studies completed and under Board consideration</p>