



## APPENDIX A: RESIDENTIAL LAND INVENTORY



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**TABLE A-1  
PLANNED AND APPROVED PROJECTS WITH AFFORDABLE HOUSING UNITS  
Unincorporated Placer County  
As of January 1, 2013**

Plan Area/ Project	APN #	CP LU Designation	Zoning	Acres	Maximum Allowable Density (DU/acre)	Planned Density (DU/acre)	Number of Units	# of Affordable Units			Description of Affordable Units	Project Status	
								TOTAL	Very Low-Income	Low-Income			Moderate-Income
<b>Placer County Unincorporated Area</b>													
<b>Auburn/Bowman Community Plan</b>													
Gateway Court Village	052-040-075	COMM	CPD-Dc	3.2	21.8	7.9	27	3		3	3	Approved, Unbuilt	
Hidden Creek Subdivision	051-120-007	RLDR 9-2.3 DU/acre	RS-AG-B-40 PD = 1	19.5	1.1	1.1	18 lot planned residential development	3	1	2	Redevelopment 15 percent affordability requirement, 45-year deed restriction	Approved, Unbuilt	
Auburn Alzheimer's Care Center	portion of 051-180-078	Mixed-Use	OP-RM-Dc	1.6	74.0	40	64	n/a			Assisted-living center for 64 residents; units are special needs	Approved, Unbuilt	
Timberline (formerly Harmon Park)	051-140-056 051-140-057 051-180-058 051-180-059 051-211-016	HDR 10-15 DU/acre	RA-AG-B-40 RS-DL-5 RM-SL-5-Dc PD=8 RM-DL-15	92.9	15.0	na	858 units; 780 age-restricted, 78 affordable	78		78	78 Rental/Employee Housing units; (Employee Housing Requirement) 55-year deed restriction	Approved, Unbuilt	
Virginian Condos	052-040-080 054-171-031 054-171-032	COMM	CPD-D:	2.6	21.8	11.8	32	3		3	3 deed-restricted affordable units required	Approved, Unbuilt	
Quartz Ridge Apts.	054-171-035 - 38	MDR5-10	RM-DL10	6.5	10	10	64	64	29 (very low)	13	7 (ext)	16	Approved, Unbuilt
<b>Granite Bay Community Plan</b>													
Premier Granite Bay Subdivision	047-060-013,-033	COMM	C-1-UP-DC	8.0	?	6.3	52	52			market-rate half-plex units; pricing TBD	Approved, Unbuilt	
Pardee Court	047-150-042	COMM	CPD-Dc 10	3.57	10	10	35	35			Market-rate townhomes; pricing TBD	Approved, Unbuilt	
<b>Horseshoe Bar/Pennyn Community Plan</b>													
Glenbrook Mobile Home Park	036-110-044	HDR 4-10 DU/acre	RM-DL10-SP	16.2	10.0	7.7	expand to 124 mobile homes from current 101 in mobile home park	23		23	23 (mobile homes)	Approved, Unbuilt	
Orchard at Pennyn	043-060-052 & -053	Pennyn Parkway	RM-DL10 PD = 10	15.1	10.0	10.28	150 attached condo units in 4 to 5-units bldgs.	150			market-rate multi-family; pricing TBD	BOS Hearing Sept. 2012	
<b>Martis Valley Community Plan</b>													
Eaglewood/Timilick	080-060-085 - Lot A	MDR 5-10 DU/acre	RM PD = 10	5	10	10	48	48		48	Employee Housing - Apts	Approved, Unbuilt	
Eaglewood/Timilick	080-060-085 - Lot M	MDR 5-10 DU/acre	RM PD = 8	1	8	8	8	8			Employee Housing - T1s	Approved, Unbuilt	

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Plan Area/ Project	APN #	GP LU Designation	Zoning	Acres	Maximum Allowable Density (DU/acre)	Planned Density (DU/acre)	Number of Units	# of Affordable Units			Description of Affordable Units	Project Status	
								TOTAL	Very Low-Income	Low-Income			Moderate-Income
Hopkins Ranch	080-060-081; 080-270-025 & 058	LDR 1-5 DU/acre	RS-B-X 20 AC. MIN. PD = 1.2	282.3	5.0	5	50	35	3	10	22	35 affordable units; 30 yr. deed restriction on each unit at closing (Employee Housing Requirement)	Approved; 10 units Built
Northstar Highlands II	110-050-039, -047, -058, -063; 110-081-014, -015	Forestry, Reson, PD	RES-DS PD = 15	1245.91	15.0	4	516	32		32		workforce housing	Approved, Unbuilt
<b>Southwest Placer Subarea</b>													
<b>Dry Creek/West Placer Community Plan</b>													
Morgan Place - PFE Road Subdivision	023-221-013	HDR 4-10 DU/acre	RM-DL-8-DC	11.9	10.0	7.3	91	12			12	Market-rate multi-family; Pricing TBD	Approved, Unbuilt
<b>Tahoe Area</b>													
<b>North Tahoe Community Plan</b>													
Cal-Neva Resort Renovation	090-305-004, -015, 090-315-022	TOURIST	032 NORTH STATELINE CP TOURIST	7.92	na	219	219 tourist accommodation units	13		13		13 employee housing units; Covenant & number of years TBD	Approved, Unbuilt
Highland Village	093-160-079, -080, -081	PAS 009B Dollar Hill	Comm/Public Service	11.5	na	9.8	50 duplex units; 78-unit senior housing units	48		48		78 senior units; 48 affordable units for low-income seniors; 30-year deed restriction on affordable units	Approved, Unbuilt
Tahoe Vista Apts (Sandy Beach Partnership)	117-071-029	Tourist/Comm.	022 Tahoe Vista SA #2: Tourist & Commercial	6.2	na	3.6	convert existing campground to 45 tourist units and 6 or 7 affordable units	6		6		6-7 units, Deed-Restricted	Approved, Unbuilt
<b>Squaw Valley Community Plan</b>													
Squaw Valley Specific Plan- Phase One	096-2221-016, others	various	various	14.7	30-32	26.5	390			TBD		Employee housing - number of units to be determined	EIR Underway
<b>West Shore Community Plan</b>													
Homewood CEP Project	097-050-072 097-060-022, -024, -031 097-130-034 097-140-003, -033 097-170-013, 097-210-024	644 W. Shore GP	157-Homewood Ski Conservation Area	101.3	15.0		244	12		12		12 employee housing units; (Employee Housing Requirement); 55-year deed restriction	Approved, Unbuilt
<b>Kings Beach Community Plan</b>													

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Unincorporated Placer County  
As of January 1, 2013

Plan Area/ Project	APN #	GP/LU Designation	Zoning	Acres	Maximum Allowable Density (DU/acre)	Planned Density (DU/acre)	Number of Units	# of Affordable Units			Description of Affordable Units	Project Status
								TOTAL	Very Low-Income	Low-Income		
KB Resorts CEP Project	090-071-004, 090-072-002, -024, -026, -028, -029, -030	Commercial	Kings Beach Spec. Area 2: East & West Entry Commercial	1.9			64 rooms	5		5	5 employee housing units. (employee Housing Requirement). 55-year deed restriction	Pre-Development Stage
Kings Beach Town Center	090-125-021 090-126-020, -024, -039, -040 090-133-003, -005, -006, -007, -008, -009, -010, -011, -012, -015, -016, -018	Comm/Res	Kings Beach Spec. Area 2: East & West Entry Commercial and Kings Beach Residential	3.9			70	24		24	16 workforce housing units; (Employee Housing Requirement); 55-year deed restriction	Pre-Development Stage
<b>TOTAL UNITS</b>								<b>654</b>	<b>40</b>	<b>320</b>	<b>294</b>	

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**TABLE A-2  
INVENTORY OF VACANT PARCELS WITH GENERAL PLAN AND ZONING ALLOWING HIGHER DENSITY RESIDENTIAL USES  
Unincorporated Placer County  
January 1, 2013**

APN #	GP LU Designation	GP LU Designation Code	Zoning	Maximum Allowable Density (DU/acre)	Acres	Maximum Number of Affordable Units			Inventoried Affordable Units			Notes
						Very Low-Income	Low-Income	Moderate-Income	Very Low-Income	Low-Income	Moderate-Income	
<b>Placer County General Plan</b>												
069-020-055-000	High Dens Res. 3500-10000 sf 10-21 DU	HDR10-21	RM-Ds	21.00	2.1	43			37	-	-	
069-020-058-000	High Dens Res. 3500-10000 sf 10-21 DU	HDR10-21	RM-Ds	21.00	8.7	183			156	-	-	
<b>Auburn/Bowman Community Plan</b>												
038-104-085-000	High Density Res. 10 - 15 DU/Ac.	HDR10-15	RM-DL15-Dc	15.00	1.3			19			17	
038-104-094-000	High Density Residential 10 - 15 DU/Ac.	HDR10-15	RM-DL15-Dc	15.00	1.0			16			13	
038-112-059-000	Medium Density Residential 5-10 DU/Ac	MDR5-10	RM-DL10 PD = 10	10.00	3.6				36	-	-	Site of withdrawn Sky Villa Apartment project
038-113-031-000	Medium Density Residential 5-10 DU/Ac	MDR5-10	RM-DL10	10.00	1.9				19	-	-	16
051-120-010-000	Medium Density Residential 5-10 DU/Ac	MDR5-10	RM-DL6	6.00	1.1				6	-	-	5 DeWitt Center- Cottage Drive Parcel
051-180-065-000	Mixed Use	MU	OP-RM-Dc	10.00	1.2				12	-	-	- No high residential density currently allowed: Airport Overflight Zone
051-180-090-000	Mixed Use	MU	OP-RM-Dc	10.00	14.3				143	-	-	- No high residential density currently allowed: Airport Overflight Zone
051-180-089-000	Mixed Use	MU	OP-RM-Dc	10.00	1.8				18	-	-	- No high residential density currently allowed: Airport Overflight Zone
076-092-008-000	Medium Density Residential 5-10 DU/Ac	MDR5-10	RM-DL6-Dc	6.00	2.2				13	-	-	11 Developable, but potential sewer issues
076-112-083-000	High Density Residential 10 - 15 DU/Ac	HDR10-15	RM-Dc	15.00	13.0			195			166	- Developable, but potential sewer issues
<b>Bickford Ranch Specific Plan</b>												
R-6B	Village Residential	BRSP-VR		n/a					24			24 See Figure 7. Part of Phase I; planned as townhomes at average density of 9.9 u/a
R-7B	Village Residential	BRSP-VR		n/a					18			18 See Figure 7. Part of Phase I; planned as townhomes at average density of 9.9 u/a
R-7C	Village Residential	BRSP-VR		n/a			106				90	See Figure 7. Part of Phase I; planned as affordable senior units; density unknown
R-8B	Village Residential	BRSP-VR		n/a					15			15 See Figure 7. Part of Phase I; planned as townhomes at average density of 9.9 u/a
R-9B	Village Residential	BRSP-VR		n/a					9			9 See Figure 7. Part of Phase I; planned as townhomes at average density of 9.9 u/a
<b>Martis Valley Community Plan</b>												
110-010-023-000	Medium Density Residential 5-10 DU/Ac	MDR5-10	RM-B-X 20 AC. MIN PD = 10	10.00	38.1				381	-	-	- Waddle Ranch property. Not available for residential development - in conservation.
110-030-068-000	Medium Density Residential 5-10 DU/Ac	MDR5-10	RM-B-X-Ds 20 AC. MIN. PD = 5.8	5.80	42.3				246	-	-	- Part of Northstar Master Plan; no affordability component
110-050-047-000 (portion of parcel)	Medium Density Residential 5-10 DU/Ac	MDR5-10	RM-B-X-Ds 20 AC. MIN. PD = 5.8	5.80	9.3				54	-	-	- Part of Northstar Master Plan; no affordability component; new parcel #. 110-050-0617

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Unincorporated Placer County  
January 1, 2013**

APN #	GP LU Designation	GP LU Designation Code	Zoning	Maximum Allowable Density (DU/acre)	Acres	Maximum Number of Affordable Units			Inventoried Affordable Units			Notes
						Very Low Income	Low Income	Moderate Income	Very Low Income	Low Income	Moderate Income	
110-050-060-000	Medium Density Residential 5-10 DU/Ac	MDR5-10	RM-B-X-Ds 20 AC MIN. PD = 5.8	5.80	3.4			19	-	-	-	Part of Northstar Master Plan; no affordability component
110-081-029-000 (portion of parcel)	High Density Residential 10 - 15 DU/Ac	HDR10-15	RM PD = 15	15.00	1.2		18		-	-	-	Part of Northstar Master Plan; no affordability component; adjacent to Sawmill Heights Project; new parcel #s: 110-081-011-000
<b>Placer Vineyards Specific Plan</b>												
023-200-006	High Density Residential 7-21 DU/Ac	HDR	SPL-PVSP	21	6	126			-			Not expected to be developed; Site #1 on Figure 9; Located along East Dyer Ln. (not part of Core Backbone Infrastructure)
023-200-037	High Density Residential 7-21 DU/Ac	HDR	SPL-PVSP	21	7	147			-			Not expected to be developed; Site #2 on Figure 9; Located along W. Dyer Ln. near Base Line Rd.
023-200-062	High Density Residential 7-21 DU/Ac	HDR	SPL-PVSP	21	5	105			75			Site #3 on Figure 9; Located along Watt Ave
023-200-015, 028	High Density Residential 7-21 DU/Ac	HDR	SPL-PVSP	21	25	525			375			Site #4 on Figure 9; Located along Watt Ave.
023-200-045, 066	High Density Residential 7-21 DU/Ac	HDR	SPL-PVSP	21	46.5	977			698			Site #5 on Figure 9; Located along Watt Ave. and off of Base Line Rd. near Town Center
023-200-010, 012, 013	High Density Residential 7-21 DU/Ac	HDR	SPL-PVSP	21	8	168			120			Site #6 on Figure 9; Located along W. Dyer Ln. and 16 <sup>th</sup> St
023-200-009	High Density Residential 7-21 DU/Ac	HDR	SPL-PVSP	21	10.5	221			158			Site #7 on Figure 9; Located off of Base Line Rd. near Town Center
023-200-067	High Density Residential 7-21 DU/Ac	HDR	SPL-PVSP	21	57	1,197			855			Site #8 on Figure 9; Located in Town Center along 16 <sup>th</sup> St.
023-010-024; 023-200-060	High Density Residential 7-21 DU/Ac	HDR	SPL-PVSP	21	7	147			105			Site #9 on Figure 9; Located along 16 <sup>th</sup> St. near Town Center
023-010-004, 029; 023-200-008	High Density Residential 7-21 DU/Ac	HDR	SPL-PVSP	21	10	210			150			Site #10 on Figure 9; Located along 16 <sup>th</sup> St. near Town Center
023-010-021, 022, 023, 023- 150-026, 027; 023-180-005, 006, 007, 008	High Density Residential 7-21 DU/Ac	HDR	SPL-PVSP	21	23	483			345			Site #11 on Figure 9; Located along W. Dyer Ln. off of Base Line Rd.
<b>Regional University Specific Plan</b>												
Parcel #5	Medium Density Residential 8-15.9 DU/Ac	MDR	SPL-RUSP-MDR	15.9	12.8			204			141	See Figure 8. Inventoried at 11 DU/Ac. (Specific Plan expected density)
Parcel #7	Medium Density Residential 8-15.9 DU/Ac	MDR	SPL-RUSP-MDR	15.9	17.4			277			191	See Figure 8. Inventoried at 11 DU/Ac. (Specific Plan expected density)
Parcel #10	Medium Density Residential 8-15.9 DU/Ac	MDR	SPL-RUSP-MDR	15.9	28.9			460			318	See Figure 8. Inventoried at 11 DU/Ac. (Specific Plan expected density)
Parcel #13	High Density Residential 16-25 DU/Ac	HDR	SPL-RUSP-HDR	25	16.4	410			295			See Figure 8. Inventoried at 18 DU/Ac. (Specific Plan expected density)
Parcel #15	High Density Residential 16-25 DU/Ac	HDR	SPL-RUSP-HDR	25	7.2	180			-			See Figure 8. Part of Phase II; not expected to be available during planning period.
Parcel #17	High Density Residential 16-25 DU/Ac	HDR	SPL-RUSP-HDR	25	5.5	138			-			See Figure 8. Part of Phase II; not expected to be available during planning period.
Parcel #18	Medium Density Residential 8-15.9 DU/Ac	MDR	SPL-RUSP-MDR	15.9	13.6			216			-	See Figure 8. Part of Phase II; not expected to be available during

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						Very Low-Income	Low-Income	Moderate-Income	Very Low-Income	Low-Income	Moderate-Income	
												planning period
Parcel #19	Medium Density Residential 8-15.9 DU/Ac.	MDR	SPL-RUSP-MDR	15.9	14.7			234				See Figure 8. Part of Phase II; not expected to be available during planning period
Parcel #20	High Density Residential 16-25 DU/Ac.	HDR	SPL-RUSP-HDR	25	7.6	190						See Figure 8. Part of Phase II; not expected to be available during planning period
Parcel #21	High Density Residential 16-25 DU/Ac.	HDR	SPL-RUSP-HDR	25	7.6	190						See Figure 8. Part of Phase II; not expected to be available during planning period
Parcel #24	Medium Density Residential 8-15.9 DU/Ac.	MDR	SPL-RUSP-MDR	15.9	23.1			367				See Figure 8. Part of Phase II; not expected to be available during planning period
Parcel #26	Medium Density Residential 8-15.9 DU/Ac.	MDR	SPL-RUSP-MDR	15.9	29.4			467				See Figure 8. Part of Phase II; not expected to be available during planning period
<b>Riolo Vineyards Specific Plan</b>												
Site #1	High Density Residential	HDR	SPL-RVSP-HDR	23.00	3.2	74			60			Site #1 on Figure 10; Located at corner of Watt Ave and PFE Rd.
Site #2	Medium Density Residential	MDR	SPL-RVSP-MDR	10.00	36.3			363		277		Site #2 on Figure 10; Located along PFE Rd
<b>Sheridan Community Plan</b>												
019-150-004-000	High Density Residential 4 - 10 DU/Ac.	HDR4-10	RM-DL10-Dc	10.00	3.4			34				
019-150-007-000	High Density Residential 4 - 10 DU/Ac.	HDR4-10	RM-DL10-Dc	10.00	1.0			10				
<b>Squaw Valley Community Plan</b>												
096-230-035-000	High Density Resid. - Density Factor 20	HDR20	HDR DF = 20	20.00	1.5	30			25			358 car parking lot proposed
096-230-056-000	High Density Resid. - Density Factor 20	HDR20	HDR DF = 20	20.00	4.2	85						Estates at Squaw Creek (16 lots) approved, unbuilt
096-230-062-000	High Density Resid. - Density Factor 20	HDR20	HDR DF = 20	20.00	2.8	56						
096-340-023-000	High Density Resid. - Density Factor 25	HDR25	HDR PD = 25	25.00	2.7	68			58			
096-230-052, -055	High Density Resid. - Density Factor 20	HDR20	HDR DF = 20	20	12.1	242			206			Site of proposed and withdrawn Sena at Squaw Valley project
<b>Non-Residential LU Designations/Zoning</b>												
<b>Placer County General Plan</b>												
040-140-045-000	General Commercial	GC	C2-Dc	22.00	1.7	37						Site not appropriate for multi-family development, proposed site of Newcastle Self-Storage (expired)
040-140-048-000	General Commercial	GC	C2-Dc	22.00	2.1	47						
040-140-049-000	General Commercial	GC	C2-Dc	22.00	2.4	52						
040-150-020-000 (portion of parcel)	General Commercial	GC	C2-Dc	22.00	5.2	114						Unlikely to be developed at high density; steep slope
040-330-055-000	General Commercial	GC	C2-Dc	22.00	1.0	22						
062-370-025-000	Tourist/Resort Commercial 6000-20000 sf	TC60-200	HS-Dc	22.00	4.9	108						No high density currently feasible; on septic
062-400-012-000	Tourist/Resort Commercial 6000-20000 sf	TC60-200	HS-Ds	22.00	7.7	170						No high density currently feasible; on septic

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						Very Low-Income	Low-Income	Moderate-Income	Very Low-Income	Low-Income	Moderate-Income	
063-140-042-000	Tourist/Resort Commercial 6000-20000 sf	TC60-200	HS-Dc	22.00	2.1	47			-	-	-	No high density currently feasible; on septic
064-210-047-000	General Commercial	GC	C2-Dh	22.00	5.7	125			-	-	-	No high density currently feasible; on septic
066-010-068-000	Tourist/Resort Commercial 6000-20000 sf	TC60-200	HS-Ds	22.00	3.3	72			-	-	-	No high density currently feasible; on septic
066-260-015-000	Tourist/Resort Commercial 6000-20000 sf	TC60-200	HS-Ds	22.00	1.3	28			-	-	-	No high density currently feasible; on septic
066-260-016-000	Tourist/Resort Commercial 6000-20000 sf	TC60-200	HS-Ds	22.00	27.1	596			-	-	-	No high density currently feasible; on septic
066-270-011-000	Tourist/Resort Commercial 6000-20000 sf	TC60-200	HS-Ds	22.00	1.8	41			-	-	-	No high density currently feasible; on septic
069-020-055-000	General Commercial	GC	C1-Ds	22.00	2.1	45			38	-	-	
069-020-058-000	General Commercial	GC	C1-Ds	22.00	2.4	54			46	-	-	
<b>Auburn/Bowman Community Plan</b>												
038-101-023-000	Commercial	COMMERCIAL	CPD-Dc	22.00	1.8	39			19	-	-	Assume development at 50% of max. capacity; Partially-developed
038-104-094-000	Commercial	COMMERCIAL	CPD-Dc	22.00	1.1	24			18	-	-	Cimarron Ridge Apartments project withdrawn
038-104-095-000 (portion of parcel; see immediately below)	Commercial	COMMERCIAL	CPD-Dc	22.00	1.0	23			17	-	-	Cimarron Ridge Apartments project withdrawn
038-104-095-000 (portion of parcel; see immediately above)	Commercial	COMMERCIAL	CPD-Dc	22.00	11.8	260			195	-	-	Cimarron Ridge Apartments project withdrawn
051-120-064, 065, 067	Mixed Use	MU	CPD-Dc	22.00	3.1	69			-	-	-	No high residential density currently allowed; Airport Overflight Zone; DeWitt Parcel A; leftover parcel from Home Depot Project; fill & site improvements needed; Placer County owned
051-120-045-000	Mixed Use	MU	CPD-Dc	22.00	1.3	28			-	-	-	No high residential density currently allowed; Airport Overflight Zone; DeWitt Parcel B; left over from Home Depot; drainage issues; Placer County owned
052-030-048-000 (portion of parcel; see immediately below)	Commercial	COMMERCIAL	CPD-Dc	22.00	6.0	132			-	-	-	No high residential density currently allowed; Airport Overflight Zone; Rock Creek Retail Project (inactive)
052-030-048-000 (portion of parcel; see immediately above)	Commercial	COMMERCIAL	CPD-Dc	22.00	5.4	119			-	-	-	No high residential density currently allowed; Airport Overflight Zone; Rock Creek Retail Project (inactive)
052-030-058-000	Commercial	COMMERCIAL	CPD-Dc	22.00	9.5	209			-	-	-	No high residential density currently allowed; Airport Overflight Zone; West portion of Quartz Drive Self-Storage site
052-040-079-000	Commercial	COMMERCIAL	CPD-De	22.00	1.9	41			31	-	-	
052-071-037 & 038	Mixed Use	MU	CPD-Dc	22.00	1.6	35			-	-	-	No high residential density currently allowed; Airport Overflight Zone
052-270-003-000	Commercial	COMMERCIAL	CPD-De	22.00	2.4	52			39	-	-	

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						Very Low-Income	Low-Income	Moderate-Income	Very Low-Income	Low-Income	Moderate-Income	
052-270-045-000	Commercial	COMMERCIAL	CPD-De	22.00	2.3	50			37			
053-103-026-000	Commercial	COMMERCIAL	HS-Dc	22.00	1.1	24			12			Because of steep slope, assume development at 50% of max. capacity; part of Bowman Plaza
053-103-047-048_049	Commercial	COMMERCIAL	HS-Dc	22.00	7.6	167			84			Assume development at 50% of max. capacity; access issues; pre-development; potential hotel
053-104-002-000	Commercial	COMMERCIAL	HS-Dc	22.00	2.4	52			39			
054-143-001-000	Commercial	COMMERCIAL	HS-Dc	22.00	0.8	17			9			Demolition would be necessary - not completely vacant; site of withdrawn Hallmark Gardens project (150 units in Senior Independent Living Center and hotel)
054-143-005-000	Commercial	COMMERCIAL	HS-Dc	22.00	3.4	74			37			Assume development at 50% of max. capacity; site of withdrawn Hallmark Gardens project (150 units in Senior Independent Living Center and hotel)
054-143-009-000	Commercial	COMMERCIAL	HS-Dc	22.00	4.5	98			33			Assume development at 1/3 of max. capacity; site of withdrawn Hallmark Gardens project (150 units in Senior Independent Living Center and hotel)
054-143-015-000	Commercial	COMMERCIAL	HS-Dc	22.00	1.9	41			21			Demolition would be necessary - not completely vacant; site of withdrawn Hallmark Gardens project (150 units in Senior Independent Living Center and hotel)
054-171-008-000	Commercial	COMMERCIAL	HS-Dc	22.00	0.8	17			8			Assume development at 50% of max. capacity; site of withdrawn Hallmark Gardens project (150 units in Senior Independent Living Center and hotel)
054-181-029-000	Commercial	COMMERCIAL	HS-Dc	22.00	2.0	44			33			
053-103-047-000	Commercial	COMMERCIAL	HS-Dc	22.00	2.0	44			33			Site of withdrawn Hilltop Center project
053-103-048-000	Commercial	COMMERCIAL	HS-Dc	22.00	2.7	59			44			Site of withdrawn Hilltop Center project
053-103-049-000	Commercial	COMMERCIAL	HS-Dc	22.00	2.8	62			47			Site of withdrawn Hilltop Center project
<b>Dry Creek West Placer Community Plan</b>												
023-210-002-000	Commercial	COMMERCIAL	C1-UP-Dc	22.00	2.2	49			36			Developable, but Dry Creek restrictions and sewer/water issues
023-221-015 (portion of parcel)	Commercial	COMMERCIAL	CPD-De	22.00	8.9	195			146			Pre-Development meeting in 2005 for commercial center; no application filed
473-016-032-000	Commercial	COMMERCIAL	C1-UP-Dc	22.00	4.0	87			65			Developable, but Dry Creek restrictions and sewer/water issues
<b>Foresthill Community Plan</b>												
007-044-009-000	Commercial	COMMERCIAL	C2-De	22.00	1.2	26			20			
007-044-011-000	Commercial	COMMERCIAL	C2-De	22.00	1.8	39			29			
007-044-017-000	Commercial	COMMERCIAL	C2-Dc	22.00	10.5	231						
007-060-001-510	Commercial	COMMERCIAL	C2-Dh	22.00	3.4	75			56			
<b>Granite Bay Community Plan</b>												
047-150-045-000	Commercial	COMMERCIAL	CPD-De	22.00	18.1	399			299			

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**TABLE A-2  
INVENTORY OF VACANT PARCELS WITH GENERAL PLAN AND ZONING ALLOWING HIGHER DENSITY RESIDENTIAL USES  
Unincorporated Placer County  
January 1, 2013**

APN #	GP LU Designation	GP LU Designation Code	Zoning	Maximum Allowable Density (DU/acre)	Acres	Maximum Number of Affordable Units			Inventoried Affordable Units			Notes
						Very Low-Income	Low-Income	Moderate-Income	Very Low-Income	Low-Income	Moderate-Income	
048-142-022-000	Commercial	COMMERCIAL	C2-UP-Dc	22.00	1.1	24			18			Portion of parcel fronting Douglas Boulevard
048-151-065-000	Commercial	COMMERCIAL	CPD-Dc	22.00	7.0	154			115			
<b>Horseshoe Bar/Penryn CP</b>												
032-220-051-000	Commercial	COMMERCIAL	C2-Dh	22.00	4.9	107			80			Planned Project: Penryn Heights subdivision
043-060-032-510	Penryn Parkway	PP	C1-UP-Dc	22.00	2.8	61			46			
043-060-045-510	Penryn Parkway	PP	C1-UP-Dc	22.00	5.1	112			84			
043-060-048-510	Penryn Parkway	PP	C1-UP-Dc	22.00	6.5	143			107			
043-060-063-000	Penryn Parkway	PP	C1-UP-Dc	22.00	3.6	79			59			Site of withdrawn mini-storage facility project
043-072-018-000	Penryn Parkway	PP	C1-UP-Dc	22.00	1.3	28			21			
043-072-019-000	Penryn Parkway	PP	C1-UP-Dc	22.00	1.0	23			17			
043-260-087-000	Penryn Parkway	PP	C1-UP-Dc	22.00	1.4	30			23			
<b>Martis Valley Community Plan</b>												
110-010-023-000	General Commercial	GC	C1-UP-Ds	22.00	4.0	87						Waddle Ranch property. Not available for residential development - in conservation.
110-030-069 & 070	Tourist/Resort Commercial	TC	RES-UP-Ds	22.00	2.8	61			46			
<b>Meadow Vista Community Plan</b>												
074-112-012-000	General Commercial	GC	C2-Dc	22.00	1.0	23						No high density currently feasible: on septic
074-120-029-000	General Commercial	GC	C2-Dc	22.00	1.5	33						No high density currently feasible: on septic
077-120-053-000	Tourist/Resort Commercial	TC	HS-Dc-B-43	22.00	5.4	118						No high density currently feasible: on septic
<b>Placer Vineyards Specific Plan</b>												
023-200-064, 065	Commercial Mixed Use	CMU	SPL-PVSP	22.00	7.0				88			Site #12 on Figure 9: Located along Base Line Rd.
023-200-015, 028	Commercial Mixed Use	CMU	SPL-PVSP	22.00	4.5				57			Site #13 on Figure 9: Located at corners of Watt Ave. and Dyer Ln.
023-200-045, 066	Commercial Mixed Use	CMU	SPL-PVSP	22.00	6.5				82			Site #14 on Figure 9: Located along Watt Ave.
023-200-067	Commercial Mixed Use	CMU	SPL-PVSP	22.00	11.5				144			Site #15 on Figure 9: Located in Town Center off of 16 <sup>th</sup> St.
023-200-068	Commercial Mixed Use	CMU	SPL-PVSP	22.00	3.0				38			Site #16 on Figure 9: Located at corners of 16 <sup>th</sup> St. and W. Dyer Ln.
023-010-004, 029, 023-200-008,	Commercial Mixed Use	CMU	SPL-PVSP	22.00	3.0				38			Site #17 on Figure 9: Located along W. Dyer Ln.
023-010-021, 022, 023-150-026, 027, 023-180-005, 006, 007, 008	Commercial Mixed Use	CMU	SPL-PVSP	22.00	15.0				189			Site #18 on Figure 9: Located along W. Dyer Ln.

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**TABLE A-2  
INVENTORY OF VACANT PARCELS WITH GENERAL PLAN AND ZONING ALLOWING HIGHER DENSITY RESIDENTIAL USES  
Unincorporated Placer County  
January 1, 2013**

APN #	GP LU Designation	GP LU Designation Code	Zoning	Maximum Allowable Density (DU/acre)	Acres	Maximum Number of Affordable Units			Inventoried Affordable Units			Notes	
						Very Low-Income	Low-Income	Moderate-Income	Very Low-Income	Low-Income	Moderate-Income		
<b>Ophir General Plan</b>													
038-170-058-000	Commercial	COMMERCIAL	C2-B-43	22.00	2.0	43			-	-	-	No high density currently feasible: on septic	
038-170-059-000	Commercial	COMMERCIAL	C2-B-43	22.00	1.0	22			-	-	-	No high density currently feasible: on septic	
<b>Regional University Specific Plan</b>													
Parcel #22	Commercial Mixed Use	CMU	SPL-RUSP-CMU		5.0				-			Part of Phase II; not expected to be available during planning period	
Parcel #23	Commercial Mixed Use	CMU	SPL-RUSP-CMU		5.0				-			Part of Phase II; not expected to be available during planning period	
<b>Sheridan Community Plan</b>													
019-191-020-000	General Commercial	GC	C2-Dc	22.00	.84	18			14				
019-211-013-000	General Commercial	GC	C2-Dc	22.00	1.2	26			19	-	-		
<b>Weimar/Applegate/Clipper Gap CP</b>													
073-141-023-000	Commercial	COMMERCIAL	C2-Dc	22.00	1.3	28			21	-	-		
073-170-053-000	Commercial	COMMERCIAL	C2-Dc	22.00	1.4	31			23	-	-		
073-170-054-000	Commercial	COMMERCIAL	C2-Dc	22.00	1.1	24			18	-	-		
073-170-055-000	Commercial	COMMERCIAL	C2-Dc	22.00	1.1	24			18	-	-		
<b>TOTAL RESIDENTIAL LU DESIGNATIONS/ZONING</b>								<b>6,195</b>	<b>354</b>	<b>3,645</b>	<b>3,718</b>	<b>286</b>	<b>1,049</b>
<b>TOTAL NON-RESIDENTIAL LU DESIGNATIONS/ZONING</b>								<b>6,091</b>	<b>0</b>	<b>2,947</b>	<b>0</b>	<b>0</b>	
<b>TOTAL RESIDENTIAL AND NON-RESIDENTIAL LU DESIGNATIONS/ZONING</b>								<b>12,286</b>	<b>354</b>	<b>3,645</b>	<b>6,665</b>	<b>286</b>	<b>1,049</b>

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**TABLE A-3  
INVENTORY OF VACANT PARCELS IN PLAN AREA STATEMENTS ALLOWING MULTI-FAMILY RESIDENTIAL USES  
Tahoe Basin Portion of Placer County  
September 1, 2012**

APN	PAS	Acres	Maximum Allowable Density (DU/acre)	Maximum # of Affordable Units	Inventoried Affordable Units			Notes	TRPA Incentives
					Very Low-Income	Low-Income	Moderate-Income		
093-130-045	#007 Residential Special Area #1	1.7	15	25	-	21	-	Formerly Lake Forest Townhouses - project withdrawn, Highway 28 near Lake Forest Drive just outside of Tahoe City	
094-124-013	Fairway Tract, SA #1	2.23	8	18	-	-	15	No IPES	MFR incentive
094-190-026	#001A Tahoe Ctrv, SA #5	3.62	15	54	-	46	-	Classified as "Open Space" in TRPA Parcel data, as "Vacant" in County Assessor's file	MFR incentive, TDR existing
094-240-003	#001A Tahoe Ctrv, SA #5	1.07	15	16	-	14	-	No IPES	MFR incentive, TDR existing
<b>North Lake Community Plan</b>									
090-124-035, -036, -037, -038, -039, 040, -043, -044; 090-181-075, -076, -077, -078, -079, -080, -081, -082, -083, 0-84, -085, -086	#028 Kings Beach Residential	1.5	15	22	-	19	-		
094-200-050, -026, -027	#001A Tahoe Ctrv, SA #5	1.08	15	16	-	14	-	3 parcels, same owner (Hyche, John and Leslie), No IPES	MFR incentive, TDR existing
112-060-001, -002, -003, -004, -005	#022 Tahoe Vista Commercial, SA #6	1.38	15	21	-	18	-	5 parcels, same owner (Woolston Ronelle G Trustee), IPES 796, 784, 796, 842, 854 (coverage: 23%, 21%, N/A, N/A, N/A)	MFR Incentives
117-071-003	#022 Tahoe Vista Commercial, SA #1	1.2	15	18	-	15	-	IPES 744, 15% coverage	Pref Afford Hsg, MFR incentive, TDR existing development, TDR receiving MFR
117-071-016	#022 Tahoe Vista Commercial, SA #1	2.28	15	34	-	29	-	IPES 769, 23% coverage	Pref Afford Hsg, MFR incentive, TDR existing development, TDR receiving MFR
117-080-068	#022 Tahoe Vista Commercial, SA #2	3.42	15	51	-	44	-	IPES 1015, 30% coverage, owned by North Tahoe Public Utility District	Pref Afford Hsg, MFR incentive, TDR existing development, TDR receiving MFR
117-110-063	#022 Tahoe Vista Commercial, SA #3	1.47	15	22	-	19	-	No IPES	Pref Afford Hsg, MFR incentive, TDR existing development, TDR receiving MFR
117-180-005	#029 Kings Beach Commercial, SA #2	1.39	15	21	-	18	-	Classified as "Open Space" in TRPA Parcel data, as "Vacant" in County Assessor's file	TDR existing, TDR MFR
095-481-005, -006, -007 095-500-037, -038	#173 Granlibakken Tourist	10.7	15	161	-	136	-	Part of Granlibakken Resort, not likely developable as MF	MFR incentive, TDR existing, TDR MFR
<b>TOTAL</b>		<b>33</b>		<b>480</b>	<b>0</b>	<b>393</b>	<b>15</b>		

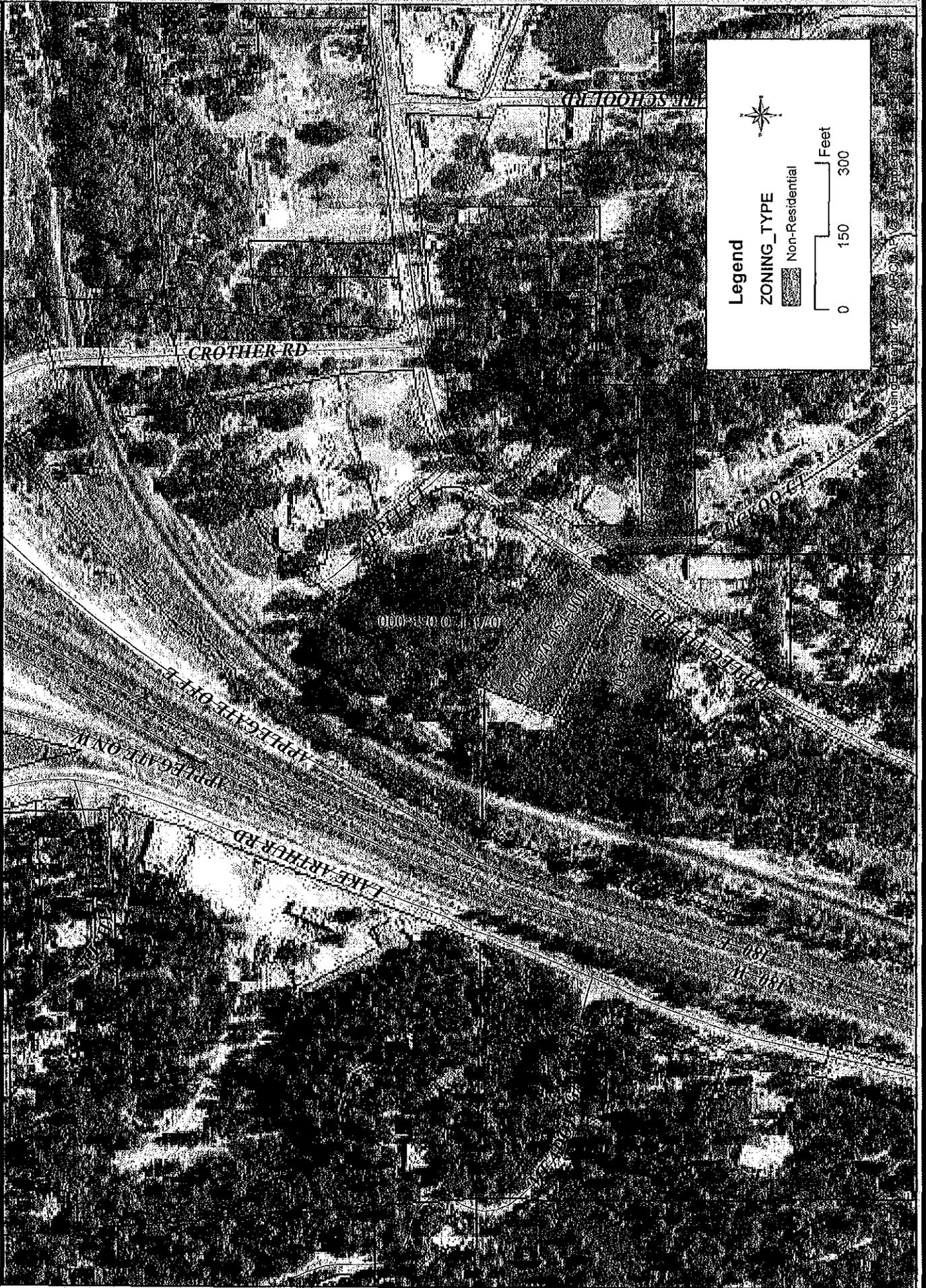
297



**GENERAL PLAN HOUSING ELEMENT**

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298



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Non-Residential

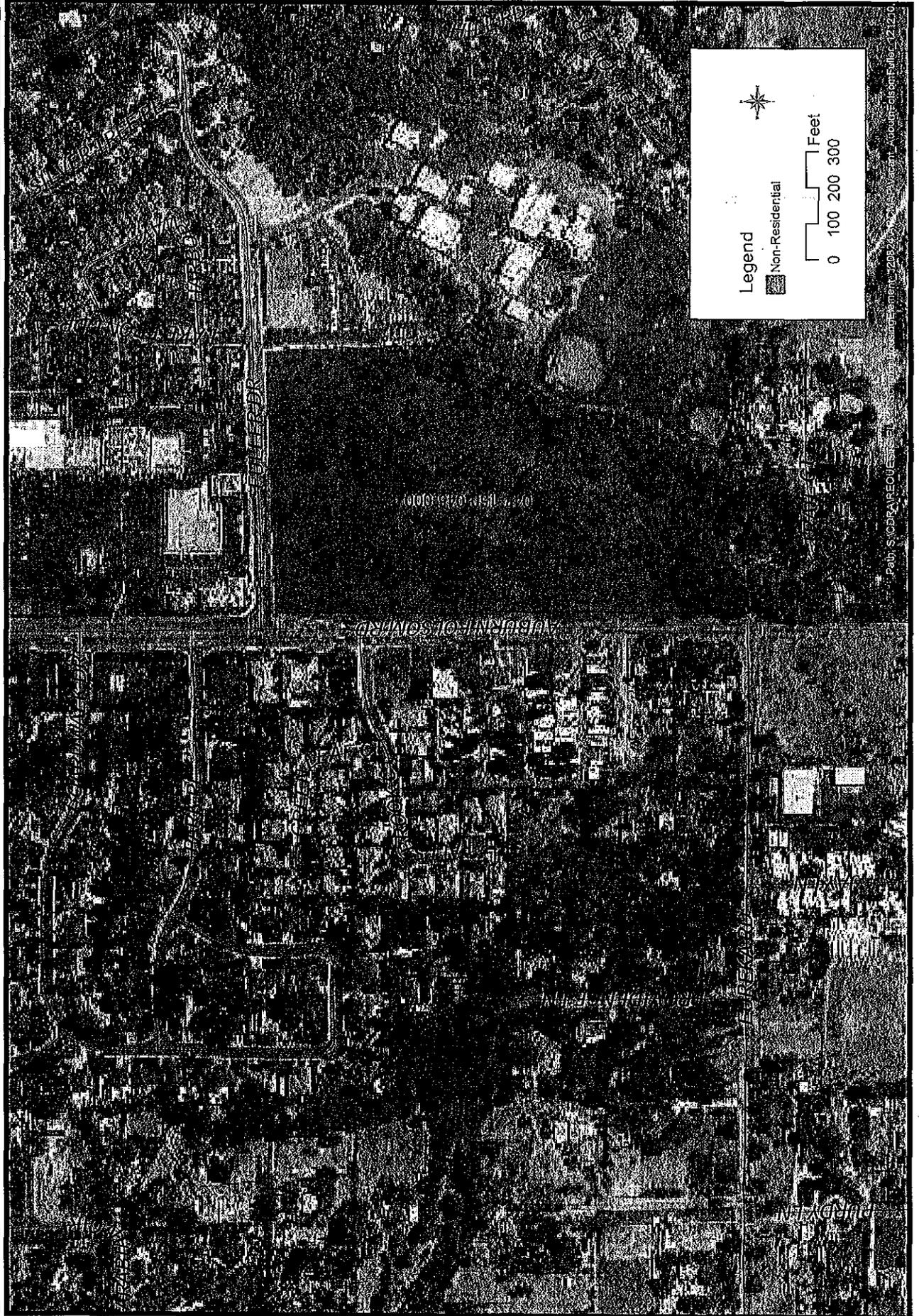
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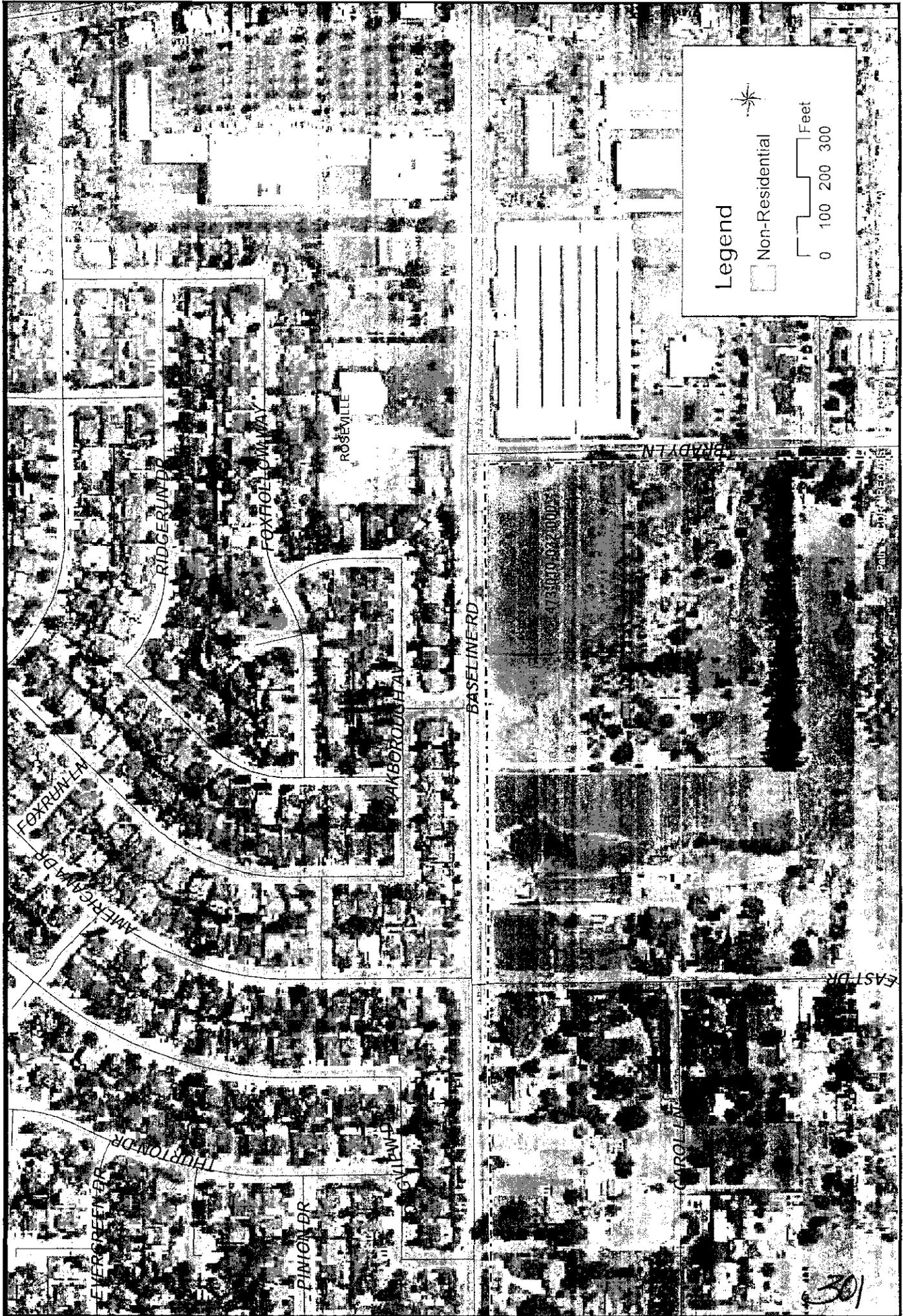
Placer County

Housing Element

A-2



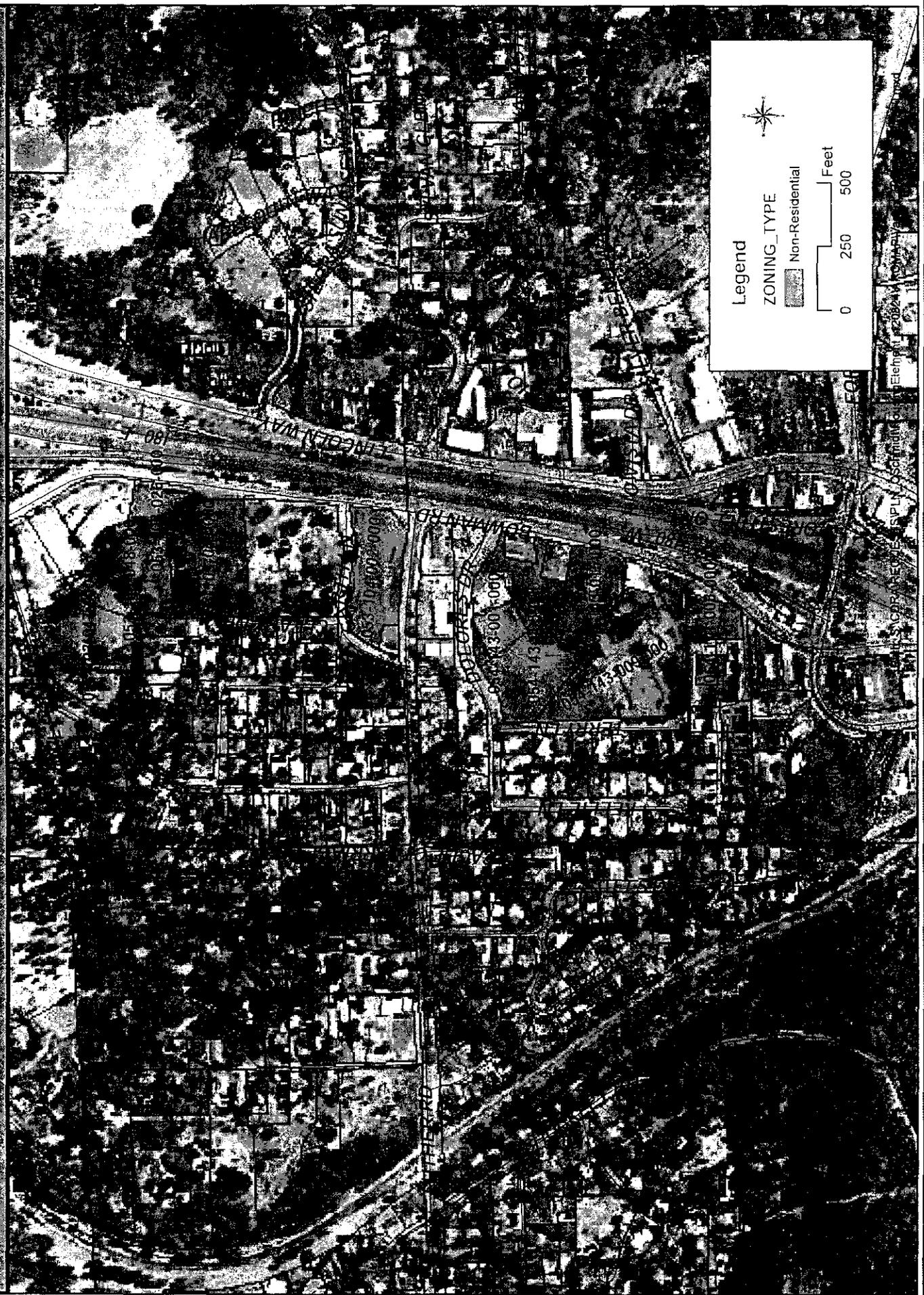
Placer County, California, Department of Planning and Community Development, 2009. Aerial Photo: Google Earth, 2009.





# Housing Element

Placer County

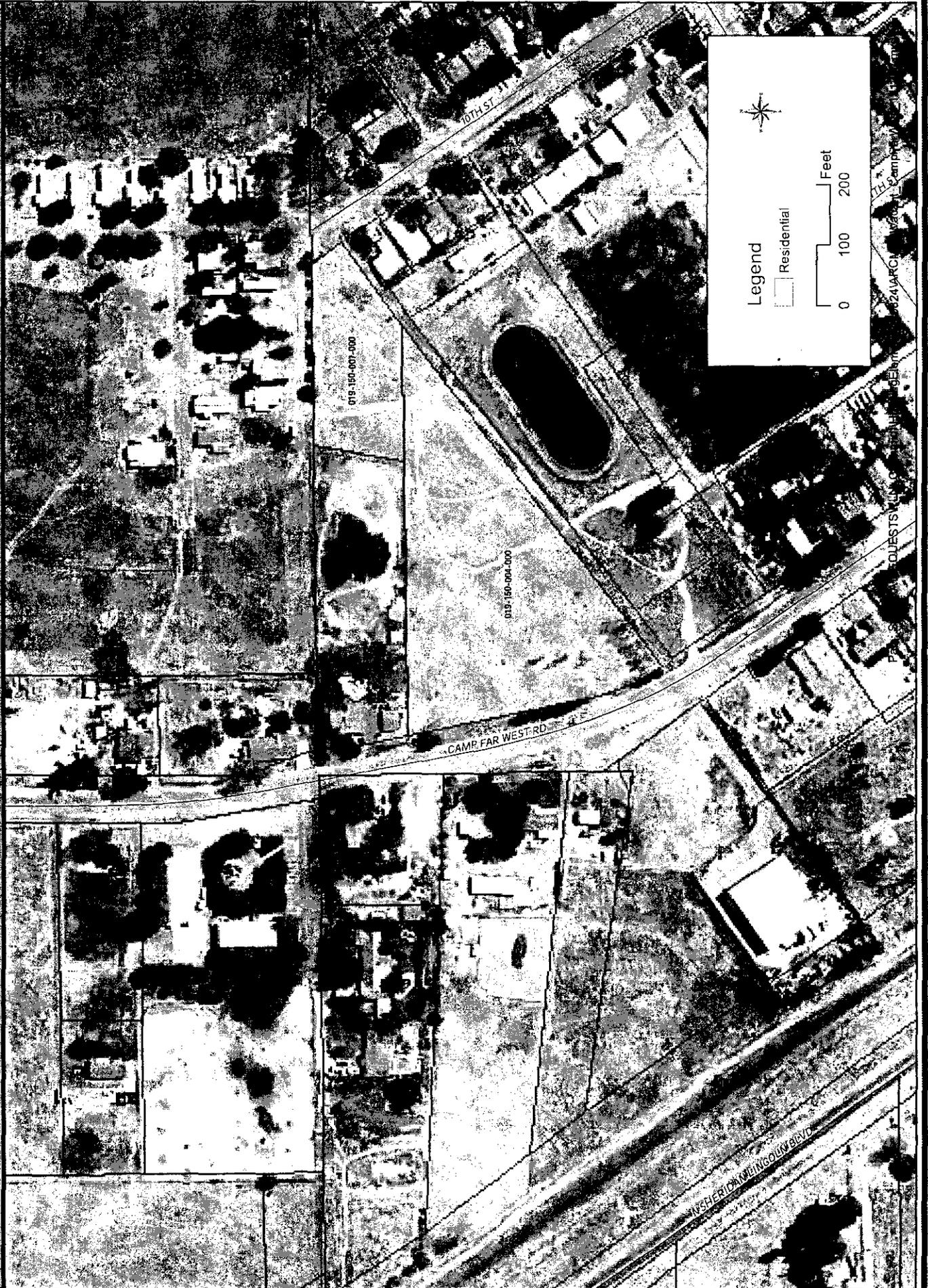


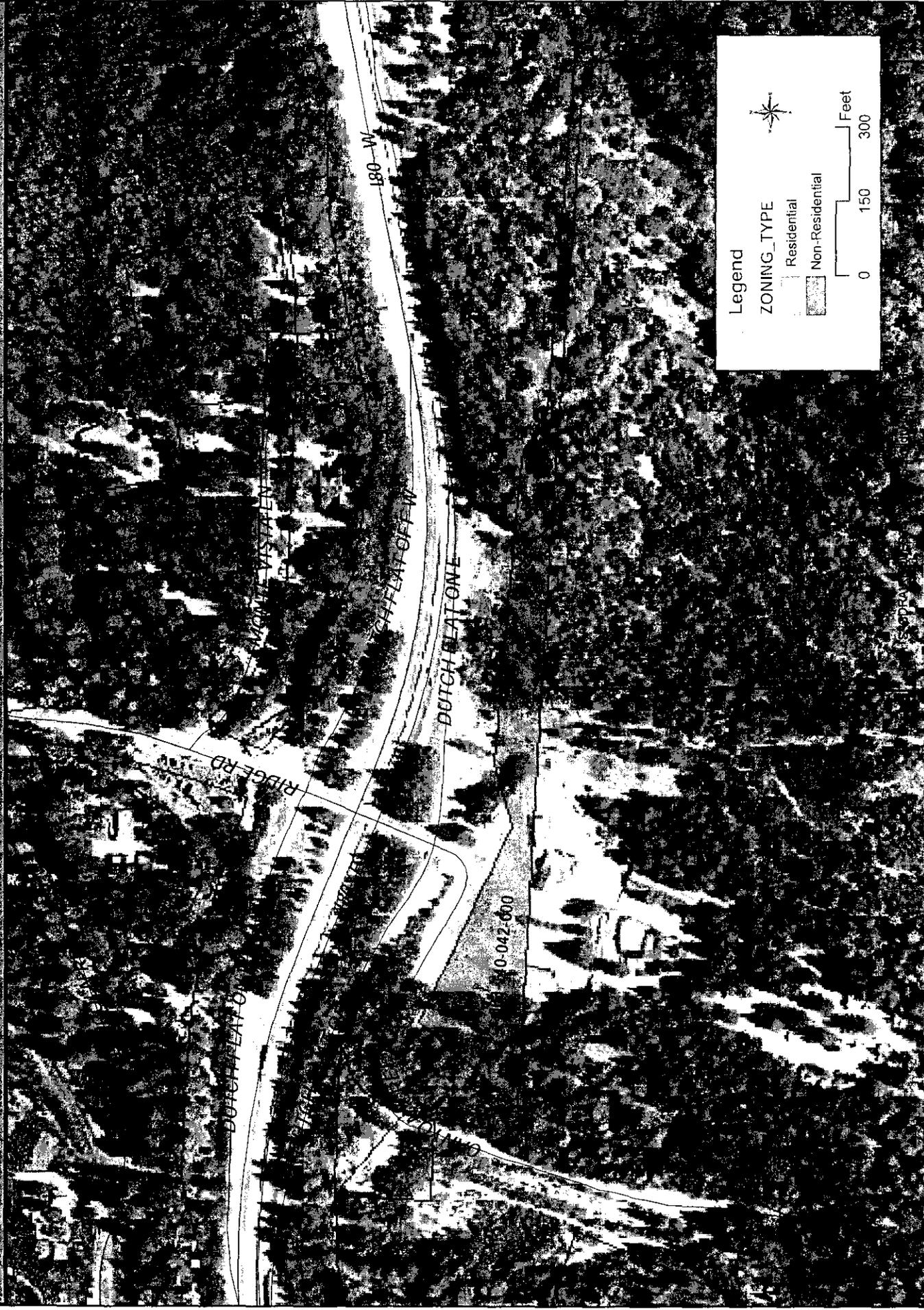
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Non-Residential

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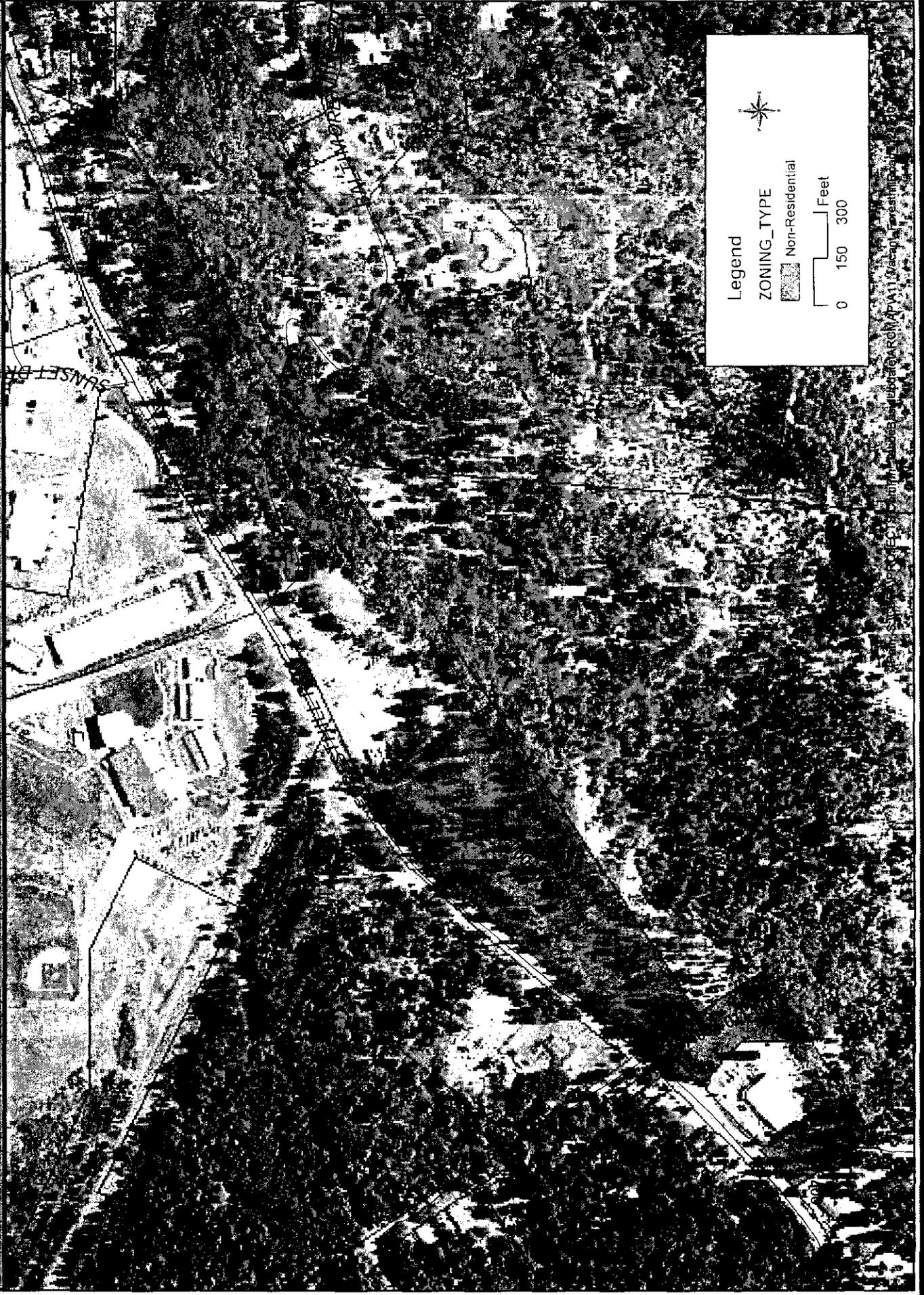
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Non-Residential









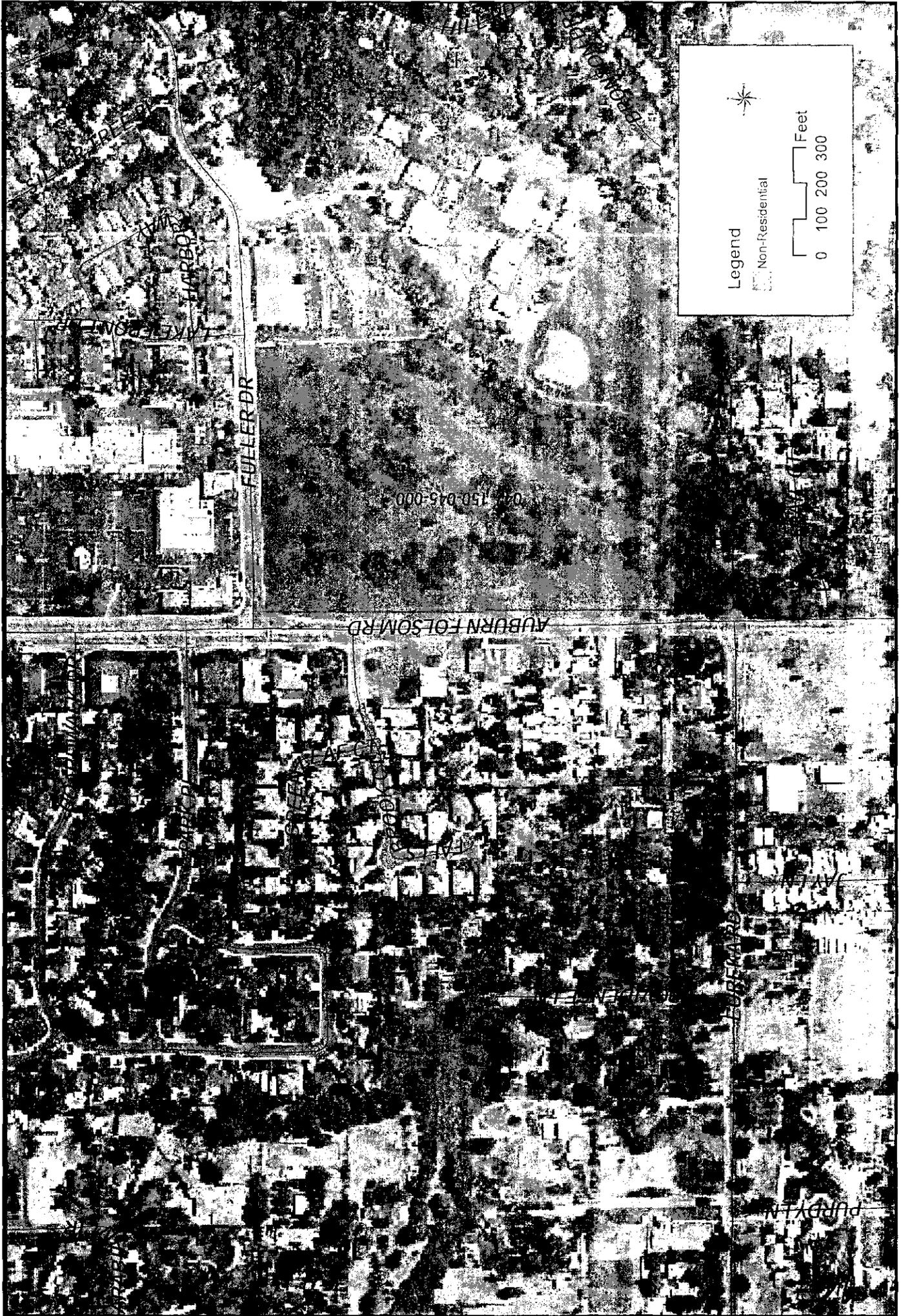
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ZONING\_TYPE

Non-Residential

0 150 300 Feet

Supervisor's Office | Planning Services | 4000 California Street, Suite 200 | Sacramento, CA 95834 | (916) 438-2200





038-104-085-000

038-104-094-000

038-101-023-000

038-104-095-000

038-112-059-000

038-113-031-000

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ZONING TYPE

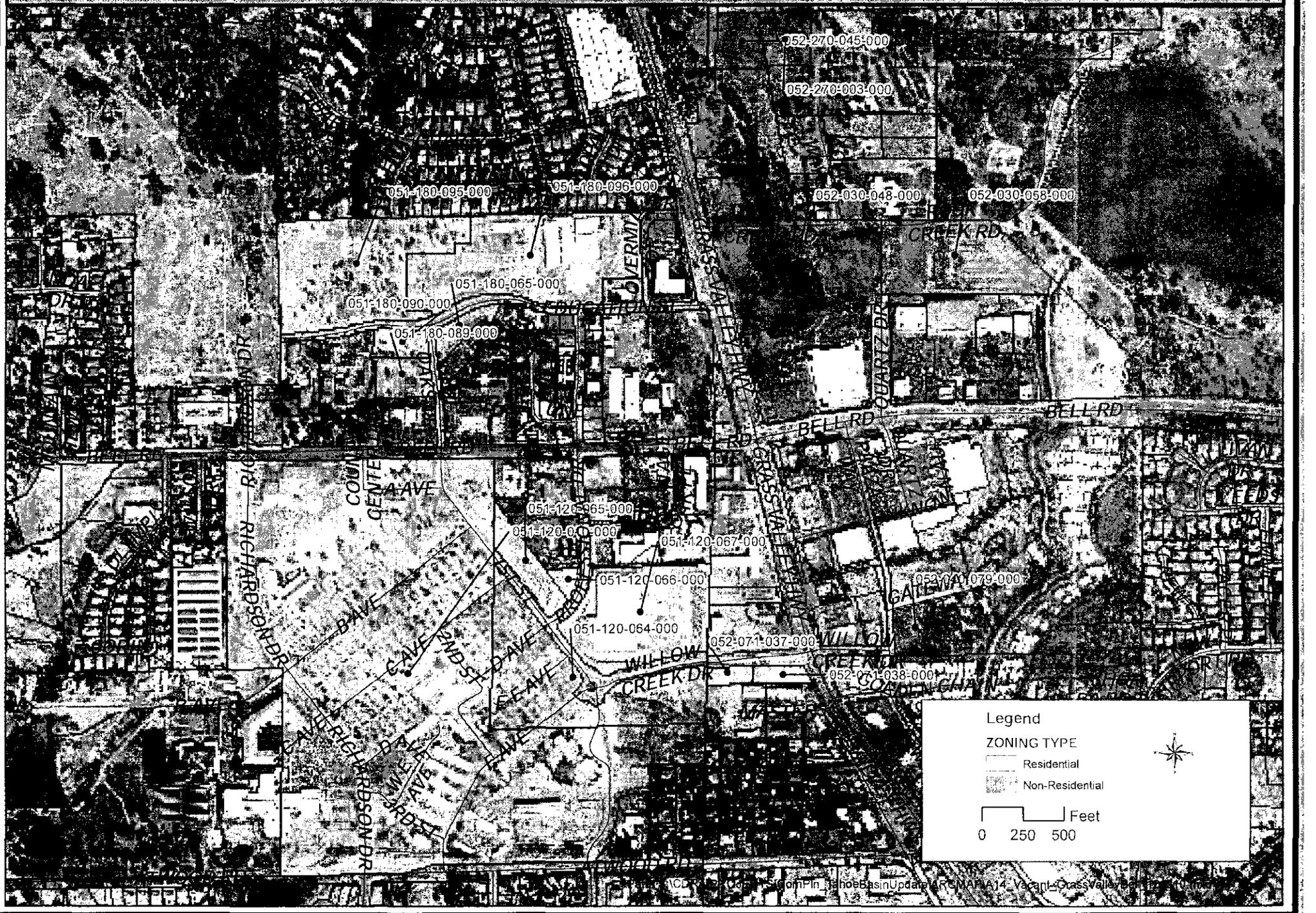
Residential

Non-Residential



0 250 500 Feet

16



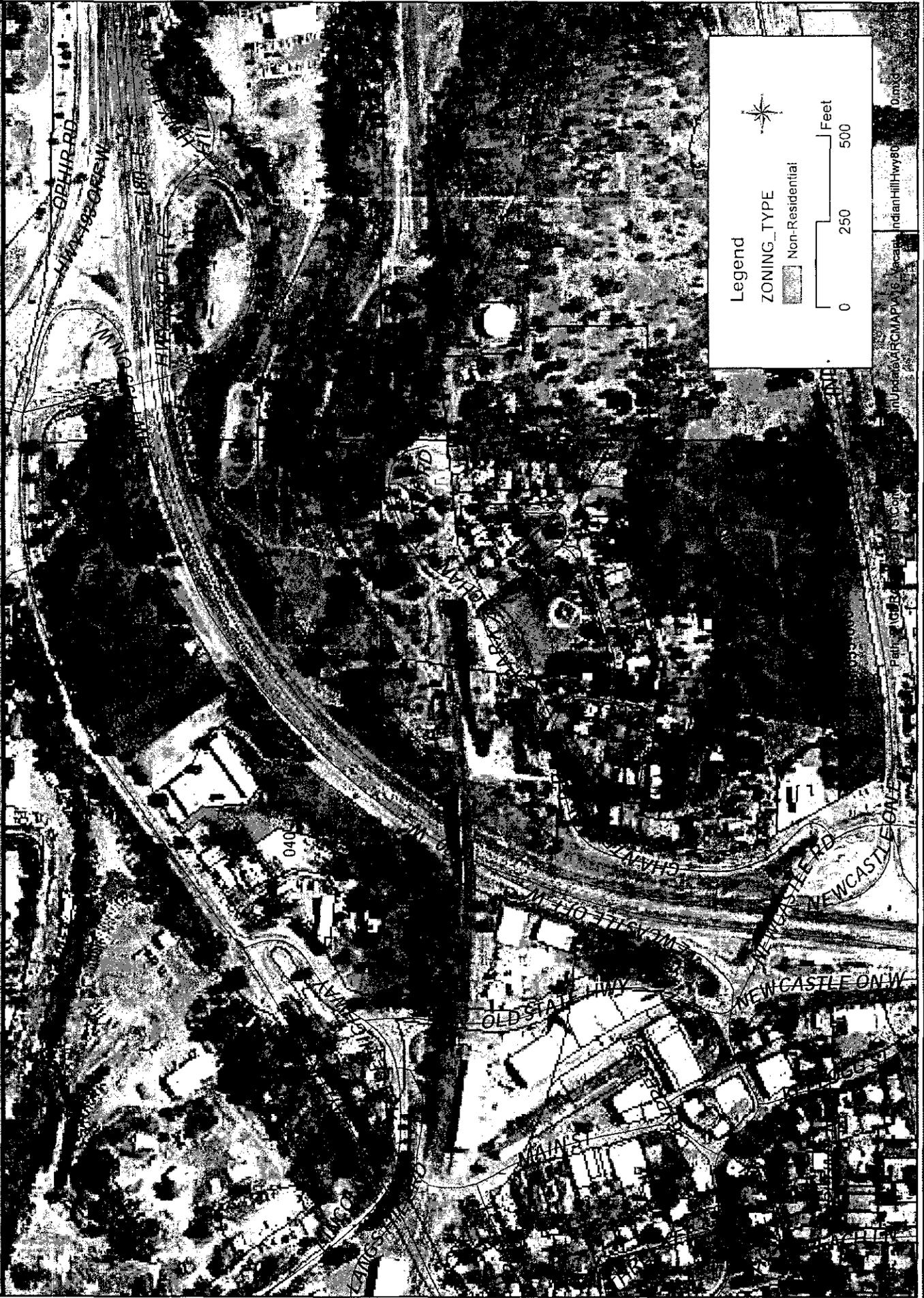
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ZONING TYPE

- Residential
- Non-Residential

0 250 500 Feet





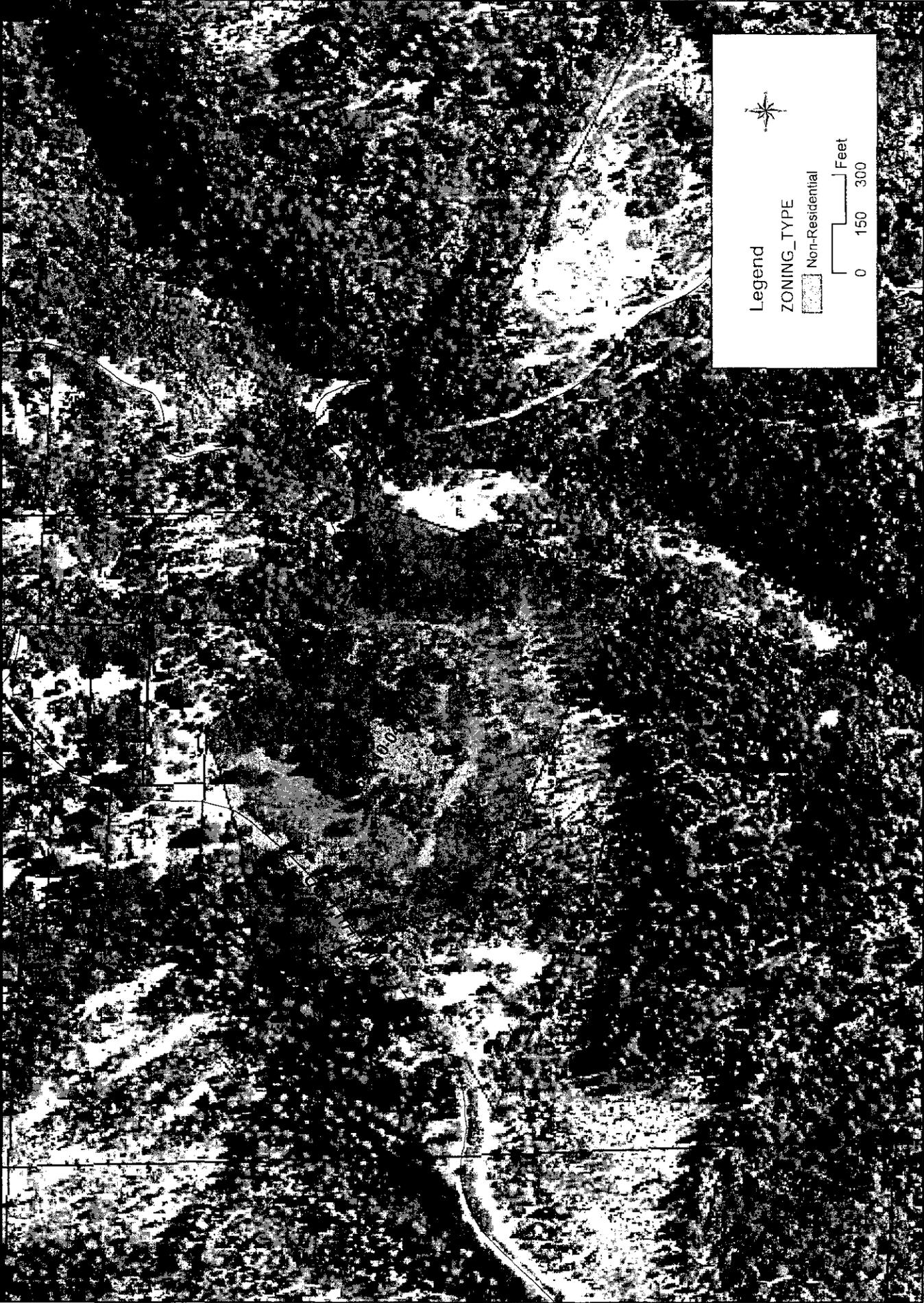
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ZONING\_TYPE

Non-Residential

0 250 500 Feet

Indian Hill Hwy 80  
0.d.m.c

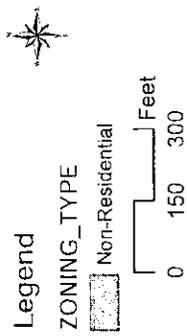


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ZONING\_TYPE

Non-Residential

0 150 300 Feet







317



**Legend**

 Non-Residential

 Feet

0 100 200



318

Placer County

Housing Element

A-21



Legend

Residential

0 500 1,000 Feet

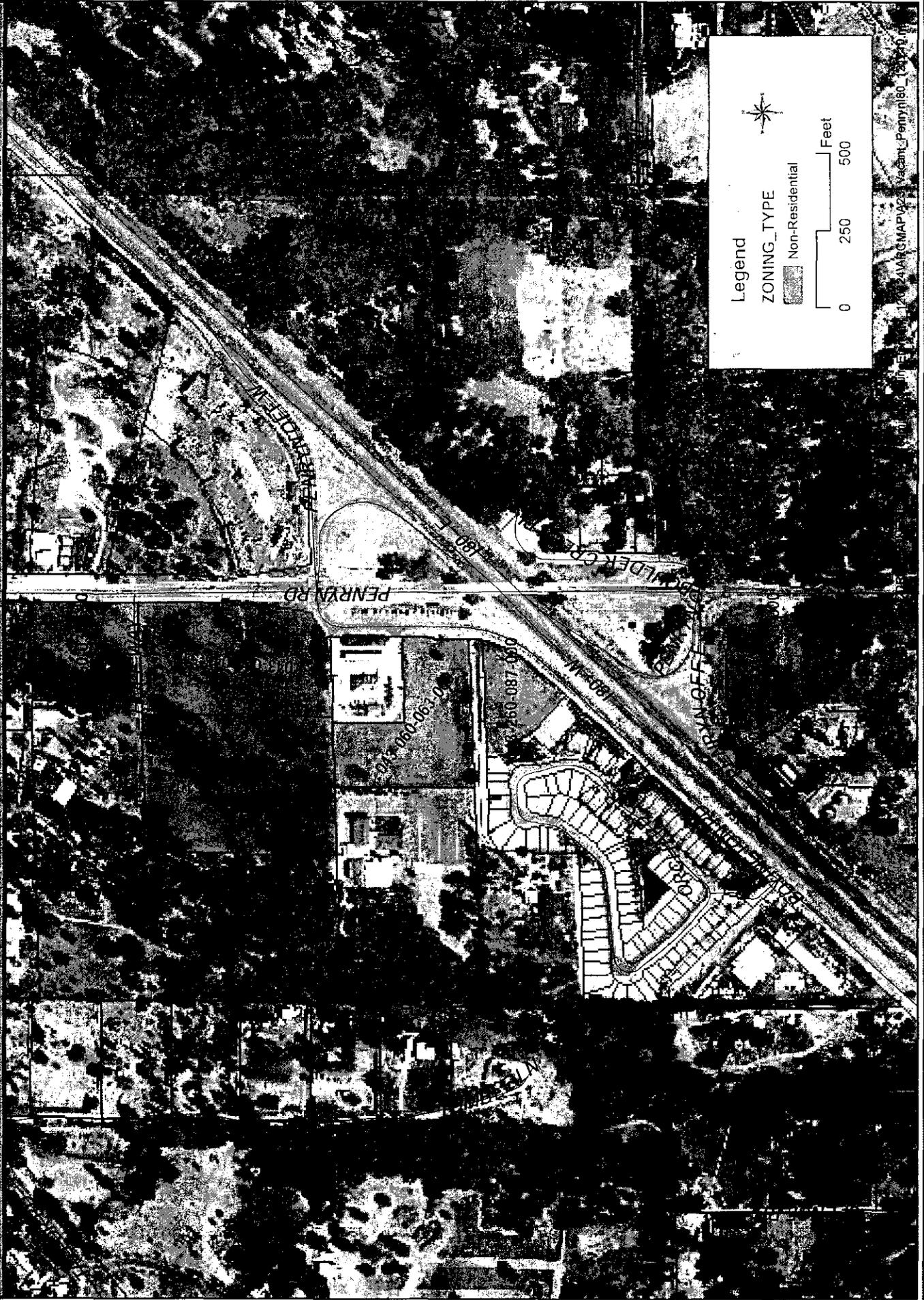
North Arrow

AZ

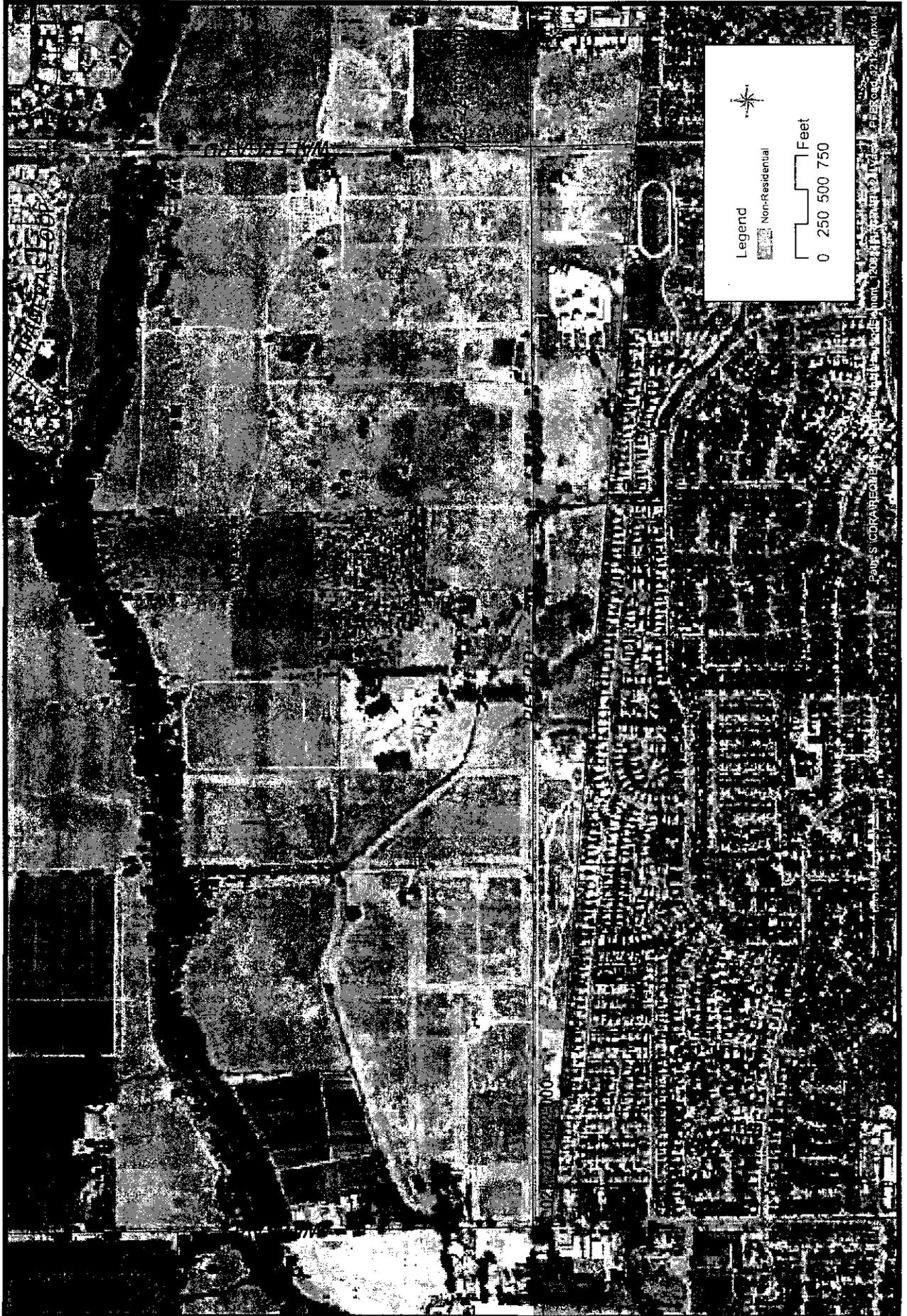
Housing Element

Placer County





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ZONING\_TYPE

Non-Residential

0 250 500 Feet





## APPENDIX B: RESPONSES TO SB520 ANALYSIS QUESTIONS

In accordance with SB 520 (Chapter 671, Statutes of 2001), Placer County has analyzed the potential and actual governmental constraints on the development of housing for persons with disabilities and demonstrated the County's effort to remove such constraints. As the analysis below shows, the County has recently adopted an ordinance, which provides a special processes for individuals with disabilities to make requests for reasonable accommodation with respect to zoning, permit processing, or building laws. The analysis further shows that the County meets the requirements of the Uniform Building Code, the Americans with Disabilities Act, and the California Community Care Facilities Act.

The following shows the County's responses to the "SB 520 Analysis Tool" prepared by HCD.

### SB 520 Analysis Tool

#### *Over-arching and General*

- Does the locality have any processes for individuals with disabilities to make requests for reasonable accommodation with respect to zoning, permit processing, or building laws?

*A new Section 17.56.185 has been added to the Zoning Ordinance to establish a formal procedure for persons with disabilities seeking equal access to housing to request reasonable accommodation(s) in the application of the County's land use regulations and to establish relevant criteria to be used when considering such requests.*

- Describe the process for requesting a reasonable accommodation.

*Application - The ordinance establishes a requirement for an applicant to submit to the County factual and background information (e.g., location of property, basis for request etc.) for reasonable accommodation. If the request is being made in conjunction with another discretionary approval, such as a use permit, then the request should be submitted and reviewed concurrently with the application for the discretionary approval.*

*Review - Requests for reasonable accommodation will be reviewed by the Planning Director (or his/her designee) and/or if submitted with another discretionary land use application then the request will be reviewed by the authority reviewing the discretionary land use application (i.e., Zoning Administrator, Planning Commission, and Board of Supervisors). Where the request does not require another planning permit or approval, no public noticing or public hearing on the request for reasonable accommodation is required.*



*Decision- The granting, conditional approval or denial of a request must be based on consideration of factors such as making specific housing available to an individual with a disability, the request will not impose an undue financial or administrative burden on the County nor fundamental alteration in the nature of a County program or law, potential impact on surrounding uses and physical attributes of the property and structures. Decisions may be appealed as described in Section 17.60.110 of the existing Zoning Ordinance Appeals.*

*Fees - The ordinance proposes no fee for an application requesting reasonable accommodation. However, if the project for which the request is being made requires other planning permit(s) or approval(s), fees for applicable applications apply. In addition, fees for appeals to decisions on reasonable accommodation are the same as those fees for appeals as established by the County's Fee Ordinance.*

- Has the locality made any efforts to remove constraints on housing for persons with disabilities, such as accommodating procedures for the approval of group homes, ADA retrofit efforts, an evaluation of the zoning code for ADA compliance or other measures that provide flexibility?

A new Section 17.56.185 has been added to the Zoning Ordinance to establish a formal procedure for persons with disabilities seeking equal access to housing to request reasonable accommodation(s) in the application of the County's land use regulations and to establish relevant criteria to be used when considering such requests.

No other specific efforts have been made.

- Does the locality make information available about requesting a reasonable accommodation with respect to zoning, permit processing, or building laws?

*Yes. Information is to be available on the County's website and at the front counter/permit center in the Placer County Community Development Resources Agency Building.*

## **Zoning and Land Use**

- Has the locality reviewed all of its zoning laws, policies, and practices for compliance with fair housing law?

*Yes. Review for Fair Housing Law compliance is an ongoing County policy.*

- Are residential parking standards for persons with disabilities different from other parking standards? Does the locality have a policy or program for the reduction of parking requirements for special needs housing if a project proponent can demonstrate a reduced need for parking?



*Parking standards in the Zoning Ordinance address ADA compliance (17.54.070(E)(2). Reduced parking requirements (1.5 parking spaces per unit) are recognized for senior citizen housing ((17.56.210©(3)).*

- Does the locality restrict the siting of group homes? How does this affect the development and cost of housing?

*Restrictions on group homes are consistent with State law.*

- What zones allow group homes other than those residential zones covered by State law. Are group homes over six persons also allowed?

*Residential care homes of less than six units are allowed in the Residential Single-Family, Residential Multi-Family, Residential-Agriculture, Residential-Forest, Motel, Farm and Resort zone districts. Over six units are allowed in the Residential Multi-Family, Residential-Agriculture, Motel, and Farm zone districts with a Minor Use Permit.*

- Does the locality have occupancy standards in the zoning code that apply specifically to unrelated adults and not to families? Do the occupancy standards comply with Fair Housing Laws?

*Yes. Rental of bedrooms within a single-family dwelling is limited to no more than four boarders. More than four boarders constitutes a boarding house which is included within the definition of "Multifamily Dwelling."*

- Does the land-use element regulate the siting of special need housing in relationship to one another? Specifically, is there a minimum distance required between two (or more) special needs housing?

*None specified.*

### **Permits and Processing**

- How does the locality process a request to retrofit homes for accessibility (i.e., ramp request)?

*All ADA retrofit requests are processed in the same manner as other types of improvements requiring building and/or planning permits.*

- Does the locality allow group homes with fewer than six persons by right in single-family zones? What permits, if any, are required?

*Yes; building permit only.*

- Does the locality have a set of particular conditions or use restrictions for group homes with greater than 6 persons? What are they? How do they effect the development of housing for persons with disabilities?



*Group homes with seven or more beds require a Minor Use Permit, and conditionally permitted pursuant to architectural and site plan approval of Residential Care Facilities and the development standards of the zone in question.*

- What kind of community input does the locality allow for the approval of group homes? Is it different than from other types of residential development?

*In several zoning districts with seven or more clients, Minor Use Permits require public hearings with appropriate notice to the public and adjacent property owners. Group homes with six or fewer clients are not treated differently than other types of residential development.*

- Does the locality have particular conditions for group homes that will be providing services on-site? How may these conditions affect the development or conversion of residences to meet the needs of persons with disabilities?

*No particular conditions have been established for group homes. Handled on an application driven case-by-case basis.*

### **Building Codes**

- Has the locality adopted the Uniform Building Code? What year? Has the locality made amendments that might diminish the ability to accommodate persons with disabilities?

*Effective January 1, 2008, Placer County adopted the California Building Standards Codes found in the California Code of Regulations, Title 24. No amendments.*

- Has the locality adopted any universal design elements in the building code?

*No, only as provided in the California Building Standards Codes.*

- Does the locality provide reasonable accommodation for persons with disabilities in the enforcement of building codes and the issuance of building permits?

*Yes, through the Chief Building Official.*



## APPENDIX C: PLAN AREA STATEMENTS AND PERMISSIBLE RESIDENTIAL USES FOR TAHOE BASIN PORTION OF PLACER COUNTY

**TABLE C-1  
PLAN AREA STATEMENTS AND PERMISSIBLE RESIDENTIAL USES  
Tahoe Basin Portion of Placer County  
2008**

PAS/CP Name	Special Area/ Sub-District	Acres	Land Use	Incentives		TDR Receiving Area		Permissible Residential Uses							
				Preferred Afford. Housing	Multi-Res. Incentive	Multi-Res. Units	Existing Development	SF	MF (units/acre)	MP (pers./acre)	EH (units/acre)	MH (units/acre)	RC (pers./acre)	NPC (pers./acre)	Summer Homes
Tahoe City Community Plan #001A	Total	195.8	Commercial/ Public Service	Yes	Yes	Yes	Yes	-	-	No	-	No	-	-	
	SA #1	38.4		Yes	Yes	Yes	Yes	No	No	No	S (15)	No	No	No	
	SA #2	24.0		Yes	Yes	Yes	Yes	No	No	No	S (15)	No	No	No	
	SA #3	52.3		Yes	Yes	Yes	Yes	No	No	No	S (15)	No	No	No	
	SA #4	32.7		Yes	Yes	Yes	Yes	A	A (15)	No	S (15)	No	No	No	
	SA #5	48.4		Yes	Yes	Yes	Yes	A	A (15)	No	A (15)	No	S (25)	S (25)	
Tahoe City Industrial #001B		71.6	Commercial/ Public Service	Yes	No	No	Yes	No	S (15)	No	S (15)	S (8)	No	No	
Fairway Tract #002	Total	153.2	Residential	Yes	Yes	Yes	No	A	-	No	-	No	-	-	
	Outside SA	63.8		Yes	Yes	Yes	No	A	No	No	No	No	No	No	
	SA #1	35.5		Yes	Yes	Yes	No	A	A (8)	No	A (15)	No	A (25)	A (25)	
	SA #2	53.9		Yes	Yes	Yes	No	A	No	No	S (15)	No	No	No	
Lower Truckee #003		1,981.9	Recreation	No	No	No	No	A	No	No	No	No	No	No	S
Burton Creek #004		5,335.3	Conservation	No	No	Yes*	No	S	No	No	S (4)	No	No	No	S

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**TABLE C-1  
PLAN AREA STATEMENTS AND PERMISSIBLE RESIDENTIAL USES  
Tahoe Basin Portion of Placer County  
2008**

PAS/CP Name	Special Area/ Sub-District	Acres	Land Use	Incentives		TDR Receiving Area		Permissible Residential Uses							
				Preferred Afford. Housing	Multi-Res. Incentive	Multi-Res. Units	Existing Development	SF	MF (units/acre)	MP (pers./acre)	EH (units/acre)	MH (units/acre)	RC (pers./acre)	NPC (pers./acre)	Summer Homes
Rocky Ridge #005		122.9	Residential	No	No	No	No	A	No	No	No	No	No	No	
Fish Hatchery #006		85.2	Recreation	No	No	No	No	A	No	No	No	No	No	No	
Lake Forest Glen #007	Total	91.8	Residential	No	No	No	No	A	A (15)	No	No	No	No	No	
	Outside SA	58.3		No	No	No	No	A	A (15)	No	No	No	No	No	
	SA #1	33.5		No	No	Yes	Yes	A	A (15)	No	No	No	No	No	
Lake Forest #008	Total	81.6	Residential	No	No	No	No	A	No	No	No	No	No	No	
	Outside SA	78.1		No	No	No	No	A	No	No	No	No	No	No	
	SA #1	3.5		No	No	No	No	A	No	No	No	No	No	No	
Lake Forest Commercial #009A	Total	22.0	Commercial/ Public Service	No	No	No	Yes	S	S (15)	No	S (15)	No	No	No	
	SA #1	10.8		No	No	No	Yes	S	S (15)	No	S (15)	No	No	No	
	SA #2	11.2		No	No	No	Yes	S	S (15)	No	S (15)	No	No	No	
Dollar Hill #009B		16.8	Commercial/ Public Service	Yes*	Yes**	Yes	Yes	S	S (15)	No	No	No	S (25)	S (25)	
Dollar Point #010		359.0	Residential	No	No	No	No	A	No	No	No	No	No	No	
Highlands #011		134.4	Residential	No	No	No	No	A	S (15)	No	No	No	No	No	
North Tahoe	Total	281.7	Recreation	No	No	No	Yes	S	No	No	No	No	No	No	

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**TABLE C-1  
PLAN AREA STATEMENTS AND PERMISSIBLE RESIDENTIAL USES  
Tahoe Basin Portion of Placer County  
2008**

PAS/CP Name	Special Area/ Sub-District	Acres	Land Use	Incentives		TDR Receiving Area		Permissible Residential Uses							
				Preferred Afford. Housing	Multi-Res. Incentive	Multi-Res. Units	Existing Development	SF	MF (units/acre)	MP (pers./acre)	EH (units/acre)	MH (units/acre)	RC (pers./acre)	NPC (pers./acre)	Summer Homes
Highschool #012	Outside SA	256.1		No	No	No	Yes	S	No	No	No	No	No	No	
	SA #1	25.6		No	No	No	Yes	S	No	No	No	No	No	No	
Watson Creek #013		4,675.4	Conservation	No	No	No	No	No	No	No	No	No	No	No	S
Cedar Flat #014		494.6	Residential	No	No	No	No	A	No	No	No	No	No	No	
Northstar #015		1,293.4	Recreation	No	No	No	No	No	No	No	No	No	No	No	
Carmelian Woods #016A		66.0	Residential	No	No	No	No	A	No	No	No	No	No	No	
Carmelian Bay Subdivision #016B		32.2	Residential	No	No	No	No	A	No	No	No	No	No	No	
Carmelian Bay Community Plan #017		33.0	Tourist	No	No	No	Yes	A	S (15)	No	S (15)	No	No	No	
Flick Point/Agate Bay #018		300.8	Residential	No	No	No	No	A	No	No	No	No	No	No	
Martis Peak #019		5,053.6	Conservation	No	No	No	No	No	No	No	No	No	No	No	S
Kingswood West #020		169.2	Residential	No	No	No	No	A	No	No	No	No	No	No	
Tahoe Estates #021		182.2	Residential	No	No	No	No	A	No	No	No	No	No	No	

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**TABLE C-1  
PLAN AREA STATEMENTS AND PERMISSIBLE RESIDENTIAL USES  
Tahoe Basin Portion of Placer County  
2008**

PAS/CP Name	Special Area/ Sub- District	Acres	Land Use	Incentives		TDR Receiving Area		Permissible Residential Uses							
				Preferred Afford. Housing	Multi- Res. Incentive	Multi- Res. Units	Existing Develop- -ment	SF	MF (units /acre)	MP (pers./ acre)	EH (units /acre)	MH (units/ acre)	RC (pers. /acre)	NPC (pers. /acre)	Summer Homes
Tahoe Vista Commercial Community Plan #022	Total	149.4	Tourist	Yes	Yes	Yes	Yes		-	-	-	-	-	No	
	SA #1	60.6		Yes	Yes	Yes	Yes	S	S (15)	S (25)	S (15)	No	No	No	
	SA #2	31.3		Yes	Yes	Yes	Yes		S (15)	S (25)	S (15)	No	S (25)	No	
	SA #3	23.6		Yes	Yes	Yes	Yes	S	S (15)	No	S (15)	No	No	No	
	SA #4	8.0		Yes	Yes	Yes	Yes	A	S (15)	S (25)	S (15)	No	S (25)	No	
	SA #5	15.8		Yes	Yes	Yes	Yes	No	No	No	No	No	No	No	
	SA #6	10.0		Yes	Yes	Yes	Yes	A	A (15)	A (25)	A (15)	S (10)	A (25)	No	
Tahoe Vista Subdivision #23		49.7	Residential	No	No	No	No	A	No	No	No	No	No	No	
North Tahoe Recreation Area #024A		551.7	Recreation	No	No	No	No	No	No	No	No	No	No	No	
Snow Creek #024B		125.2	Recreation	No	No	No	No	S	No	No	No	No	No	No	
Kingswood East #025		287.4	Residential	No	No	No	No	A	No	No	No	No	No	No	
Kings Beach Industrial Community Plan#026		31.9	Commercial/ Public Service	No	No	No	Yes	No	No	No	No	No	No	No	
Woodvista #027		159.1	Residential	No	No	No	No	A	No	No	No	No	No	No	

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**TABLE C-1  
PLAN AREA STATEMENTS AND PERMISSIBLE RESIDENTIAL USES  
Tahoe Basin Portion of Placer County  
2008**

PAS/CP Name	Special Area/ Sub-District	Acres	Land Use	Incentives		TDR Receiving Area		Permissible Residential Uses							
				Preferred Afford. Housing	Multi- Res. Incentive	Multi- Res. Units	Existing Develop- ment	SF	MF (units /acre)	MP (pers./ acre)	EH (units /acre)	MH (units/ acre)	RC (pers. /acre)	NPC (pers. /acre)	Summer Homes
Kings Beach Residential #028		182.4	Residential	Yes	Yes	Yes	Yes	A	A (15)	No	No	S (8)	No	No	
Kings Beach Community Plan #029	Total	123.7	Commercial/ Public Service	Yes	Yes	Yes	Yes	-	-	-	-	-	-	-	
	SA #1	28.4		Yes	Yes	Yes	Yes	No	S (15)	S (25)	S (15)	No	S (25)	No	
	SA #2	55.9		Yes	Yes	Yes	Yes	A	S (15)	S (25)	S (15)	No	S (25)	No	
	SA #3	19.8		Yes	Yes	Yes	Yes	No	No	No	No	No	No	No	
	SA #4	19.7		Yes	Yes	Yes	Yes	A	S (15)	S (25)	S (15)	No	No	No	
Brockway #031		232.6	Residential	No	No	No	No	A	No	No	No	No	No	No	
North Stateline Casino Core #032		14.1	Tourist	No	No	Yes	Yes	No	No	No	S (15)	No	No	No	
Mckinney Lake #152		2,204.1	Conservation	No	No	No	No	No	No	No	No	No	No	No	S
Tahoma Residential #154		106.4	Residential	Yes	No	No	No	A	A (8)	S (15)	No	No	No	No	
Tahoma Commercial #155		14.0	Tourist	No	No	No	Yes	S	S (8)	No	S (8)	No	S (25)	S (25)	
Chambers Landing #156		368.8	Residential	No	No	No	No	A	No	No	No	No	No	No	
Homewood/Ta		2,994.7	Recreation	No	No	No	No	S	No	No	S (15)	No	No	No	

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**TABLE C-1**  
**PLAN AREA STATEMENTS AND PERMISSIBLE RESIDENTIAL USES**  
**Tahoe Basin Portion of Placer County**  
**2008**

PAS/CP Name	Special Area/ Sub- District	Acres	Land Use	Incentives		TDR Receiving Area		Permissible Residential Uses							
				Preferred Afford. Housing	Multi- Res. Incentive	Multi- Res. Units	Existing Develop- ment	SF	MF (units /acre)	MP (pers./ acre)	EH (units /acre)	MH (units/ acre)	RC (pers. /acre)	NPC (pers. /acre)	Summer Homes
hoe Ski Bowl #157															
Mckinney Tract #158		77.5	Residential	No	No	No	No	A	No	No	No	No	No	No	No
Homewood Commercial #159		30.1	Tourist	No	No	No	Yes	S	No	No	S (8)	No	No	No	No
Homewood Residential #160		89.7	Residential	No	No	No	No	A	No	No	No	No	No	No	No
Tahoe Pines #161		313.7	Residential	No	No	No	No	A	No	No	No	No	No	No	No
Blackwood #162		7,461.4	Conservation	No	No	No	No	S	No	No	No	No	No	No	No
Lower Ward Valley #163		1,992.8	Conservation	No	No	No	No	S	No	No	No	No	No	No	No
Sunnyside/Sky land #164		178.5	Residential	No	No	No	No	A	No	No	No	No	No	No	No
Timberland #165		97.7	Residential	No	No	No	No	A	No	No	No	No	No	No	No
Uper Ward Valley #166		6,160.8	Recreation	No	No	No	No	S	No	No	No	No	No	No	No
Alpine Peaks #167		140.0	Residential	No	No	No	No	A	No	No	No	No	No	No	No
Talmont #168		178.9	Residential	No	No	No	No	A	No	No	No	No	No	No	No
Sunnyside #169		42.7	Tourist	No	No	No	Yes	S	No	No	S (15)	No	No	No	No

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**TABLE C-1  
PLAN AREA STATEMENTS AND PERMISSIBLE RESIDENTIAL USES  
Tahoe Basin Portion of Placer County  
2008**

PAS/CP Name	Special Area/ Sub-District	Acres	Land Use	Incentives		TDR Receiving Area		Permissible Residential Uses							
				Preferred Afford. Housing	Multi- Res. Incentive	Multi- Res. Units	Existing Develop- -ment	SF	MF (units /acre)	MP (pers./ acre)	EH (units /acre)	MH (units/ acre)	RC (pers. /acre)	NPC (pers. /acre)	Summer Homes
Tahoe Park/Pineland #170		243.0	Residential	No	No	No	No	A	No	No	No	No	No	No	No
Tavern Heights #171	Total	359.3	Residential	No	Yes	-	No	A	-	No	No	No	No	No	No
	Outside SA	354.6		No	Yes	No	No	A	No	No	No	No	No	No	No
	SA #1	4.7		No	Yes	Yes	No	A	S	No	No	No	No	No	No
Mark Twain Tract #172		48.4	Residential	No	No	No	No	A	No	No	No	No	No	No	
Granlibakken #173		69.4	Tourist	No	Yes	Yes	Yes	S	A (15)	No	S (15)	No	No	No	
64 Acre Tract #174		67.3	Recreation	No	No	No	No	No	No	No	S (??)	No	No	No	

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## APPENDIX D: WORKSHOP SUMMARY

### Workshop Participants

Community/Stakeholder Workshop #1 – Auburn (October 25, 2012)  
Name Agency

Ruth Wisher	Whole Person Learning
Rick Bluhm	Placer County Assoc. of Realtors
Leslie Brewer	Placer Independent Resource Services
Sandra Chappelle	Adventist Community Service Center
Meghan Quallick	Turning Point
Jainell Gartan	Placer County Adult System of Care
Royce Patch	USA Properties Fund
Dave Wiltsee	Weimar Municipal Advisory Council
Jim Holmes	Placer County Supervisor
Lisa Sloan	Turning Point
Jennifer Mashburn	Turning Point
Steve Harris	Resident
Justin McGuire	Resident
Kathie Denton	Placer County Adult System of Care



## Workshop Summary

The following is a summary of the issues and solutions identified by the stakeholders and community members that attended the workshops. These issues were identified by county residents and local agencies and do not necessarily represent the opinions of the consultants or Placer County staff. However, the input provided at these workshops was used to shape the Housing Element policies and programs.

### Community/Stakeholder Workshop #1 – Auburn (October 25, 2012)

*The following issues were discussed at the Auburn workshop on October 25, 2012:*

- Special needs populations (e.g., extremely low-income households, people with physical or mental disabilities, seniors, SSI recipients, 290 registrants) have difficulty finding housing.
- There is not enough board and care housing in the county.
- The framework of the Housing Element does not provide opportunities for innovative thinking when it comes to housing programs and solutions. There is too much focus on meeting State mandates rather than addressing local issues.
- Funding for affordable housing is inadequate, difficult to obtain, and includes too many restrictions.
- There are large capital expenditures for programs helping too few people.
- Litigation and NIMBY opposition often stall affordable housing projects and plans to increase densities. Stopping and restarting construction is costly.
- Homelessness is a problem in the county, especially during the cold winter months.
- Fees and land costs, particularly in areas well-served by infrastructure, make affordability unattainable.
- Affordable housing site selection criteria and amenity requirements for grant programs require projects to be located in areas where land costs remain high.
- Rental costs and mobile home prices are increasing, and deposits are too expensive for lower-income residents.
- Regulations and fees for second units are too stringent and costly.
- State law for renting out bedrooms in a home is too complicated for many homeowners to deal with on their own.

During the workshop, stakeholders and community members identified possible solutions to housing issues in Placer County. The discussion focused on “thinking outside the box” to



identify new, lower-cost solutions that might better serve the community with the limited resources available from Federal, State, and local sources.

*The following solutions were discussed at the Auburn workshop:*

- Hold community forums to increase awareness of and dispel myths about special needs groups, (e.g., persons with mental or physical disabilities, extremely low-income households, SSI recipients, board and care facilities) and to directly engage and coordinate with communities using the Campaign for Communities as a model.
- Encourage more local charity by establishing community support systems where residents, community organizations, and civic groups come together and partner with other communities to assist lower-income households and special needs groups.
- Focus on programs with less capital expenditures that serve more people.
- Provide support for residents interested in renting out rooms in their homes by offering information, training, and financing incentives that remove the stigma and fear of renting, inform residents of laws and resources for renting, and/or match seniors with young adult renters/caretakers for mutual benefit.
- Lobby at the State level for more awareness of the needs of lower-income households and special needs groups.
- Increase code enforcement and create programs to clean up vacant sites, and rehabilitate, repair, and maintain senior and rental housing.
- Encourage the development of studio apartments as a way of providing more affordable options to lower-income individuals.
- Prepare plans at a finer level of detail to better implement housing programs at the community level.
- Allow for higher density development.
- Encourage the development of modular homes which are pre-manufactured homes typically transported to a site on flat-bed trucks that may be assembled on top of stilts, a slab, or on top of a basement.
- Coordinate with private development companies to manage model homes, foreclosed properties, and vacant units as rental housing.
- Create rental deposit assistance programs and pursue HPRP funding for rental assistance.
- Encourage new housing developments to include supportive services.
- Pursue new grant funding.

## GENERAL PLAN HOUSING ELEMENT



- Continue the County's fee deferral program for affordable housing (due to expire in December) and create a long-term loan process for fee deferrals.
- Make it easier to extend land entitlements without restarting the review process.
- Acquire and rehabilitate mobile homes and create mobile home parks especially for seniors and people with disabilities.
- Create incentives to reduce rent and build affordable housing (e.g., permit fee relief for affordable housing, shorter-term deed restrictions of 8-10 years for certain types of housing units).
- Create incentives for new construction to build multi-generational housing.
- Encourage second dwelling units by removing size and square footage restrictions and mitigate costs for permitting fees.
- Describe model programs in the Housing Element Background Report.
- Create and implement a universal design ordinance.

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## APPENDIX E: GLOSSARY

**Acre:** a unit of land measure equal to 43,650 square feet.

**Acreage: Net:** The portion of a site exclusive of existing or planned public or private road rights-of-way.

**Affordability Covenant:** A property title agreement which places resale or rental restrictions on a housing unit.

**Affordable Housing:** Under State and federal statutes, housing which costs no more than 30 percent of gross household income. Housing costs include rent or mortgage payments, utilities, taxes, insurance, homeowner association fees, and other related costs. TRPA defines affordable housing as deed-restricted housing to be used exclusively for lower-income households (income not in excess of 80 percent of the county's median income) and for very low-income households (income not in excess of 50 percent of the county's median income), and with costs that do not exceed recommended state and federal standards.

**Affordable Units:** Units for which households do not pay more than 30 percent of income for payment of rent (including monthly allowance for utilities) or monthly mortgage and related expenses. Since above moderate-income households do not generally have problems in locating affordable units, affordable units are often defined as those that low- to moderate-income households can afford.

**Annexation:** The incorporation of land area into the jurisdiction of an existing city with a resulting change in the boundaries of that city.

**Assisted Housing:** Housing that has been subsidized by federal, state, or local housing programs.

**Assisted Housing Developments:** Multifamily rental housing that receives governmental assistance under federal programs listed in subdivision (a) of §65863.10, state and local multifamily revenue bond programs, local redevelopment programs, the federal Community Development Block Grant Program, or local in-lieu fees. The term also includes multi-family rental units that were developed pursuant to a local inclusionary housing program or used to a quality for a density bonus pursuant to §65915.

**At-Risk Housing:** Multi-family rental housing that is at risk of losing its status as housing affordable for low and moderate income tenants due to the expiration of federal, state or local agreements.

**Below-Market-Rate (BMR):** Any housing unit specifically priced to be sold or rented to low- or moderate- income households for an amount less than the fair-market value of the unit. Both the State of California and the U.S. Department of Housing and Urban



Development set standards for determining which households qualify as “low income” or “moderate income.” The financing of housing at less than prevailing interest rates.

**California Department of Housing and Community Development - HCD:** The State Department responsible for administering State-sponsored housing programs and for reviewing housing elements to determine compliance with State housing law.

**California Environmental Quality Act (CEQA):** A State law requiring State and local agencies to regulate activities with consideration for environmental protection. If a proposed activity has the potential for a significant adverse environmental impact, an environmental impact report (EIR) must be prepared and certified as to its adequacy before taking action on the proposed project.

**California Housing Finance Agency (CHFA):** A State agency, established by the Housing and Home Finance Act of 1975, which is authorized to sell revenue bonds and generate funds for the development, rehabilitation, and conservation of low- and moderate-income housing.

**Census:** The official United States decennial enumeration of the population conducted by the federal government.

**Community Development Block Grant (CDBG):** A grant program administered by the U.S. Department of Housing and Urban Development (HUD) on a formula basis for entitlement communities, and by the State Department of Housing and Community Development (HCD) for non-entitled jurisdictions. This grant allots money to cities and counties for housing rehabilitation and community development, including public facilities and economic development.

**Compatible:** Capable of existing together without conflict or ill effects.

**Condominium:** A building or group of buildings in which units are owned individually, but the structure, common areas and facilities are owned by all owners on a proportional, undivided basis.

**Consistent:** Free from variation or contradiction. Programs in the General Plan are to be consistent, not contradictory or preferential. State law requires consistency between a general plan and implementation measures such as the zoning ordinance.

**Contract Rent:** The monthly rent agreed to, or contracted for regardless of any furnishings, utilities, or services that may be included.

**Dedication, In lieu of:** Cash payments that may be required of an owner or developer as a substitute for a dedication of land, usually calculated in dollars per lot, and referred to as in lieu fees or in lieu contributions.

**Density:** The number of dwelling units per unit of land. Density usually is expressed “per acre,” e.g., a development with 100 units located on 20 acres has density of 5.0 units per acre.



**Density, Residential:** The number of permanent residential dwelling units per acre of land. Densities specified in the General Plan may be expressed in units per gross acre or per net developable acre.

**Density Bonus:** The allocation of development rights that allows a parcel to accommodate additional square footage or additional residential units beyond the maximum for which the parcel is zoned. Under Government Code Section 65915, a housing development that provides 20 percent of its units for lower income households, or ten percent of its units for very low-income households, or 50 percent of its units for seniors, is entitled to a density bonus and other concessions.

**Developable Land:** Land that is suitable as a location for structures and that can be developed free of hazards to, and without disruption of, or significant impact on, natural resource areas.

**Development Impact Fees:** A fee or charge imposed on developers to pay for a jurisdiction's costs of providing services to new development.

**Development Right:** The right granted to a land owner or other authorized party to improve a property. Such right is usually expressed in terms of a use and intensity allowed under existing zoning regulation. For example, a development right may specify the maximum number of residential dwelling units permitted per acre of land.

**Dwelling, Multi-family:** A building containing two or more dwelling units for the use of individual households; an apartment or condominium building is an example of this dwelling unit type.

**Dwelling, Single-family Attached:** A one-family dwelling attached to one or more other one-family dwellings by a common vertical wall. Row houses and town homes are examples of this dwelling unit type.

**Dwelling, Single-family Detached:** A dwelling, not attached to any other dwelling, which is designed for and occupied by not more than one family and surrounded by open space or yards.

**Dwelling Unit:** A room or group of rooms (including sleeping, eating, cooking, and sanitation facilities, but not more than one kitchen), that constitutes an independent housekeeping unit, occupied or intended for occupancy by one household on a long-term basis.

**Elderly Household:** As defined by HUD, elderly households are one- or two- member (family or non-family) households in which the head or spouse is age 62 or older.

**Element:** A division or chapter of the General Plan.

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**Emergency Shelter:** An emergency shelter is a facility that provides shelter to homeless families and/or homeless individuals on a limited short-term basis.

**Emergency Shelter Grants (ESG):** A grant program administered by the U.S. Department of Housing and Urban Development (HUD) provided on a formula basis to large entitlement jurisdictions.

**Encourage:** To stimulate or foster a particular condition through direct or indirect action by the private sector or government agencies.

**Enhance:** To improve existing conditions by increasing the quantity or quality of beneficial uses or features.

**Environmental Impact Report (EIR):** A report that assesses all the environmental characteristics of an area and determines what effects or impacts will result if the area is altered or disturbed by a proposed action.

**Fair Market Rent:** The rent, including utility allowances, determined by the United States Department of Housing and Urban Development for purposes of administering the Section 8 Existing Housing Program.

**Family:** (1) Two or more persons related by birth, marriage, or adoption [U.S. Bureau of the Census]. (2) An individual or a group of persons living together who constitute a bona fide single-family housekeeping unit in a dwelling unit, not including a fraternity, sorority, club, or other group of persons occupying a hotel, lodging house or institution of any kind [California].

**Feasible:** Capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technological factors.

**First-Time Home Buyer:** Defined by HUD as an individual or family who has not owned a home during the three-year period preceding the HUD-assisted purchase of a home. Jurisdictions may adopt local definitions for first-time home buyer programs which differ from non-federally funded programs.

**General Plan:** The General Plan is a legal document, adopted by the legislative body of a City or County, setting forth policies regarding long-term development. California law requires the preparation of seven elements or chapters in the General Plan: Land Use, Housing, Circulation, Conservation, Open Space, Noise, and Safety. Additional elements are permitted, such as Economic Development, Urban Design and similar local concerns.

**Goal:** The ultimate purpose of an effort stated in a way that is general in nature and immeasurable.

**Green Building:** Any building that is sited, designed, constructed, operated, and maintained for the health and well-being of the occupants, while minimizing impact on the environment.



**Gross Rent:** Contract rent plus the estimated average monthly cost of utilities (water, electricity, gas) and fuels (oil, kerosene, wood, etc.) To the extent that these are paid for by the renter (or paid for by a relative, welfare agency, or friend) in addition to the rent.

**Group Quarters:** A facility which houses groups of unrelated persons not living in households (U.S. Census definition). Examples of group quarters include institutions, dormitories, shelters, military quarters, assisted living facilities and other quarters, including single-room occupancy (SRO) housing, where 10 or more unrelated individuals are housed.

**Home Mortgage Disclosure Act (HMDA):** The Home Mortgage Disclosure Act requires larger lending institutions making home mortgage loans to publicly disclose the location and disposition of home purchase, refinance and improvement loans. Institutions subject to HMDA must also disclose the gender, race, and income of loan applicants.

**HOME Program:** The HOME Investment Partnership Act, Title II of the National Affordable Housing Act of 1990. HOME is a Federal program administered by HUD which provides formula grants to States and localities to fund activities that build, buy, and/or rehabilitate affordable housing for rent or home ownership or provide direct rental assistance to low-income people.

**Homeless:** Unsheltered homeless are families and individuals whose primary nighttime residence is a public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings (e.g., the street, sidewalks, cars, vacant and abandoned buildings). Sheltered homeless are families and persons whose primary nighttime residence is a supervised publicly or privately operated shelter (e.g., emergency, transitional, battered women, and homeless youth shelters; and commercial hotels used to house the homeless).

**Household:** All those persons—related or unrelated—who occupy a single housing unit.

**Household Income:** The total income of all the persons living in a household. A household is usually described as very low income, low income, moderate income, and upper income based upon household size, and income, relative to the regional median income.

**Households, Number of:** The count of all year-round housing units occupied by one or more persons. The concept of household is important because the formation of new households generates the demand for housing. Each new household formed creates the need for one additional housing unit or requires that one existing housing unit be shared by two households. Thus, household formation can continue to take place even without an increase in population, thereby increasing the demand for housing.

**Housing and Community Development, Department of (HCD):** The State agency that has principal responsibility for assessing, planning for, and assisting communities to meet the needs of low- and moderate-income households.

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**Housing and Urban Development, U.S. Department of (HUD):** A cabinet-level department of the federal government that administers housing and community development programs.

**Housing Authority, Local (LHA):** Local housing agency established in State law, subject to local activation and operation. Originally intended to manage certain federal subsidies, but vested with broad powers to develop and manage other forms of affordable housing.

**Housing Problems:** Defined by HUD as a household which: (1) occupies a unit with physical defects (lacks complete kitchen or bathroom); (2) meets the definition of overcrowded; or (3) spends more than 30% of income on housing cost.

**Housing Subsidy:** Housing subsidies refer to government assistance aimed at reducing housing sales or rent prices to more affordable levels. Two general types of housing subsidy exist. Where a housing subsidy is linked to a particular house or apartment, housing subsidy is "project" or "unit" based. In Section 8 rental assistance programs the subsidy is linked to the family and assistance provided to any number of families accepted by willing private landlords. This type of subsidy is said to be "tenant based."

**Housing Unit:** The place of permanent or customary abode of a person or family. A housing unit may be a single-family dwelling, a multi-family dwelling, a condominium, a modular home, a mobile home, a cooperative, or any other residential unit considered real property under State law. A housing unit has, at least, cooking facilities, a bathroom, and a place to sleep. It also is a dwelling that cannot be moved without substantial damage or unreasonable cost.

**Impact Fee:** A fee, also called a development fee, levied on the developer of a project by a city, county, or other public agency as compensation for otherwise-unmitigated impacts the project will produce.

**Inclusionary Zoning:** Provisions established by a public agency to require that a specific percentage of housing units in a project or development remain affordable to very low-, and low-, or moderate income households for a specified period.

**Implementation Program:** An action, procedures, program, or technique that carries out general plan policy. Implementation programs also specify primary responsibility for carrying out the action and a time frame for its accomplishment.

**Income Category:** Four categories are used to classify a household according to income based on the median income for the county. Under state housing statutes, these categories are defined as follows: Very Low (0-50% of County median); Low (50-80% of County median); Moderate (80-120% of County median); and Upper (over 120% of County median).

**Infill Development:** Development of vacant land (usually individual lots or left-over properties) within areas that are already largely developed.



**Jobs/Housing Balance; Jobs/Housing Ratio:** The availability of affordable housing for employees. The jobs/housing ratio divides the number of jobs in an area by the number of employed residents. A ratio of 1.0 indicates a balance. A ratio greater than 1.0 indicates a net in-commute; less than 1.0 indicates a net out-commute.

**Jobs/Housing Linkage Fee:** Fee that local governments place on new employment-generating development to offset the impact that new employment has on housing needs within a community.

**Large Household:** A household with 5 or more members.

**Lease:** A contractual agreement by which an owner of real property (the lessor) gives the right of possession to another (a lessee) for a specified period of time (term) and for a specified consideration (rent).

**Low-income Housing Tax Credits:** Tax reductions provided by the federal and State governments for investors in housing for low-income households.

**Manufactured Housing:** Housing that is constructed of manufactured components, assembled partly at the site rather than totally at the site. Also referred to as modular housing.

**Market-Rate Housing:** Housing which is available on the open market without any subsidy. The price for housing is determined by the market forces of supply and demand and varies by location.

**Mean:** The average of a range of numbers.

**Median:** The mid-point in a range of numbers.

**Median Income:** The annual income for each household size within a region which is defined annually by HUD. Half of the households in the region have incomes above the median and half have incomes below the median.

**Mitigate, v.:** To ameliorate, alleviate, or avoid to the extent reasonably feasible.

**Mixed-use:** Properties on which various uses, such as office, commercial, institutional, and residential, are combined in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design. A "single site" may include contiguous properties.

**Mobile Home:** A structure, transportable in one or more sections, built on a permanent chassis and designed for use as a single-family dwelling unit and which (1) has a minimum of 400 square feet of living space; (2) has a minimum width in excess of 102 inches; (3) is connected to all available permanent utilities; and (4) is tied down (a) to a permanent foundation on a lot either owned or leased by the homeowner or (b) is set on piers, with wheels removed and skirted, in a mobile home park.



**Mortgage Revenue Bond (MRB):** A state, county or city program providing financing for the development of housing through the sale of tax-exempt bonds.

**Multi-family Dwelling Unit:** A building or portion thereof designed for or occupied by two or more families living independently of each other, including duplexes, triplexes, quadplexes, apartments, and condominiums.

**Overcrowding:** Households or occupied housing units with 1.01 or more persons per room.

**Parcel:** A lot in single ownership or under single control, usually considered a unit for purposes of development.

**Physical Defects:** A housing unit lacking complete kitchen or bathroom facilities (U.S. Census definition). Jurisdictions may expand the Census definition in defining units with physical defects.

**Poverty Level:** As used by the U.S. Census, families and unrelated individuals are classified as being above or below the poverty level based on a poverty index that provides a range of income cutoffs or "poverty thresholds" varying by size of family, number of children, and age of householder. The income cutoffs are updated each year to reflect the change in the Consumer Price Index.

**Project-Based Rental Assistance:** Rental assistance provided for a project, not for a specific tenant. A tenant receiving project-based rental assistance gives up the right to that assistance upon moving from the project.

**Public Housing:** A project-based low-rent housing program operated by independent local public housing authorities. A low-income family applies to the local public housing authority in the area in which they want to live.

**Quantified Objective:** The housing element must include quantified objectives which specify the maximum number of housing units that can be constructed, rehabilitated, and conserved by income level within a five- year time frame, based on the needs, resources, and constraints identified in the housing element (§65583 (b)). The number of units that can be conserved should include a subtotal for the number of existing assisted units subject to conversion to non-low-income households. Whenever possible, objectives should be set for each particular housing program, establishing a numerical target for the effective period of the program. Ideally, the sum of the quantified objectives will be equal to the identified housing needs. However, identified needs may exceed available resources and limitations imposed by other requirements of state planning law. Where this is the case, the quantified objectives need not equal the identified housing needs, but should establish the maximum number of units that can be constructed, rehabilitated, and conserved (including existing subsidized units subject to conversion which can be preserved for lower- income use), given the constraints.

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**Redevelop:** To demolish existing buildings; or to increase the overall floor area existing on a property; or both; irrespective of whether a change occurs in land use.

**Redevelopment Agency:** California Community Redevelopment Law provides authority to establish a Redevelopment Agency with the scope and financing mechanisms necessary to remedy blight and provide stimulus to eliminate deteriorated conditions. The law provides for the planning, development, redesign, clearance, reconstruction, or rehabilitation, or any combination of these, and the provision of public and private improvements as may be appropriate or necessary in the interest of the general welfare by the Agency. Redevelopment law requires an Agency to set aside 20 percent of all tax increment dollars generated from each redevelopment project area for increasing and improving the community's supply of affordable housing.

**Regional Housing Needs Plan (RHNP):** The Regional Housing Needs Plan (RHNP) is based on State of California projections of population growth and housing unit demand and assigns a share of the region's future housing need to each jurisdiction within the AMBAG (Association of Monterey Bay Area Governments). These housing need numbers serve as the basis for the update of the Housing Element in each California city and county.

**Regional Housing Needs Share:** A quantification by a COG or by HCD of existing and projected housing need, by household income group, for all localities within a region.

**Rehabilitation:** The repair, preservation, and/or improvement of substandard housing.

**Residential, Multiple Family:** Usually three or more dwelling units on a single site, which may be in the same or separate buildings.

**Residential, Single-family:** A single dwelling unit on a building site.

**Rezoning:** An amendment to the map and/or text of a zoning ordinance to effect a change in the nature, density, or intensity of uses allowed in a zoning district and/or on a designated parcel or land area.

**Second Unit:** A self-contained living unit, either attached to or detached from, and in addition to, the primary residential unit on a single lot. "Granny Flat" is one type of second unit intended for the elderly.

**Section 8 Rental Assistance Program:** A federal (HUD) rent-subsidy program that is one of the main sources of federal housing assistance for low-income households. The program operates by providing "housing assistance payments" to owners, developers, and public housing agencies to make up the difference between the "Fair Market Rent" of a unit (set by HUD) and the household's contribution toward the rent, which is calculated at 30 percent of the household's adjusted gross monthly income (GMI). Section 8 includes programs for new construction, existing housing, and substantial or moderate housing rehabilitation.

**Seniors:** Persons age 65 and older.



**Service Needs:** The particular services required by special populations, typically including needs such as transportation, personal care, housekeeping, counseling, meals, case management, personal emergency response, and other services preventing premature institutionalization and assisting individuals to continue living independently.

**Shall:** That which is obligatory or necessary.

**Should:** Signifies a directive to be honored if at all feasible.

**Site:** A parcel of land used or intended for one use or a group of uses and having frontage on a public or an approved private street. A lot.

**Small Household:** Pursuant to HUD definition, a small household consists of two to four non-elderly persons.

**Special Needs Groups:** Those segments of the population which have a more difficult time finding decent affordable housing due to special circumstances. Under California Housing Element statutes, these special needs groups consist of the elderly, handicapped, large families, female-headed households, farmworkers and the homeless. A jurisdiction may also choose to consider additional special needs groups in the Housing Element, such as students, military households, other groups present in their community.

**Subdivision:** The division of a tract of land into defined lots, either improved or unimproved, which can be separately conveyed by sale or lease, and which can be altered or developed.

**Subdivision Map Act:** Section 66410 et seq. of the California Government Code, this act vests in local legislative bodies the regulation and control of the design and improvement of subdivisions, including the requirement for tentative and final maps.

**Subsidize:** To assist by payment of a sum of money or by the granting of terms or favors that reduce the need for monetary expenditures. Housing subsidies may take the forms of mortgage interest deductions or tax credits from federal and/or state income taxes, sale or lease at less than market value of land to be used for the construction of housing, payments to supplement a minimum affordable rent, and the like.

**Substandard Housing:** Residential dwellings that, because of their physical condition, do not provide safe and sanitary housing.

**Substandard, Suitable for Rehabilitation:** Substandard units which are structurally sound and where the cost of rehabilitation is economically warranted.

**Substandard, Needs Replacement:** Substandard units which are structurally unsound and for which the cost of rehabilitation is considered infeasible, such as instances where the majority of a unit has been damaged by fire.



**Supportive Housing:** Housing with a supporting environment, such as group homes or Single Room Occupancy (SRO) housing and other housing that includes a supportive service component such as those defined below.

**Supportive Services:** Services provided to residents of supportive housing for the purpose of facilitating the independence of residents. Some examples are case management, medical or psychological counseling and supervision, child care, transportation, and job training.

**Tenant-Based Rental Assistance:** A form of rental assistance in which the assisted tenant may move from a dwelling unit with a right to continued assistance. The assistance is provided for the tenant, not for the project.

**Transient Occupancy Buildings:** Buildings that have an occupancy of 30 days or fewer, such as boarding houses, hospices, hostels, and emergency shelters.

**Transitional Housing:** Transitional housing is temporary (often six months to two years) housing for a homeless individual or family who is transitioning to permanent housing. Transitional housing often includes a supportive services component (e.g. job skills training, rehabilitation counseling, etc.) to allow individuals to gain necessary life skills in support of independent living.

**Universal Design:** The creation of products and environments meant to be usable by all people, to the greatest extent possible, without the need for adaptation or specialization.

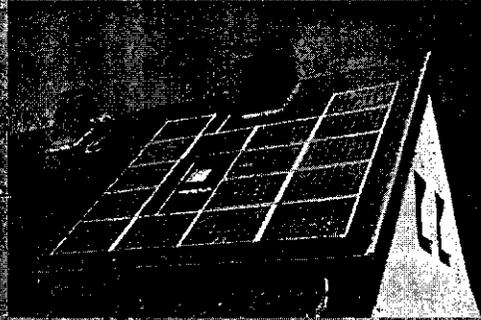
**U.S. Department of Housing and Urban Development (HUD):** The cabinet level department of the federal government responsible for housing, housing assistance, and urban development at the national level. Housing programs administered through HUD include Community Development Block Grant (CDBG), HOME and Section 8, among others.

**Vacant:** Lands or buildings that are not actively used for any purpose.

**Zoning:** The division of a city or county by legislative regulations into areas, or zones, which specify allowable uses for real property and size restrictions for buildings within these areas; a program that implements policies of the General Plan.



# PLACER COUNTY HOUSING ELEMENT



## PART II - POLICY DOCUMENT

Public Review Draft  
January 2013

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# PLACER COUNTY HOUSING ELEMENT

PART II – POLICY DOCUMENT

PUBLIC REVIEW DRAFT  
JANUARY 2013

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## INTRODUCTION

Under California law, the housing element must include the community's goals, policies, quantified objectives, and housing programs for the maintenance, improvement, and development of housing.

This Housing Element includes ten goal statements. Under each goal statement, the element sets out policies that amplify each goal statement. Implementation programs are listed at the end of the corresponding group of policies and describe briefly the proposed action, the County agencies or departments with primary responsibility for carrying out the program, the funding source, and the time frame for accomplishing the program. Several of the implementation programs also identify quantified objectives.

The following definitions describe the nature of the statements of goals, policies, implementation programs, and quantified objectives as they are used in the Housing Element Policy Document:

**Goal:** Ultimate purpose of an effort stated in a way that is general in nature and immeasurable.

**Policy:** Specific statement guiding action and implying clear commitment.

**Implementation Program:** An action, procedure, program, or technique that carries out policy. Implementation programs also specify primary responsibility for carrying out the action and an estimated time frame for its accomplishment. The time frame indicates the fiscal year in which the activity is scheduled to be completed. These time frames are general guidelines and may be adjusted based on County staffing and budgetary considerations.

**Quantified Objective:** This is the number of housing units that the County expects to be constructed, conserved, or rehabilitated, or the number of households the County expects will be assisted through Housing Element programs based on general market conditions during the time frame of the Housing Element.

Housing element law recognizes that in developing housing policy and programs, identified housing needs may exceed available resources and the community's ability to satisfy these needs. The quantified objectives of the housing element, therefore, need not be identical to the identified housing need, but should establish the maximum number of housing units that can be constructed, rehabilitated, and conserved, or households assisted over an eight-year time frame.



**A. NEW RESIDENTIAL CONSTRUCTION**

**Goal A**

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

**POLICIES**

- Policy A-1** The County shall maintain an adequate supply of appropriately zoned land with public services to accommodate housing needs of existing and future residents. *(Source: 2009 Housing Element, Policy A-1)*
- Policy A-2** The County shall ensure that its adopted policies, regulations, and procedures do not add unnecessarily to the cost of housing while still attaining other important County objectives. *(Source: 2009 Housing Element, Policy A-2)*
- Policy A-3** The County shall continue efforts to streamline and improve the development review process, and to eliminate any unnecessary delays in the processing of development applications. *(Source: 2009 Housing Element, Policy B-11)*
- Policy A-4** The County shall encourage innovative subdivision design and a range of housing types within larger-scale development projects to encourage mixed-income communities (e.g., single-family detached homes, second units, duplexes, live-work units). *(Source: 2009 Housing Element, Policy A-3)*
- Policy A-5** The County shall facilitate the development of higher-density multi-family development in locations where adequate infrastructure and public services are available by permitting residential uses in commercial zones, allowing flexible development standards, and providing other incentives. *(Source: 2009 Housing Element, Policy A-7 and A-4 combined)*
- Policy A-7** The County shall encourage residential development of high architectural and physical quality. *(Source: 2009 Housing Element, Policy A-6)*
- Policy A-8** Placer County shall continue to implement the policies and requirements of the Placer County Design Guidelines Manual, Landscape Design Guidelines, and community design elements of the various community plans. *(Source: 2009 Housing Element, Policy A-8)*



**PROGRAMS**

**Program A-1 LAND SUPPLY**

As part of a General Plan update or amendment, and as part of each community plan update, the County shall review land use patterns, existing densities, the location of job centers, and the availability of services to identify additional areas that may be suitable for higher density residential development to ensure that a sufficient supply of residentially-zoned land is available to achieve the County's housing objectives. *(Source: 2009 Housing Element, Program A-1)*

**Responsible Agency/Department:** Planning Services Division

**Timeframe:** Ongoing

**Funding:** General Fund

**Program A-2 PUBLIC FACILITIES**

The County shall review and update, as part of a comprehensive General Plan update, the Public Facilities and Services Element of the General Plan, which is a strategy for extending services and facilities to areas that are designated for residential development but do not currently have access to public facilities. *(Source: 2009 Housing Element, Program A-3)*

**Responsible Agency/Department:** Planning Services Division, Public Works Department

**Timeframe:** Ongoing

**Funding:** General Fund

**Program A-3 MIXED-USE DEVELOPMENT AND RESIDENTIAL DEVELOPMENT IN COMMERCIAL ZONES**

The County shall create a Mixed-use Zoning District or Overlay District and prepare related design guidelines. The County shall also adopt incentives for residential development that is part of a mixed-use project or high density, stand-alone residential projects in commercial zones, including but not limited to relaxed development standards, reduced parking requirements, and expedited development review procedures. Additionally, the County shall maintain an inventory of potential sites for mixed-use and residential development in commercial zones and promote the inventory and incentives to the development community and property owners using promotional materials such as brochures and fliers, website postings, and/or electronic mailings. *(Source: 2009 Housing Element, Program A-4)*



**Responsible Agency/Department:** Planning Services Division  
**Timeframe:** Anticipated in 2017, following a comprehensive General Plan Update  
**Funding:** General Fund  
**Quantified Objective:** 425 units in mixed-use projects (352 affordable units)

**Program A-4 MINIMUM DENSITY STANDARD**

Due to the loss of multi-family sites to single-family construction, the County shall adopt a Zoning Ordinance amendment to set a minimum density standard for single-family homes in the Multi-Family Residential (RM) zoning district, and prohibit the development of single-family homes in the zoning district unless built to the new minimum density. *(Source: 2009 Housing Element, Program A-7)*

**Responsible Agency/Department:** Planning Services Division  
**Timeframe:** Anticipated in 2017, following a comprehensive General Plan Update  
**Funding:** General Fund

**Program A-5 FEE STUDY**

The County shall conduct a study to analyze impact fees and planning-related fees associated with residential and non-residential development. The County shall determine whether or not the fees collected in the county are appropriate and fair. In conducting the study, the County shall compare Placer County's fee structure with fees collected in other nearby jurisdictions. *(Source: 2009 Housing Element, Program A-8)*

**Responsible Agency/Department:** Planning Services Division  
**Timeframe:** June 2016  
**Funding:** General Fund

**Program A-6 PROTOTYPE SECOND UNIT PLANS**

The County shall develop, and offer free of charge, prototype plans for second units to bring down permit costs. *(Source: New Program)*

**Responsible Agency/Department:** Planning Services Division  
**Timeframe:** December 2016  
**Funding:** General Fund

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**Program A-7 UPDATE DEWITT CENTER MASTER PLAN**

The County shall update the DeWitt Center Master Plan to identify sites that are appropriate for higher-density and mixed-use development.

**Responsible Agency/Department:** Planning Services Division, Facility Services

**Timeframe:** FY 2013/14

**Funding:** General Fund

**Program A-8 CO-OP HOUSING REGULATIONS**

The County shall adopt a Zoning Text Amendment to define co-op housing, develop standards, and designate zones appropriate for such units. *(Source: New Program)*

**Responsible Agency/Department:** Planning Services Division

**Timeframe:** FY 2014/15

**Funding:** General Fund

**Program A-9 STUDIO APARTMENTS**

The County shall update the Zoning Ordinance to ease development standards and/or provide density bonuses to encourage construction of studio apartments. *(Source: New Program)*

**Responsible Agency/Department:** Planning Services Division

**Timeframe:** FY 2014/15

**Funding:** General Fund

**B. AFFORDABLE HOUSING**

<b>Goal B</b>	To encourage construction and maintenance of safe, decent and sound affordable housing in the county.
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**POLICIES**

**Policy B-1** The County shall give highest priority for permit processing to senior housing and development projects that include an affordable residential component. *(Source: 2009 Housing Element, Policy B-1)*

**Policy B-2** If determined to be appropriate for residential development, the County may lease, sell, or grant County-owned surplus property to facilitate the construction of affordable housing. *(Source: 2009 Housing Element, Policy B-2)*

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- Policy B-3** The County shall continue to apply for funds from the State and Federal government to construct and preserve affordable housing. *(Source: 2009 Housing Element, Policy B-3)*
- Policy B-4** The County shall require affordable housing that is to be constructed on-site in a new residential project to be dispersed throughout the project to the extent practical given the size of the project and other site constraints. *(Source: 2009 Housing Element, Policy B-4)*
- Policy B-5** The County shall strive to avoid the concentration of affordable housing projects in any one area of the county while ensuring that affordable housing has appropriate access to infrastructure, services, and amenities. *(Source: 2009 Housing Element, Policy B-5, modified)*
- Policy B-6** The County shall require affordable housing that is required as part of project approval to be developed in a timely manner with the market-rate units in the project to avoid delaying the construction of the affordable units to the end of the project. *(Source: 2009 Housing Element, Policy B-6)*
- Policy B-7** The County shall facilitate expanded housing opportunities that are affordable to the workforce of Placer County. *(Source: 2009 Housing Element, Policy B-7)*
- Policy B-8** The County shall waive 100 percent of County-controlled development fees for residential projects outside of a specific plan area where at least 10 percent of the units are affordable to extremely low- or very low-income households, 20 percent are affordable to low-income households, or 30 percent are affordable to moderate-income households. *(Source: 2009 Housing Element, Policy B-9)*
- Policy B-9** On a case-by-case basis, when evaluating possible reductions in development standards to encourage affordable housing, the County shall also consider public health, safety, and other important standards such as adequate open space in developments. *(Source: 2009 Housing Element, Policy B-10)*
- Policy B-10** The County shall continue to implement the following incentive programs for the construction of affordable housing:
- Allow second residential units with single-family residences;
  - Allow mobile homes and manufactured housing in all residential zoning districts;
  - Allow “hardship mobile homes” as second residential units in residential and/or agricultural zones; and



- Allow relief from parking standards and other specified development standards on developments for seniors and low-, very low-, and extremely low-income residents. *(Source: 2009 Housing Element, Policy B-13)*

**Policy B-11** To preserve homeownership and promote neighborhood stability, the County shall attempt to alleviate individual and community issues associated with foreclosures. *(Source: 2009 Housing Element, Policy B-14)*

**Policy B-12** The County shall require that any privately-initiated proposal to amend a General Plan or Community Plan land use designation of Agricultural/Timberland, Resort and Recreation, Open Space, General Commercial, Tourist/Resort Commercial, or Business Park/Industrial to a land use designation of Residential or Specific Plan include an affordable housing component. *(Source: 2009 Housing Element, Policy B-15)*

**Policy B-13** The County currently requires 10 percent of residential units in specific plans be affordable (i.e., 4 percent very-low, 4 percent low, 2 percent moderate). On a case-by-case basis, the County shall consider allowing developers that provide extremely low-income units to reduce the required percentage of other affordable units. *(Source: 2009 Housing Element, Policy B-16)*

**Policy B-14** The County shall require 10 percent affordable units, payment of an in-lieu fee, or comparable affordable housing measure(s) acceptable to the County, for any General Plan amendment that increases residential density. *(Source: New Policy)*

**Policy B-15** The County shall work to educate the public on the myths and realities of multi-family housing, affordable housing, and supportive housing to improve community support for meeting the housing needs of all Placer County residents. *(Source: New Policy)*

**Policy B-16** The County shall continue to provide Section 8 Housing Choice Voucher assistance to eligible households and pursue funding for additional vouchers. *(Source: 2009 Housing Element, Policy D-7)*

**PROGRAMS****Program B-1 SURPLUS COUNTY LAND**

As opportunity arises, the County shall evaluate all County-owned surplus land to determine its suitability for workforce and affordable housing. This evaluation should include the identification of appropriate entities to hold or acquire such land. The County shall also identify a process for transferring the properties to these entities, including procedures for land exchanges if sites more suitable for affordable and workforce housing are identified. Affordable housing developed under this program shall have affordability covenants to ensure long-term deed restrictions. *(Source: 2009 Housing Element, Program B-1)*

**Responsible Agency/Department:** Planning Services Division

**Timeframe:** June 2014

**Funding:** General Fund

**Program B-2 ASSISTING AFFORDABLE HOUSING DEVELOPERS**

The County shall partner with developers that are interested and able to construct and manage workforce and affordable housing. The County may provide technical and/or financial assistance, including but not limited to site identification, site acquisition, and identification of subsidy sources including HOME funds, CDBG monies, fee waivers, and permit processing. *(Source: 2009 Housing Element, Program B-2)*

**Responsible Agency/Department:** Planning Services Division

**Timing:** Ongoing

**Funding:** General Fund, HOME funds, CDBG funds

**Quantified Objective:** 150 units

**Program B-3 FLEXIBLE DEVELOPMENT STANDARDS**

The County shall amend engineering standards and the subdivision and zoning ordinances to allow flexibility in certain development standards as incentives for affordable housing developments. The County shall ensure that adjusting development standards for affordable housing does not result in lower quality housing or higher replacement or maintenance costs in the future, and shall consider site and potential occupancy characteristics when amending development standards. The specific standards which the County shall evaluate include, but are not limited to, the following:

- Reduction in the area of paved surfaces through the use of angled parking and one-way circulation;



- Reduction in street widths;
- Reduction in turning radius on cul-de-sacs;
- Reduction in pavement thickness when it can be demonstrated that soils and geotechnical conditions can permit a lesser thickness, subject to fire department approval;
- Limiting the requirement for sidewalks to one side of the street and reducing the width requirement;
- Reduction in the number of landscaped islands required in parking areas;
- Reduction in the open space/recreational area requirements by 25 percent for high-density, affordable residential developments when the project is located within ½ mile of public open space areas that may include schools, parks, passive recreation areas, etc;
- Increased flexibility in evaluating a project's architectural conformity to the Placer County Design Guidelines Manual. Increase in the allowable height of buildings for affordable housing developments;
- Increase in the allowable lot coverage for affordable housing developments; and
- Consideration of cluster development particularly where either more open space is achieved or existing requirements increase costs or reduce density. *(Source: 2009 Housing Element, Program B-3)*

**Responsible Agency/Department:** Planning Services Division

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

**Funding:** General Fund



**Program B-4 DENSITY BONUS**

The County shall use the density bonus ordinance to encourage rental and for-sale housing. The County shall promote the benefits of this program to the development community by posting information on their web page and creating a handout to be distributed with land development applications. *(Source: 2009 Housing Element, Program B-4)*

**Responsible Agency/Department:** Planning Services Division

**Timeframe:** Ongoing

Promotional material will be prepared within six months after adoption of the Housing Element

**Funding:** General Fund

**Quantified Objective:** 50 units

**Program B-5 FEE WAIVERS FOR AFFORDABLE HOUSING**

The County shall adopt a resolution increasing fee waivers (currently 50 percent) up to 100 percent of the application processing fees for developments with long-term affordability covenants in which 5 percent of the units are affordable to extremely low-income households, 10 percent of the units are affordable to very low-income households, 20 percent of the units are affordable to low-income households, or 30 percent of the units are affordable to moderate-income households. Additionally, the County shall consider waiving fees for special needs housing and deed-restricted affordable second units.

The County shall also waive, in full or a portion of (based on the percentage of affordable units), environmental review staff time charges for projects containing voluntary affordable housing units.

The County shall promote the benefits of this program to the development community by posting information on its web page and creating a handout to be distributed with land development applications. *(Source: 2009 Housing Element, Program B-5)*

**Responsible Agency/Department:** County Executive Office, Planning Services Division, Building Department, Public Works, Parks and Grounds Division, and Health and Human Services (HHS)

**Timeframe:** December 2014; promotional material will be prepared within six months after adoption of the Housing Element

**Funding:** General Fund



**Program B-6 IMPACT FEE WAIVERS AND FEE DEFERRALS FOR AFFORDABLE HOUSING**

The County shall establish a new program to waive or reduce impact fees for affordable housing projects, or allow developers to pay over a number of years as a loan. Additionally, the County shall consider an impact mitigation fee waiver for special needs housing and deed-restricted affordable second units. *(Source: New Program)*

**Responsible Agency/Department:** Planning Services Division, County Executive Office

**Timeframe:** FY 2014/15

**Funding:** General Fund

**Program B-7 PRIVATE FINANCING**

The County shall continue to identify financial institutions operating in the county that fall under the requirements of the Community Reinvestment Act and work with these institutions to provide financing for low- and moderate-income housing. *(Source: 2009 Housing Element, Program B-8)*

**Responsible Agency/Department:** Planning Services Division

**Timing:** Ongoing

**Funding:** General Fund

**Program B-8 STATE AND FEDERAL FUNDS**

The County shall apply for State and Federal monies for direct support of lower-income housing construction and rehabilitation. The County shall seek State and Federal funding specifically targeted for the development of housing affordable to extremely low-income households. Additionally, the County shall partner with non-profit and for-profit affordable housing developers, to support their financing applications for State and Federal grant programs, tax-exempt bonds, and other programs that become available. The County shall promote the benefits of this program to the development community by posting information on its web page and creating a handout to be distributed with land development applications. *(Source: 2009 Housing Element, Program B-9)*

**Responsible Agency/Department:** Health and Human Services/Adult System of Care, Planning Services Division



**Timeframe:** Ongoing, depending on funding programs; promotional material will be prepared within six months after adoption of the Housing Element

**Funding:** General Fund, Technical Assistance Grants

**Quantified Objective:** 100 units

**Program B-9 AFFORDABLE HOUSING PROGRAM**

The County shall consider adopting an affordable housing program that applies to areas of the County under 5,000 feet in elevation. If adopted, this program will identify acceptable methods for new residential developments to provide affordable housing which may include a) construction of housing on-site, b) construction of housing off-site; c) dedication of land for housing, and d) payment of an in-lieu fee.

The program would consider a range of other programs for non-residential development, County partnerships with a housing land trust or other non-profit organizations, and development of outside funding sources.

It is the overarching intent of the program to provide flexibility in its approach to providing for affordable housing opportunities. To the extent that public/private funding is available, incentives can be utilized to implement core elements of the affordable housing program. *(Source: 2009 Housing Element, Program B-10)*

**Responsible Agency/Department:** Planning Services Division

**Timeframe:** 2018

**Funding:** General Fund

**Program B-10 SECOND UNITS/MULTI-GENERATIONAL HOUSING**

The County shall explore the possibility of streamlining the approval process for second units, as well as allowing second units on smaller parcels than what is currently allowed. The County shall adopt new rules to allow second units on parcels less than 10,000 square feet in size (eliminating need for 1.5 times base zoning minimum parcel size requirement). *(Source: 2009 Housing Element, Program B-12, modified)*

**Responsible Agency/Department:** Planning Services Division

**Timeframe:** December 2013

**Funding:** General Fund

**Quantified Objective:** 250 units



**Program B-11 PUBLICIZE FORECLOSURE ASSISTANCE PROGRAMS**

The County shall maintain up-to-date foreclosure assistance information on the County website. *(Source: 2009 Housing Element, Program B-14)*

**Responsible Agency/Department:** Health and Human Services Department

**Timeframe:** Ongoing

**Funding:** General Fund

**Program B-12 MULTI-FAMILY HOUSING ON COMMERCIAL SITES**

To facilitate the construction of high-density housing on commercially-zoned sites, the County shall consider amending the Zoning Ordinance provisions for multi-family housing use. These revisions may include amending the zoning ordinance to allow multi-family dwellings of 20 or fewer units/acre as a permitted use by right in the C1 and C2 zone districts. This could also include a Zoning Text Amendment to permit multifamily housing that contains an affordable housing component at 30 units per acre on commercial sites. *(Source: 2009 Housing Element, Program B-15, modified)*

**Responsible Agency/Department:** Planning Services Division

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

**Funding:** General Fund

**Program B-13 HOUSING PROGRAM WORKSHOPS**

The County shall conduct workshops with for-profit and non-profit housing developers, local and regional funding agencies, and other organizations interested in affordable housing to review currently available programs. The County shall advertise the workshops by mailing fliers, sending emails, and phone calls to local housing stakeholders. *(Source: New Program)*

**Responsible Agency/Department:** Planning Services Division

**Timeframe:** 2013 and ongoing

**Funding:** General Fund



**Program B-14 COMMUNITY HOUSING FORUMS**

The County shall work with local community organizations to organize housing forums to discuss community housing issues, brainstorm solutions, raise community awareness of the critical housing needs of local residents, and educate the public on the myths and realities of multi-family housing, affordable housing, and supportive housing. *(Source: New Program)*

**Responsible Agency/Department:** Planning Services Division  
**Timeframe:** 2013 and ongoing  
**Funding:** General Fund

**Program B-15 ENCOURAGE SHARED HOUSING**

The County shall work with a social service or advocacy agency that encourages shared housing by providing information and matching potential homeowners with interested renters. *(Source: New Program)*

**Responsible Agency/Department:** Planning Services Division  
**Timeframe:** 2015 and ongoing  
**Funding:** General Fund

**Program B-16 LANDLORD TRAINING SEMINARS**

The County shall work with local agencies and organizations to develop a landlord training program for individuals who are interested in renting their homes, second units, or rooms within their homes. The program would provide information on the current laws and practices involved with landlords and their tenants. *(Source: New Program)*

**Responsible Agency/Department:** Planning Services Division  
**Timeframe:** 2015 and ongoing  
**Funding:** General Fund



**Program B-17 RENTAL ASSISTANCE PROGRAM**

The County shall strive to secure funding for a security deposit assistance program to assist extremely low-income and very low-income individuals and households in emergency situations to prevent homelessness or assist those living in transitional housing secure permanent rental housing. The County shall explore options for providing assistance, which could include no-interest loans or grants to apply towards costs associated with rental housing, such as security deposits, first and last month's rent, and utility deposits. *(Source: New Program)*

**Responsible Agency/Department:** Planning Services Division

**Timeframe:** 2014

**Funding:** General Fund

**Quantified Objective:** 25 extremely low- and 50 very low-income households

**Program B-18 HOUSING CHOICE VOUCHERS PROGRAM**

The County shall continue to administer the Housing Choice Voucher Program (Section 8 assistance) through the Placer County Housing Authority. *(Source: 2009 Housing Element, Program D-2)*

**Responsible Agency/Department:** Placer County Housing Authority/  
Health and Human Services Department

**Timeframe:** Ongoing

**Funding:** Section 8 Federal Choice Voucher Funds/US Department of Housing and Urban Development (HUD)

**Quantified Objective:** 250 units

**C. HOUSING IN THE TAHOE BASIN**

**Goal C**

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

**POLICIES**

**Policy C-1** The County shall encourage the Tahoe Regional Planning Agency (TRPA) to: (a) strengthen the effectiveness of existing incentive programs for the production of affordable housing in the Lake Tahoe Region and (b) change TRPA regulations to permit second residential units on parcels less than one acre in size. *(Source: 2009 Housing Element, Policy C-1)*



**Policy C-2** The County shall require new development in the Sierra Nevada and Lake Tahoe areas to mitigate potential impacts to employee housing by housing 50 percent of the full-time equivalent employees (FTEE) generated by the development. If the project is an expansion of an existing use, the requirement shall only apply to that portion of the project that is expanded (e.g., the physical footprint of the project or an intensification of the use).

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

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

*(Source: 2009 Housing Element, Policy C-2)*

**PROGRAMS**

**Program C-1 TRPA CODE CHANGES**

The County shall continue to work with TRPA to develop a revised set of incentives that encourage the construction of affordable housing, and to modify TRPA regulations to allow second units on parcels smaller than one-acre in size. *(Source: 2009 Housing Element, Program C-1)*

**Responsible Agency/Department:** Planning Services Division

**Timeframe:** December 2013 and ongoing

**Funding:** General Fund

**Program C-2 EMPLOYEE HOUSING PROGRAM**

The County shall initiate a review of Policy C-2 to consider specific issues including: the appropriateness of the application of the employee housing requirement to small commercial/professional office projects (i.e., smaller than 2 acres in project area), the financial feasibility of requiring development to mitigate for 50 percent of the housing demand, and the impact of the requirement on attracting new commercial projects.

The review shall also consider formalizing procedures for calculating employee housing obligations and assess the need to require the submittal of a housing mitigation plan by project applicants. If such a submittal is required, the following methods of providing housing shall be considered: a) Construction of housing on site; b) Construction of housing off site; c) Dedication of land for housing; and d) Payment of an in-lieu fee. *(Source: 2009 Housing Element, Program C-2)*



**Responsible Agency/Department:** Planning Services Division

**Timeframe:** December 2014

**Funding:** General Fund

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

**Program C-3 LEGISLATIVE PLATFORM**

The County shall continue to support a legislative platform to remove barriers and facilitate the development of affordable housing, especially in Lake Tahoe and the surrounding Sierra Region. The legislative platform includes, but is not limited to, the following items:

- Revision of Federal and State statutes and regulations to allow dormitories to be considered housing for resort workers. Federal and state funds are available to build housing for farmworkers, but the same provisions cannot be used to serve resort communities, which also rely on a seasonal and transitory workforce.
- Amend Federal and State low-income housing tax credit programs to allow developers to earn "points" toward winning the tax credits for high-cost areas in the rural set-aside, because currently "points" cannot be obtained in both categories.
- Allow affordable housing outside of TRPA's urban limit line. Some sites, such as surplus school sites, that could be good sites for affordable housing are unavailable for development, because they are outside the urban limit line, a growth control boundary.
- Grant the Lake Tahoe basin entitlement status for CDBG funds. This would result in a more flexible and dependable source of funds.
- Exempt affordable housing from the State prevailing wage law.

*(Source: 2009 Housing Element, Program C-3)*

**Responsible Agency/Department:** County Executive Office, Planning Services Division, Health and Human Services Department

**Timeframe:** Ongoing

**Funding:** General Fund



**Program C-4 NEW MECHANISMS FOR WORKFORCE HOUSING**

The County shall investigate additional mechanisms to facilitate the production of workforce housing in the Lake Tahoe area. These mechanisms include, but are not limited to, the creation of an assessment district(s) and/or an amnesty period for illegal secondary dwelling units. *(Source: 2009 Housing Element, Program C-4)*

**Responsible Agency/Department:** Planning Services Division

**Timeframe:** December 2014

**Funding:** General Fund

**Program C-5 COOPERATION FOR WORKFORCE HOUSING**

The County shall continue to meet with stakeholders and surrounding jurisdictions in the Tahoe Basin to discuss workforce housing issues and develop cooperative strategies that address identified workforce housing needs. *(Source: 2009 Housing Element, Program C-5)*

**Responsible Agency/Department:** Planning Services Division

**Timeframe:** December 2013 and ongoing

**Funding:** General Fund

**D. CONSERVATION/REHABILITATION**

**Goal D**

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

**POLICIES**

- Policy D-1** The County shall continue to apply for CDBG, HOME, and other similar State and Federal funding for the purpose of rehabilitating low-cost, owner-occupied, and rental housing. *(Source: 2009 Housing Element, Policy D-2)*
  
- Policy D-2** The County's Code Enforcement Officers shall continue to work with property owners to preserve the existing housing stock. *(Source: 2009 Housing Element, Policy D-11)*
  
- Policy D-3** The County shall discourage the conversion of mobile home parks to other types of housing and to other land uses except where the living conditions within such parks are such that an alternative land use will better serve the community and/or the residents of the mobile home park or the conversion results in the replacement of such affordable housing. *(Source: 2009 Housing Element, Policy D-3)*



- Policy D-4** The County shall continue to require the abatement of unsafe housing conditions while giving property owners adequate time to correct deficiencies. *(Source: 2009 Housing Element, Policy D-4)*
- Policy D-5** The County shall allow the demolition of existing multi-family units only when a structure is found to be substandard and unsuitable for rehabilitation. *(Source: 2009 Housing Element, Policy D-5)*
- Policy D-6** The County shall support efforts to convert mobile home parks to owner-occupied mobile home parks where residents own their spaces instead of lease. *(Source: 2009 Housing Element, Policy D-6)*
- Policy D-7** The County shall allow dwellings to be rehabilitated that do not meet current lot size, setback, or other current zoning standards, so long as the non-conformity is not increased and there is no threat to public health and/or safety. *(Source: 2009 Housing Element, Policy D-8)*
- Policy D-8** The County shall adhere to State law requiring tenant notice and landlord relocation assistance in cases of demolition of multi-family housing. *(Source: 2009 Housing Element, Policy D-9)*
- Policy D-9** The County shall adhere to the requirements of State law regarding mobile home conversions. *(Source: 2009 Housing Element, Policy D-10)*

**PROGRAMS**

**Program D-1 CDBG REHABILITATION FUNDS**

The County shall apply annually for CDBG rehabilitation funds to provide housing rehabilitation services and weatherization services to very low- and low-income households. To improve effectiveness of this program, the County shall advertise rehabilitation and weatherization programs through a variety of methods including, but not limited to:

- the County website;
- brochures available at the permit counter; and
- in collaboration with non-profits, local realtors, lenders, and escrow companies;

*(Source: 2009 Housing Element, Program D-1)*

**Responsible Agency/Department:** Placer County Housing Authority,  
Planning Services Division  
**Timeframe:** Ongoing  
**Funding:** CDBG funds  
**Quantified Objective:** 50 units rehabilitated



**Program D-2 HANDY PERSON PROGRAM**

The County shall continue to support the Handy Person Program, operated by Seniors First, which provides health and safety repair services free of charge to very low-, low-, and moderate-income seniors and disabled homeowners of Placer County. *(Source: New Program)*

**Responsible Agency/Department:** Placer County Housing Authority/  
Health and Human Services, Planning Services Division

**Timeframe:** 2014

**Funding:** General Fund

**Quantified Objective:** 75 senior households served

**E. PRESERVATION OF AT-RISK UNITS**

**Goal E**

Preserve all at-risk units within the unincorporated County.

**POLICIES**

**Policy E-1** The County shall strive to preserve all at-risk dwelling units in the unincorporated County. *(Source: 2009 Housing Element, Policy E-1)*

**Policy E-2** The County shall require at least two years notice prior to the conversion of any deed-restricted affordable units to market rate in any of the following circumstances:

- The units were constructed with the aid of government funding;
- The units were required by an affordable housing program;
- The project was granted a density bonus; and/or
- The project received other incentives.

Such notice will be given, at a minimum, to the California Department of Housing and Community Development (HCD), the Placer County Housing Authority, and the residents of at-risk units. *(Source: 2009 Housing Element, Policy E-2)*



**PROGRAMS**

**Program E-1 TRACKING AT-RISK PROPERTIES**

The County shall continually update the list of all dwellings within the unincorporated County that are currently subsidized by government funding or low-income housing developed through local regulations or incentives. The list shall include, at a minimum, the number of units, the type of government assistance, and the date at which the units may convert to market- rate dwellings. *(Source: 2009 Housing Element, Program E-1)*

**Responsible Agency/Department:** Planning Services Division

**Timeframe:** Ongoing

**Funding:** General Fund

**Program E-2 NOTICE OF CONVERSION**

The County shall include in all existing and new incentive or regulatory program requirements to give notice prior to the conversion of any deed-restricted affordable units to market-rate units as described in Policy E-2. *(Source: 2009 Housing Element, Program E-2)*

**Responsible Agency/Department:** Planning Services Division, Placer County Housing Authority/Health and Human Services

**Timeframe:** Ongoing

**Funding:** General Fund

**Program E-3 PRESERVATION OF AT-RISK PROPERTIES**

To maintain and improve the existing supply of affordable rental housing, the County shall work with local public agencies, public and private non-profit organizations, and for-profit corporations with the legal and managerial capacity to acquire and manage at-risk affordable properties. The County shall work with property owners and the identified agencies and organizations to ensure continued affordability of subsidized units, and shall provide technical and financial assistance for the acquisition and rehabilitation of at-risk properties. *(Source: 2009 Housing Element, Program E-3)*

**Responsible Agency/Department:** Planning Services Division, Placer County Housing Authority/Health and Human Services

**Timeframe:** As needed

**Funding:** General Fund, CDBG and HOME funds



**F. SPECIAL NEEDS**

<b>Goal F</b>	To meet the housing needs of special groups of County residents, including a growing senior population, large families, single mothers, farmworkers, persons with disabilities, and persons and households in need of emergency shelter.
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**POLICIES**

- Policy F-1** The County shall encourage the development of housing for seniors, including congregate care facilities. *(Source: 2009 Housing Element, Policy F-1)*
  
- Policy F-2** The County shall ensure that County policies, programs, and ordinances provide opportunities for persons with disabilities to reside in all neighborhoods. *(Source: 2009 Housing Element, Policy F-2)*
  
- Policy F-3** The County shall encourage developers to incorporate universal design in a portion of housing units to provide more accessible housing for seniors and persons with disabilities. *(Source: New Policy)*
  
- Policy F-4** The County shall reduce parking requirements for special needs housing if a proponent can demonstrate a reduced parking need. *(Source: 2009 Housing Element, Policy F-3)*
  
- Policy F-5** In accordance with the Reasonable Accommodation Ordinance, the County shall continue to streamline County procedures related to accessibility and adaptability of housing for persons with disabilities. *(Source: 2009 Housing Element, Policy F-4)*
  
- Policy F-6** The County shall continue to facilitate efforts of individuals, private organizations, and public agencies to provide safe and adequate housing for farmworkers in agriculturally-zoned areas where it has minimal impact on productive farmland. *(Source: 2009 Housing Element, Policies F-5 and F-6, combined)*
  
- Policy F-7** The County shall continue to implement incentive programs for senior housing, including the density bonus ordinance and priority processing. *(Source: 2009 Housing Element, Policy F-7)*
  
- Policy F-8** The County shall encourage housing design that meets the needs of extended, multigenerational, and/or large families. *(Source: New Policy)*
  
- Policy F-9** The County shall continue to support emergency shelter programs, such as the Gathering Inn, that provide shelter in centralized locations, which are accessible to the majority of homeless persons in the County. *(Source: 2009 Housing Element, Policy G-1)*



- Policy F-10** The County shall continue to assist various non-profit organizations that provide emergency shelter and other support services to homeless persons. *(Source: 2009 Housing Element, Policy G-2)*
  
- Policy F-11** The County shall continue to support local organizations at the community level through the Continuum of Care strategy to address homelessness and associated services issue, which may include a homeless crisis intake center to better assist those who wish to move from homelessness to self-sufficiency. *(Source: 2009 Housing Element, Policy G-4)*
  
- Policy F-12** The County shall support efforts to increase the availability of residential care facilities and other supportive housing facilities for special needs individuals, including persons with physical or mental disabilities and seniors. *(Source: New Policy)*

**PROGRAMS**

**Program F-1 COMPLIANCE WITH FAIR HOUSING LAWS**

The County shall review the Zoning Ordinance, Reasonable Accommodation Ordinance, land use policies, permitting practices, and building codes to identify provisions that could pose constraints to the development of housing for persons with disabilities, and amend the documents, as needed, for compliance with Federal and State fair housing laws. *(Source: 2009 Housing Element, Program F-3)*

**Responsible Agency/Department:** Planning and Building Department  
**Timeframe:** Ongoing  
**Funding:** General Fund

**Program F-2 HOUSING REHABILITATION FOR SENIORS AND PERSONS WITH DISABILITIES**

The County shall provide housing rehabilitation program grants to lower-income disabled persons and senior citizens to improve accessibility and safety. *(Source: New Program)*

**Responsible Agency/Department:** Planning Services Division  
**Timeframe:** FY 2014/15 and ongoing  
**Funding:** General Fund



**Program F-3 FUNDING FOR EMERGENCY SHELTERS**

The County shall continue to support emergency shelter programs, including consideration of funding for programs developed through inter-jurisdictional cooperation. *(Source: 2009 Housing Element, Program G-1)*

**Responsible Agency/Department:** Health and Human Services

**Timeframe:** Ongoing

**Funding:** General Fund, State Emergency Shelter Program, HUD, other specialized funding

**Program F-4 UPDATE TEN-YEAR PLAN TO END HOMELESSNESS**

The County shall continue to participate in the Placer Consortium on Homelessness and Affordable Housing update to the Ten-Year Plan to End Homelessness in Placer County. As part of this update, the County shall explore additional ways to support shelter programs operating in Placer County. *(Source: New Program)*

**Responsible Agency/Department:** Health and Human Services, Planning Services Division

**Timeframe:** December 2015

**Funding:** General Fund

**Program F-5 RESIDENTIAL CARE HOME OCCUPANCY INCREASE**

The County shall consider increasing the by-right occupancy provision for residential care homes from six to 'eight or fewer' residents (occupancy based on number of bedrooms). *(Source: New Program)*

**Responsible Agency/Department:** Planning Services Division

**Timeframe:** December 2014

**Funding:** General Fund

**Program F-6 AMEND REASONABLE ACCOMMODATION ORDINANCE**

The County shall adopt a Zoning Text Amendment to remove the notification requirement for reasonable accommodation applications. *(Source: New Program)*

**Responsible Agency/Department:** Planning Services Division

**Timeframe:** December 2013

**Funding:** General Fund



## G. ENERGY CONSERVATION

### Goal G

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

#### POLICIES

- Policy G-1** The County shall require that all new dwelling units meet current State requirements for energy efficiency, and encourage developers to exceed Title 24 requirements. Retrofitting of existing units shall be encouraged. *(Source: 2009 Housing Element, Policy H-1)*
- Policy G-2** The County shall promote land use patterns that encourage energy efficiency, to the extent feasible, and encourage efficient energy use in new development, including but not limited to access to non-auto transit, use of traffic demand management, and water-efficient landscaping. *(Source: 2009 Housing Element, Policy H-2 and Program H-2, combined)*
- Policy G-3** The County shall continue to implement provisions of the Subdivision Map Act that require subdivisions to be oriented for solar access, to the extent practical. *(Source: 2009 Housing Element, Policy H-4)*
- Policy G-4** The County shall encourage participation in weatherization and energy efficiency programs sponsored by utility companies. *(Source: New Policy)*
- Policy G-5** The County shall continue to encourage investments in energy efficiency in multifamily properties through the mPower Placer program and seek mechanisms to expand the program to include single-family residences. *(Source: New Policy)*



**PROGRAMS**

**Program G-1 mPOWER PLACER**

The County shall continue to encourage investments in energy efficiency through the mPower Placer program for commercial and multi-family properties, which provides special assessment financing for energy efficiency and renewable energy projects. The County shall continue to pursue resolution to conflicting directives from the Federal Home Finance Agency to ensure that homeowners have the same opportunities as commercial property owners. *(Source: New Program)*

**Responsible Agency/Department:** Planning Services Division, Building Department, Tax Collector’s Office

**Timeframe:** Ongoing

**Funding:** General Fund

**Program G-2 ENERGY EFFICIENT HOMES**

The County shall continue to provide handouts to the public regarding the efficient use of energy in the home and ways to improve the energy efficiency of new construction. The County shall also advertize weatherization and other energy efficiency programs. The County shall promote these programs by posting information on the County website. *(Source: 2009 Housing Element, Program H-1)*

**Responsible Agency/Department:** Building Department

**Timeframe:** Distribution of handouts, ongoing/Website will be updated within six months after adoption of the Housing Element

**Funding:** General Fund

**H. EQUAL OPPORTUNITY**

**Goal H**

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

**POLICIES**

**Policy H-1** The County shall promote housing opportunities for all persons regardless of race, religion, color, ancestry, national origin, sex, disability, family status, income, sexual orientation, or other barriers that prevent choice in housing. *(Source: 2009 Housing Element, Policy I-1)*

**Policy H-2** The County shall enforce the policies of the State Fair Employment and Housing Commission. *(Source: 2009 Housing Element, Policy I-2)*



**Policy H-3** Since Placer County does not have a fair employment and housing board, the County shall refer people who suspect discrimination in housing to Legal Services of Northern California. *(Source: 2009 Housing Element, Program I-2)*

**PROGRAMS**

**Program H-1 FAIR HOUSING INFORMATION**

The County shall continue to be the local contact point for the Department of Fair Employment and Housing. The County shall continue to provide housing counseling services, and provide resource and referral information regarding housing and tenant rights through brochures available at the Housing Authority, the Placer County Library, and other local social services offices. In addition, the County shall post this information on the County website. *(Source: 2009 Housing Element, Program I-1)*

**Responsible Agency/Department:** Placer County Housing Authority/ Health and Human Services

**Timeframe:** Ongoing

County will review and update promotional material, as necessary, within six months after adoption of the Housing Element

**Funding:** General Fund

**I. IMPLEMENTATION MONITORING**

**Goal I**

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

**POLICIES**

**Policy I-1** The County shall continuously work to improve the day-to-day implementation of Housing Element programs. *(Source: 2009 Housing Element, Policy J-1)*



**PROGRAMS**

**Program I-1 HOUSING COORDINATOR**

The County shall continue to assign a housing specialist/point-person to oversee the implementation of Housing Element policies and programs, facilitate permit processing of affordable housing developments, and oversee workforce housing programs. *(Source: 2009 Housing Element, Program J-1)*

**Responsible Agency/Department:** Planning Services Division

**Timeframe:** Ongoing

**Funding:** General Fund

**Program I-2 INTER-DEPARTMENTAL COORDINATION**

The County shall establish an inter-departmental housing committee/working group to ensure that the Planning Services Division, Health and Human Services, and other departments continue to work together in all aspects of housing production in order to ensure that housing policies and programs are implemented as efficiently and effectively as possible, and to ensure that funding is judiciously managed. Such interdepartmental coordination could include periodic meetings with the Chief Executive Officer, and an annual workshop with the Board of Supervisors. *(Source: 2009 Housing Element, Program J-2)*

**Responsible Agency/Department:** Community Development Resources Agency

**Timeframe:** FY 2013/2014 and ongoing

**Funding:** General Fund



## QUANTIFIED OBJECTIVES

One of the requirements of State law (California Government Code Section 65583[b]) is that the Housing Element contain quantified objectives for the maintenance, preservation, improvement, and development of housing. State law recognizes that the total housing needs identified by a community may exceed available resources and the community's ability to satisfy this need. Under these circumstances, the quantified objectives need not be identical to the total housing needs. The quantified objectives shall, however, establish the maximum number of housing units by income category that can be constructed, rehabilitated, and conserved over the eight-year time planning period.

Table 1 summarizes the quantified objectives for the construction, rehabilitation, or conservation of units during the remaining time frame of the Housing Element (2013-2021).

**TABLE 1  
SUMMARY OF QUANTIFIED OBJECTIVES**

Placer County  
2013-2021

Objective Category/Program	Extremely Low	Very Low	Low	Moderate	Total Affordable	Above-Moderate
<b>New Residential Construction</b>						
Program B-2: Mixed-Use Development and Residential Development in Commercial Zones <sup>1</sup>	-	152	100	100	352	73
<b>Affordable Housing</b>						
Program B-2: Assisting Affordable Housing Developers <sup>3</sup>	-	60	60	30	150	-
Program B-4: Density Bonus <sup>4</sup>	-	20	30	-	50	-
Program B-8: State and Federal Funds <sup>5</sup>	25	35	40	-	100	-
Program B-10: Second Units <sup>6</sup>	-	-	125	125	250	-
Program B-17: Rental Assistance Program	25	50	-	-	75	-
Program B-18: Housing Choice Vouchers Program <sup>7</sup>	100	100	80	-	280	-
Program C-2: Employee Housing Program	50	100	100	-	250	-
<b>Rehabilitation</b>						
Program D-1: CDBG Rehabilitation Funds <sup>10</sup>	-	25	25	-	50	-
<b>TOTAL</b>	<b>200</b>	<b>542</b>	<b>560</b>	<b>255</b>	<b>1,557</b>	<b>73</b>

Notes:

<sup>1</sup> Estimated based on adoption of new Mixed Use Zoning District or Overlay District and incentives for mixed-use development

<sup>3</sup> Estimated units generated by available Community Development Block Grant (CDBG) funds, HOME funds, and incentives for affordable housing.

<sup>4</sup> Estimated based on historical use of the density bonus.

<sup>5</sup> Estimated units generated by available Community Development Block Grant (CDBG) funds, HOME funds, and other State and Federal affordable housing funding programs.

<sup>6</sup> Assumes second units will be affordable to low- and moderate-income households.

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

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

Source: Placer County, and Mintier Harnish, December 2012



Placer County Housing Element Update  
**STAKEHOLDER WORKSHOP #1 SUMMARY**

October 26, 2012

9:00 – 10:30 a.m.

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The following is a summary of the issues and solutions identified by the stakeholders and community members that attended the workshop. These issues were identified by county residents and local agencies and do not necessarily represent the opinions of the consultants or Placer County staff. However, the input provided at these workshops will be used to shape the Housing Element policies and programs.

*The following issues were discussed at the Auburn workshop on October 26, 2012:*

- Additional housing is needed for special needs populations (e.g., extremely low-income households, people with physical or mental disabilities, seniors, SSI recipients, 290 registrants).
- There is not enough board and care housing in the county.
- The framework of the Housing Element does not provide opportunities for innovative thinking when it comes to housing programs and solutions. There is too much focus on meeting State mandates rather than addressing local issues.
- Funding for affordable housing is inadequate, difficult to obtain, and includes too many restrictions.
- There are large capital expenditures for programs helping too few people.
- Litigation and NIMBY opposition often stall affordable housing projects and plans to increase densities. Stopping and restarting construction is costly.
- Homelessness is a problem in the county, especially during the cold winter months.
- Fees and land costs, particularly in areas well-served by infrastructure, make affordability unattainable.
- Affordable housing site selection criteria and amenity requirements for grant programs require projects to be located in areas where land costs remain high.
- Rental costs and mobile home prices are increasing, and deposits are too expensive for lower-income residents.
- Regulations and fees for second units are too stringent and costly.



- State law for renting out bedrooms in a home is too complicated for many homeowners to deal with on their own.

During the workshop, stakeholders and community members identified possible solutions to housing issues in Placer County. The discussion focused on “thinking outside the box” to identify new, lower-cost solutions that might better serve the community with the limited resources available from Federal, State, and local sources.

*The following solutions were discussed at the Auburn workshop:*

- Hold community forums to increase awareness of and dispel myths about special needs groups, (e.g., persons with mental or physical disabilities, extremely low-income households, SSI recipients, board and care facilities) and to directly engage and coordinate with communities using the Campaign for Communities as a model.
- Encourage more local charity by establishing community support systems where residents, community organizations, and civic groups come together and partner with other communities to assist lower-income households and special needs groups.
- Focus on programs with less capital expenditures that serve more people.
- Provide support for residents interested in renting out rooms in their homes by offering information, training, and financing incentives that remove the stigma and fear of renting, inform residents of laws and resources for renting, and/or match seniors with young adult renters/caretakers for mutual benefit.
- Lobby at the State level for more awareness of the needs of lower-income households and special needs groups.
- Increase code enforcement and create programs to clean up vacant sites, and rehabilitate, repair, and maintain senior and rental housing.
- Encourage the development of studio apartments as a way of providing more affordable options to lower-income individuals.
- Prepare plans at a finer level of detail to better implement housing programs at the community level.
- Allow for higher density development.
- Encourage the development of modular homes which are pre-manufactured homes typically transported to a site on flat-bed trucks that may be assembled on top of stilts, a slab, or on top of a basement.
- Coordinate with private development companies to manage model homes, foreclosed properties, and vacant units as rental housing.



- Create rental deposit assistance programs and pursue HPRP funding for rental assistance.
- Encourage new housing developments to include supportive services.
- Pursue new grant funding.
- Continue the County's fee deferral program for affordable housing (due to expire in December) and create a long-term loan process for fee deferrals.
- Make it easier to extend land entitlements without restarting the review process.
- Acquire and rehabilitate mobile homes and create mobile home parks especially for seniors and people with disabilities.
- Create incentives to reduce rent and build affordable housing (e.g., permit fee relief for affordable housing, shorter-term deed restrictions of 8-10 years for certain types of housing units).
- Create incentives for new construction to build multi-generational housing.
- Encourage second dwelling units by removing size and square footage restrictions and mitigate costs for permitting fees.
- Describe model programs in the Housing Element Background Report.
- Create and implement a universal design ordinance.

