



**M E M O R A N D U M**  
**COMMUNITY DEVELOPMENT/RESOURCE AGENCY**  
**PLANNING SERVICES DIVISION**  
County of Placer

TO: Board of Supervisors

DATE: March 6, 2018

FROM: Steve Pedretti  
Agency Director

BY: Shawna Purvines  
Principal Planner

SUBJECT: 2017 Annual Housing Element Implementation Progress Report

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**ACTIONS REQUESTED**

1. Conduct a public hearing, receive comments, and file the 2017 Annual Housing Element Implementation Progress Report for submittal to the California Department of Housing and Community Development (HCD) and Governor's Office of Planning and Research (OPR).

**BACKGROUND**

Planning and Zoning Law, beginning with California Government Code Section 65400, establishes the requirement that each county planning agency prepare an annual report on the status of the Housing Element of its General Plan and progress in its implementation using forms and definitions adopted by the HCD. Housing Element Law requires the County to hold a public meeting before the legislative body and receive public comment prior to submitting its annual report. The deadline for submission of the 2017 Annual Housing Element Progress Report to HCD and OPR is April 1, 2018.

The attached 2017 Annual Housing Element Implementation Progress Report is required for reporting on the status of the Housing Element and implements Sections 6200, 6201, 6202, and 6203 of California Code of Regulations, Title 25, Division 1, Chapter 6. The report includes the following sections required by HCD:

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

The County's 2017 Annual Housing Element Implementation Progress Report has been prepared and ready to be submitted by April 1, 2018 and was placed on the first available Board agenda to take public comment prior to its submittal to HCD and OPR. Previous Housing Element Implementation Progress Reports are available on the County's Housing Programs website at: [www.placer.ca.gov/housing](http://www.placer.ca.gov/housing)

Notable Accomplishments From 2017

- Community Development Resource Agency implemented a new Housing and Economic Development Unit and hired a Principal Planner to oversee programs
- County Executive Office established a multi-departmental Housing Unit that includes staff from the County Executive Office, Economic Development, Community Development, Department of Facilities and Public Works, and Health and Human Services
- Legislative platform was updated to include housing and homeless initiatives

- Participation in the Tahoe/Truckee Mountain Housing Council
- Affordable Housing In-Lieu Fee Studies completed
- Amended Secondary Dwelling Ordinance to bring into conformance with recent changes in state law
- Affordable Housing Fee exemption for deed restricted Secondary Dwellings was completed
- Use Permit to allow Emergency Shelter to continue operation at Placer Government Center
- An affordable housing site identified at Placer County Government Center and RFP for developer was released
- Placer County's Whole Person Care Program has acquired property that will provide permanent housing for participants in the county's Health and Human Services programs
- Placer County prepared a Comprehensive Housing Resources guide which includes temporary, emergency and permanent housing resources
- First annual Housing Work Program was approved by Board of Supervisors that set forth preferred strategies for affordable housing priorities for the Fiscal Year 2017-18
- The current RHNA housing unit goal and achievements for the period between 2013 through 2021 are as follows:

Income Category	2013-2021 RHNA	Total Units To Date	Percent Complete
Very Low/Extremely Low	1,365	36	2.6%
Low	957	85	8.8%
Moderate	936	72	7.6%
<b>Subtotal</b>	<b>3,258</b>	<b>193</b>	<b>5.9%</b>
Above Moderate	1,773	1,472	83%
<b>Total</b>	<b>5,031</b>	<b>1,665</b>	<b>33%</b>

Reason for Recommendation

Housing Element Law requires the County to hold a public meeting before the legislative body and take public comment prior to submitting its annual report. There are forms required to be submitted to HCD by April 1<sup>st</sup> of each year to cover housing related activity for the preceding calendar year. These forms have been completed as directed, and include the sections required by HCD.

Action To Be Taken Following Board Action

Community Development Resource Agency will submit copies of the 2017 Annual Housing Element Implementation Report to HCD and OPR as required per Government Code Section 65400.

**RECOMMENDATION**

Receive and file the 2017 Annual Housing Element Implementation Progress Report following public comment for submittal to the HCD and OPR.

Attachment 1: 2017 Annual Housing Element Implementation Progress Report

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



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

Jurisdiction County of Placer  
Reporting Period 1/1/2017 - 12/31/2017

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

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

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

\* Note: This field is voluntary

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

No. of Units Permitted for Moderate	1. Single Family					3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
	2. 4 Units	2. 4 Units	2. 4 Units	2. 4 Units	2. 4 Units					
No. of Units Permitted for Above Moderate	0	0	0	0	0	0	0	0	20	County does not meet Urban definition
	283	0	0	0	0	0	0	0	283	

\* Note: This field is voluntary

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**Jurisdiction** \_\_\_\_\_ County of Placer  
**Reporting Period** \_\_\_\_\_ 1/1/2017 - 12/31/2017

**Table B**

## Regional Housing Needs Allocation Progress Permitted Units Issued by Affordability

Income Level	RHNA Allocation by Income Level	Permitted Units Issued by Affordability								Total Units to Date (all years)	Total Remaining RHNA by Income Level	
		2013	2014	2015	2016	2017	2018	2019	2020			
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8			
Very Low	Deed Restricted				36						36	1,329
	Non-deed restricted											
Low	Deed Restricted	4	2	1	13	3					23	872
	Non-deed restricted	14	15	15	18						62	
Moderate	Deed Restricted	2			15	6					23	864
	Non-deed restricted	0	0	0	5	44				49		
Above Moderate		241	326	282	334	289					1,472	301
Total RHNA by COG. Enter allocation number:		261	343	298	421	342					1,665	3,366
Total Units												
Remaining Need for RHNA Period												

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

# ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202 )

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**Table C  
Program Implementation Status**

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.	
Name of Program	Objective/Accomplished	Status of Program Implementation
		Timeframe in H.E.
Land Supply (A-1)		ongoing
Public Facilities (A-2)		ongoing
Mixed Use Development (A-3)	352	2017
Minimum Density Standard (A-4)		2017
Fee Study (A-5)		2016
Prototype Second Unit Plans (A-6)		2016
Update Dewitt Center Master Plan (A-7)		2014
Co-op Housing Regulations (A-8)		2015
Studio Apartments (A-9)		2015
Surplus County Land (B-1)		2014
Assisting Aff. Housing Developers (B-2)	150/64	ongoing
Flexible Development Standards (B-3)		2017
Density Bonus (B-4)	50	ongoing
Fee Waivers for Aff. Housing (B-5)		2014
Impact Fee Waivers (B-6)		2015
Private Financing (B-7)		ongoing

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

Jurisdiction	County of Placer	Reporting Period	1/1/2017 - 12/31/2017			
State and Federal Funds (B-8)			100/64	ongoing		County partnered with developer to construct 64 affordable multifamily housing rental units, primary funding 9% & 4% tax credits. County applied for CDBG funding for Rehab. Application for HOME for 1st Time Home Buyer and Rehab program pending NOFA.
Affordable Housing Program (B-9)				2018		Planned as part of the Fee Study recommendations to the BOS; Revisions to be considered as part of the County's 2018 Housing Strategy & Development Plan
Second Units/Multi-Gen. Housing (B-10)			250/79	2013		Completed updates to bring in compliance with State Law in 2017, permits issued 2013-2017
Publicize Foreclosure Assist. Prog. (B-11)				ongoing		Ongoing - comprehensive housing information available on county website
Multi-Family Housing on Comm. Sites (B-12)				2017		Planned with General Plan Update 2018-19
Housing Program Workshops (B-13)				2013		Stakeholders group provided housing workshops in 2016, workshops also held in 2017 for Dewitt Master Plan to include housing development.
Community Housing Forums (B-14)				2013		Stakeholders group provided housing workshops in 2016, workshops also held in 2017 for Dewitt Master Plan to include housing development.
Encourage Shared Housing (B-15)				2015		Planned for 2018 along with Landlord Training Seminars
Landlord Training Seminars (B-16)				2015		Planned for 2018 along with Shared Housing Seminars
Rental Assistance Program (B-17)			75/22 households	2014		Funding was provided for rental subsistence and utility payments assisting 22 households between 2015-17, additional funds are needed to continue programs
Housing Choice Vouchers (B-18)			250/276	ongoing		The county has increased its vouchers from 250 to 276 regular and 69 VASH
TRPA Code Changes (C-1)				2013		Completed for 2nd Units with Area Plan Adoption -2016
Employee Housing Program (C-2)			250	2014		Ongoing, and included with Fee Study recommendations to BOS
Legislative Initiatives (C-3)				ongoing		County updated Legislative Platform to include Housing and Homeless
New Mechanisms for Workforce Hsg. (C-4)				2014		On-going, County has partnered with local jurisdictions and non-profits on a program to increase workforce housing
Cooperation for Workforce Housing (C-5)				ongoing		On-going, County has partnered with local jurisdictions and non-profits on a program to increase workforce housing
CDBG Rehabilitation Funds (D-1)			50 units rehabbed	ongoing		Ongoing; County applied for 2017 CDBG Funding for Rehab

## ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Title 25 §8202 )

Jurisdiction	County of Placer	Reporting Period	1/1/2017 - 12/31/2017	2014	2014
		Handy Person Program (D-2)	75 households served	2014	County provided funding through 2014, program is on-going by non-profit
		Tracking At-Risk Properties (E-1)		ongoing	Current County Policy, projects are tracked as part of long-term monitoring
		Notice of Conversion (E-2)		ongoing	Current County Policy, incentives for the preservation of affordable housing is part of the County's Housing Strategy & Development Plan 2018
		Preservation of At-Risk Properties (E-3)		as-needed	Extended affordability for 15 years for 80 unit multifamily rental housing development
		Compliance with Fair Housing Laws (F-1)		ongoing	Ongoing
		Housing Rehab for Seniors (F-2)		2014	County has had HOME and CDBG funds available for this purpose and will continue to apply for funding
		Funding for Emergency Shelters (F-3)		ongoing	Ongoing
		Update 10-Yr. Plan to End Homeless (F-4)		2015	A new "Homeless Strategic Plan" to be started beginning in February 2018
		Residential Care Home Occ. Incr. (F-5)		2014	Revisions to be considered as part of the County's 2018 Housing Strategy & Development Plan
		Amend Reasonable Accommod. Ord. (F-6)		2013	Current County Policy; Update for conformance with state law planned 2018
		Coordination with Alta Reg'l Center (F-7)		ongoing	Ongoing
		Zoning Code Amend. For Trans. Hsg. (F-8)		2014	Completed, and Updated 2017
		mPower Placer (G-1)		ongoing	Program is open and active
		Energy Efficient Homes (G-2)		ongoing	Ongoing
		Fair Housing Information (H-1)		ongoing	Ongoing
		Housing Coordinator (I-1)		ongoing	Ongoing; New Hired in 2017
		Inter-Departmental Coordination (I-2)		2013	Ongoing; Multi-departmental Housing Unit established by CEO Office 2017



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(CCR Title 25 §6202 )

Jurisdiction County of Placer  
 Reporting Period 1/1/2017 - 12/31/2017

**General Comments:**

**Completed in 2014:**

- Transitional and Supportive Housing Zoning Text Amendment (Program F-8)
- Homebuyer Assistance for one low income household
- Town Center Combining District Zoning Text Amendment (Program A-3)

**Completed in 2015:**

- Transitional and Supportive Housing Zoning Text Amendment (Program F-8)
- Homebuyer Assistance for one low income household
- Town Center Combining District Zoning Text Amendment (Program A-3)
- An Emergency Shelter with 49 beds and overflow for up to 100 was opened in Auburn.

**Completed in 2016:**

- Affordable Housing Fee Study (Program A-5)
- Affordable Housing Fee Waivers (Program B-5)
- Secondary Units on Smaller Lots Zoning Text Amendment (Program B-10)
- Work with stakeholders to find one or more permanent emergency shelters in the county.
- Development of The Martis Fund, Homebuyer Assistance Program Truckee/Tahoe, 19 homebuyer assistance loans were made
- CDBG Supplemental Activities - Advocates for Mentally Ill Housing – Provided a loan for the acquisition of a 6 bed group home in North Auburn for clients with diagnosed mental health conditions
- USA Properties Fund, Inc. is working with the County to construct a 64-unit affordable apartment development in North Auburn. USA Properties obtain Extended affordability for low-income households for an additional 15 years for 78 units of an 80 unit multi-family affordable housing rental complex
- Emergency Shelter Zoning Text Amendment to allow shelters in three additional zoning districts.

**Completed in 2017:**

- Quartz Ridge project completed and fully-leased in fall 2016, providing 64 affordable units in public/private partnership
- Use Permit to allow Emergency Shelter to continue operation on DeWitt Campus
- Secondary Dwelling Unit Regulations updated due to State law changes
- Four Farmworker Housing Units have been completed to date; 10 additional beds in process
- Community Development Agency established Housing and Economic Development Unit; Principal Planner hired March 2017 to manage program
- DeWitt Master Plan Update will reserve county site(s) for affordable housing
- County's Whole Person Care program acquired properties to provide permanent housing for participants of county HHS programs
- Prepared comprehensive housing resources guide for Placer County, including temporary, emergency and permanent housing information
- Affordable housing Fee Studies completed

**On-Going Activities:**

A number of Specific Plans and General Plan Amendments are being processed by the County. Each will be required to have an affordable housing component.

Applications for additional farmworker housing units have been received.

The County funded a workforce housing needs assessment for the North Tahoe region. One of the key deliverables will be an estimate of workforce housing needs and recommendations to further the goals of enhancing the availability and affordability of housing for the area's workforce. Mountain Housing Council was formed to proceed with recommendations of the study.

The County will preparing Zoning Text Amendment to allow for small ("tiny") houses, Co-Housing and other types of alternative housing uses.

Monthly meetings have been held with affordable housing stakeholders to address emergency shelters and affordable housing in general.