ANNUAL HOUSING ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction: <u>Placer County</u>

Reporting Period: <u>January 1, 2009 – December 31, 2009</u>

	TABLE C PROGRAM IMPLEMENTATION STATUS				
	Program	Objective	Deadline	Status	
A-1	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.	Identify areas appropriate for future housing.	Ongoing	Specific plans are required to provide ten percent of units as affordable. The County expects to begin a comprehensive update to the General Plan in 2011. Other Community Plans, such as Granite Bay, may be updated soon.	
A-2	The County shall amend land use regulations and development standards (e.g., Department of Public Works and Fire Department regulations) where feasible to remove unnecessary impediments to and reduce the cost of the production of housing.	Revised development standards.	Dec. 2011	Planned.	
A-3	The County shall periodically review and update, as necessary, 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	Revised Facility Plans.	Ongoing	Element to be updated during General Plan Update starting in 2011.	

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	have access to public facilities.			
A-4	The County shall create a mixed-use zoning overlay district and prepare related design guidelines. The County shall also adopt incentives for residential development that is part of a mixed-use project, including but not limited to relaxed development standards, reduced parking requirements, and expedited development review procedures.	Zoning Ordinance amendment. 352 units.	July 2010	Not adopted. Anticipated to be part of General Plan Update.
A-5	The County shall create an infill development overlay district and prepare related guidelines that allow flexibility in lot sizes, building height, setbacks, site planning, parking requirements, and other development standards to encourage high-density and affordable housing in proximity to transit services.	Zoning Ordinance amendment.	July 2010	Not adopted. Anticipated to be part of General Plan Update.
A-6	To facilitate development of infill projects, the County shall adopt an Infill Incentive Ordinance to assist developers in addressing barriers to infill development. Incentives could include, but are not limited to, modifications of development standards, such as reduced parking, increased building height, reduced street width, and relaxed setback requirements to accommodate smaller or odd-shaped parcels; waivers or deferrals of certain development fees, helping to decrease or defer the costs of development; or direct grants from the County.	Zoning Ordinance amendment. 110 units.	July 2010	Not adopted. Anticipated to be part of General Plan Update.
A-7	Due to the loss of multi-family sites to	Zoning Ordinance	2008-9	Not adopted. Anticipated to be part of General Plan

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	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.	amendment.		Update.	
A-8	The County shall conduct a nexus 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.	Fee study.	June 2009	Planned.	
B-1	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 indentify a process for transferring the properties to these entities, including procedures for land exchanges if sites more suitable for affordable and workforce housing are to identified. Affordable housing developed under this program shall have 55-year affordability covenants for multi-family rental units and 45-year affordability covenants for ownership units.	Adopted procedures.	2009-10	County-owned sites have been included on the Redevelopment Agency's vacant land inventory.	

		TABLE PROGRAM IMPLEMEN		STATUS
B-2	The County shall partner with existing non-profit and for-profit corporations that are interested and able to construct and manage workforce and affordable housing. The County may provide technical and/or financial assistance, such as, site identification, site acquisition, and identification of subsidy sources including HOME funds, CDBG monies, fee waivers, and permit processing.	150 units	Ongoing	The County is working with several developers proposing affordable housing projects in the Tahoe basin and the Redevelopment Agency has selected USA Properties Fund to construct a 64-unit affordable housing project on agencyowned land in North Auburn.
B-3	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. The County shall consider site and potential occupancy characteristics when amending development standards.	Zoning Ordinance amendments.	Dec. 2011	Anticipated to be part of General Plan Update.
B-4	The County shall use the density bonus ordinance to encourage rental and for-sale housing. Developments with more than four units that provide at least 20 percent of the units as affordable to low-income households or 10 percent of the units as affordable to very low-income households may be eligible for a density bonus of 25 percent. As a condition of approval for the density bonus, the units must remain	50 units.	Ongoing	Several density bonus projects have been approved in recent years including Ridgeview Villas, Terracina Oaks, and Atwood Village.

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	affordable for at least 30 years. 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.				
B-5	The County shall adopt a resolution waiving 100 percent of the application processing fees for developments in which 10 percent of the units are affordable to very lowincome 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 evaluate waiving environmental review staff time charges for projects containing affordable housing units. To be eligible for fee waiver, the units shall be affordable by affordability covenant. The waiving or reduction of service mitigation fees may also be considered when an alternative funding source is identified to pay these fees.	Revised resolution.	Dec. 2009	Resolution in draft form, not adopted.	
B-6	Consistent with State law, twenty percent of the tax increment funds accruing to the Redevelopment Agency shall be directed to affordable housing.	425 units.	Ongoing	This is and has consistently been Redevelopment Agency policy. The Redevelopment Agency acquired a six-acre site in the North Auburn Redevelopment Area and is working with a developer to construct a 64-unit affordable housing project on the property. RDA has spent about \$5.5 million acquiring four properties for the DOMUS project in Kings Beach.	

		Table Program Implemen		STATUS
B-7	The County shall continue to use the Housing Trust Fund to acquire building sites for affordable housing, to provide "gap" financing, to leverage funds for acquiring or constructing affordable housing, to continue to provide secured loans to affordable housing developers for up-front costs, or to subsidize the service and mitigation fee waivers for affordable housing developments.	150 units.	Ongoing	Housing Trust Fund moneys will be used to assist the DOMUS project in Kings Beach. The \$34 million project will construct 77 units on the five sites. Of those, 75 will be deed restricted for low-income residents who earn between 30 percent and 60 percent of the area median income. The remaining two units will be for on-site managers.
B-8	Placer 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.	n/a	Ongoing	Financial institutions operating in the county that fall under the requirements of the Community Reinvestment Act have been identified.
B-9	The County shall investigate and, where deemed eligible, apply for State and Federal monies for direct support of low-income housing construction and rehabilitation. The Redevelopment Agency and Health and Human Services shall continue to assess potential funding sources, such as, but not limited to, the Community Development Block Grant (CDBG), and HOME. 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.	100 units.	Ongoing	The County continues to apply for federal and state housing program funds as available to continue and expand affordable housing programs. A number of sources have been used to assist the DOMUS project in Kings Beach including a \$3.3 million grant through the State Infill Infrastructure program. The County received \$500,000 in Community Development Block Grant funds to be used for housing rehabilitation loans in Kings Beach.

	TABLE C				
		Program Implement	NTATION S	STATUS	
B-10	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.	New County ordinance.	2008-9	Draft Ordinance prepared, not adopted.	
B-11	Although the County currently offers permit streamlining, priority processing, and concurrent processing for senior and affordable housing developments, the County shall review its residential processing procedures, as appropriate, to identify opportunities to further streamline processing procedures while maintaining adequate levels of public review.	Continued reduction in processing time.	2009-10	The county gives priority to affordable housing projects for both planning and building permit reviews.	
B-12	The County shall amend the zoning ordinance to allow accessory apartments, such as detached units over garages, by right within all residential zones to provide another source of affordable housing. The amendments will ensure that the County's Zoning Ordinance is consistent with State law requirements for second units. Additionally, the County shall consider streamlining the approval process for secondary units, as well as allowing second units on smaller parcels than what is currently allowed.	Revised County ordinance. 250 units.	Dec. 2009	Accessory apartments are now allowed as a matter-of-right, subject to a zoning review. A revised ordinance to allow accessory units on smaller lot sizes has not been prepared.	

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B-13	The County shall investigate land banking as a method to provide sites for affordable housing.	n/a	2009-10	The County continues to work with the Placer Collaborative Network to establish a Housing Land Trust in the county.	
B-14	The County shall publicize information on the County website about existing toll-free foreclosure assistance hotlines, foreclosure counseling, foreclosure prevention programs, and other resources available for residents facing possible foreclosures.	Updated website.	June 2009	Complete. Foreclosure resources and links are now provided on the Placer County home page.	
B-15	To facilitate 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, 20 or fewer units/acre as a permitted use by right in the C1 and C2 zone districts.	Zoning Ordinance amendment.	Dec. 2009	Anticipated to be part of General Plan Update.	
C-1	The County shall continue to work with TRPA to establish a framework for consideration of changes to the TRPA Code of Ordinances that will facilitate the construction of affordable and workforce housing.	Adopted changes in the TRPA Code to allow additional affordable housing.	Ongoing	Placer County and various Tahoe stakeholder groups are working with TRPA to provide a revised set of incentives in its new 20-year Regional Plan currently being written.	
C-2	The County shall initiate a review of Policy C-2 to consider specific issues including: The appropriateness of the application of the same requirement to both small (i.e. under 2 acres in project area) commercial/professional office projects, the financial	Revised policy.	Dec. 2012	Stakeholders have requested this change to provide relief to small developers/property owners.	

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	feasibility of requiring 50 percent of the housing demand and the impact of the requirement on attracting new commercial projects.			
C-3	The County will continue to support a legislative platform to facilitate the development of affordable housing, especially in Lake Tahoe and the surrounding Sierra areas.	Adopted changes in the TRPA Code to allow additional affordable housing.	Ongoing	Placer County and various Tahoe stakeholder groups are working with TRPA to provide a revised set of incentives in its new 20-year Regional Plan currently being written.
C-4	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.	Adopted TRPA affordable housing plan.	2008-9	The County is working with TRPA to adopt an Affordable Housing Plan that would allow second units on parcels less than one acre in size within the basin. Draft document prepared, not approved.
C-5	The County shall continue to meet with surrounding jurisdictions in the Tahoe Basin to discuss workforce housing issues and develop cooperative strategies that address identified workforce housing needs.	Identify areas for cooperation.	Ongoing	The County continues to work with various stakeholder groups in the basin and sierra to address affordable housing issues.
C-6	The County shall work with employers in the Eastern Sierra portion of the county to establish a down payment assistance program in which employers provide deferred mortgages for workers who wish to purchase existing homes in the Eastern Sierra and are qualified first-time homebuyers. Workers participating in the pilot program shall agree to share the future equity from market appreciation with the employer sponsoring the	10 units.	2009-10	Planned.

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	mortgage.				
D-1	The County will apply annually for CDBG rehabilitation funds to provide housing rehabilitation services and weatherization services to very low and low-income households.	50 units.	Ongoing	The Redevelopment Agency tracks grant application opportunities on a consistent basis.	
D-2	The County shall continue to administer the Housing Choice Voucher Program (Section 8 assistance) through the Placer County Housing Authority.	250 units.	Ongoing	The County has an approximate 91 percent allocation utilization rate. There are 276 vouchers but only 251 are funded.	
D-3	The County shall consider providing incentives for the preservation of mobile home parks.	Additional incentives.	Ongoing	Additional incentives to preserve mobile home parks have not been formulated.	
E-1	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. The Redevelopment Agency shall act as a clearinghouse for information regarding the promotion and maintenance of government subsidized low-income housing.	Annually update list of affordable housing projects.	Ongoing	Redevelopment maintains a list of units produced through state and federal programs and monitors their affordability covenants.	
E-2	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	Revisions to all housing incentive and regulatory programs.	2009-10	Redevelopment continues to work with appropriate organizations to identify units which may convert to market-rate.	

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	units to market-rate units as described in	PROGRAM IMPLEMEN	NTATION S	TATUS	
	Policy E-2.				
E-3	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.	Annually update list of affordable housing projects.	As- Needed	Redevelopment continues to work with appropriate organizations to identify units which may convert to market-rate.	
F-1	The County shall evaluate increasing the by- right occupancy of small group housing developments and residential care facilities from group homes with six or fewer residents to group homes with eight or fewer residents in all residential zones subject to the same rules that apply to single-family dwellings.	Zoning Ordinance amendment.	Ongoing	Draft ordinance prepared; Anticipated to be reviewed by Board of Supervisors mid-2010.	
F-2	The County shall consider requiring developers to offer a "universal design package" as an option to homebuyers. The County shall determine the most appropriate application of the ordinance, such as the size of residential projects and the type of residential dwellings that will be subject to the ordinance.	A greater number of homes that accommodate people of different abilities.	2009-10	This requirement has not been adopted. The County will continue to encourage incorporation of universal design features in new structures.	
F-3	The County shall review the Zoning Ordinance, land use policies, permitting practices, and building codes to identify	Review regulations, policies and practices; amend as	Ongoing	Ordinances and policies are amended as necessary to maintain consistency with State law.	

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	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.	appropriate.			
F-4	The County shall amend the zoning ordinance to ensure that permit processing procedures for farmworker housing do not conflict with Health and Safety Code Section 17021.6 which states that "Any employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household shall be deemed an agricultural land use designation for the purposes of this section. For the purpose of all local ordinances, employee housing shall not be deemed a use that implies that the employee housing is an activity that differs in any other way from an agricultural use. No conditional use permit, zoning variance, or other zoning clearance shall be required of this employee housing that is not required of any other agricultural activity in the same zone." The County shall also ensure that such procedures encourage and facilitate the development of housing for farmworkers.	Zoning text amendment.	Dec. 2008	Draft prepared, not adopted. This ordinance is anticipated to be reviewed by the Board of Supervisors in late-2010.	
G-1	The County shall continue to support emergency shelter programs, including consideration of funding for programs developed through inter-jurisdictional cooperation.	A "Continuum of Care" strategy.	Ongoing	The homeless shelter is run by a non-profit group, the "Gathering Inn." This group operates a nomadic shelter in which the homeless shelter location moves from church site to church site.	

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G-2	The County shall continue to provide transitional and permanent supportive housing in the form of group housing. Additionally, the County shall identify sites for use as transitional and permanent supportive housing to address the unmet need for these services.	List of sites available for transitional and supportive housing.	2009-10	To be completed with Program G-3.			
G-3	The County shall amend the Zoning Ordinance to include emergency and transitional housing as an allowed land use in certain zoning districts.	Zoning text amendment.	Dec. 2008	Draft prepared, not adopted. This ordinance is anticipated to be reviewed by the Board of Supervisors in late-2010.			
G-4	The County shall amend the Zoning Code to define Single Room Occupancy (SRO) units and explicitly allows SROs as a residential use in certain zones. These zones could include the Multi-Family Residential (RM), Highway Service (HS), and Resort (RES) zoning districts.	Zoning text amendment.	July 2009	Draft ordinance expected to be ready for review in early 2011.			
H-1	The County shall provide information 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 promote this program by posting information on their web page and creating a handout to be distributed with land development applications.	Distribution of information with all building permits and on County website.	Ongoing	The County has several handouts that are distributed when a Building Permit is issued. Web update forthcoming.			
H-2	The County shall encourage efficient energy use in new development, such as compact urban form, access to non-auto transit, use of traffic demand management, water-efficient landscaping, among other possibilities. The County shall promote this program by incorporating policies that encourage	Policies that encourage efficient energy use.	Ongoing	This is and has consistently been County policy. If funding is secured, the County will prepare a Climate Action Plan in 2011.			

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	efficient energy use into new and updated land use plans.						
H-3	The County shall develop a green building incentive program to promote the provision of green building practices in new residential development. The "green incentive" program shall establish a point system that rates new residential development by assigning value to certain green building practices.	Adoption of a new ordinace.	2009-10	Planned.			
I-1	The County shall continue to be the local contact point for the Department of Fair Employment and Housing, 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.	Distribution of information regarding equal access to housing.	Ongoing	Equal access to housing is protected by state and federal law. Placer County promotes fair housing opportunities through its various financial assistance initiatives and affordable housing/neighborhood revitalization programs. HHS Community Services and Housing Authority's efforts include educating the community about fair housing and equal housing opportunity, providing housing counseling services and family resource information and referral.			
I-2	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.	Distribution of information.	Ongoing	This is and has consistently been County policy.			
J-1	The County shall name a housing coordinator/point-person to oversee the implementation of Housing Element policies and programs, facilitate permit processing of affordable housing developments and oversee workforce housing programs.	Designation of a housing coordinator.	2009-10	This function has been assigned to the Planning Department's Long-Range Planning Team.			

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J-2	The County shall establish an inter- departmental housing committee/working group to ensure that the Planning Department, Health and Human Services, and the Redevelopment Agency 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.	Creation of an inter- departmental housing working group.	Ongoing	Through the Community Development Resources Agency, housing program implementation is coordinated.				
J-3	The County shall review the Redevelopment Agency Project Areas Housing Production Plan to determine consistency with this updated Housing Element.	Redevelopment plan review.	Ongoing	This is and has consistently been County policy.				