

PLACER COUNTY
HOUSING ELEMENT POLICY DOCUMENT
HCD REVIEW DRAFT

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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 a five-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.
- 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.
- Policy A-3** 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).
- Policy A-4** The County shall encourage mixed-use and transit-oriented development projects where housing is provided in conjunction with compatible non-residential uses.
- Policy A-5** The County shall encourage residential infill development through flexible development standards, and other incentives in areas of the county where adequate public facilities and services are already in place.
- Policy A-6** The County shall encourage residential development of high architectural and physical quality.
- Policy A-7** The County shall encourage the development of multi-family dwellings in locations where adequate infrastructure and public services are available.
- Policy A-8** Placer County shall continue to implement the policies and requirements of the Placer County Design Guidelines Manual and community design elements of the various community plans.



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.

Responsible Agency/Department: Planning Department

Timeframe: Ongoing

Funding: General Fund

Program A-2 DEVELOPMENT STANDARDS

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.

Responsible Agency/Department: Planning Department, Department of Public Works

Timeframe: December 2011

Funding: General Fund

Program A-3 PUBLIC FACILITIES

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 have access to public facilities.

Responsible Agency/Department: Planning Department, Public Works Department

Timeframe: Ongoing

Funding: General Fund



Program A-4 MIXED-USE DEVELOPMENT AND RESIDENTIAL DEVELOPMENT IN COMMERCIAL ZONES

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 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. The County shall produce promotional materials such as brochures and fliers, website postings, and/or electronic mailings.

Responsible Agency/Department: Planning Department

Timeframe: July 2010

Funding: General Fund

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

Program A-5 INFILL DEVELOPMENT

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.

Responsible Agency/Department: Planning Department

Timeframe: July 2010

Funding: General Fund



Program A-6 INFILL PROJECTS

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.

Responsible Agency/Department: Planning Department

Timeframe: July 2010

Funding: General Fund

Quantified Objective: 160 units (110 affordable units)

Program A-7 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.

Responsible Agency/Department: Planning Department

Timeframe: 2008/2009

Funding: General Fund

Program A-8 FEES

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.

Responsible Agency/Department: Planning Department

Timeframe: June 2009

Funding: General Fund



B. AFFORDABLE HOUSING

Goal B

To encourage construction and maintenance of safe, decent and sound affordable housing in the county.

POLICIES

- Policy B-1** The County shall give highest priority for permit processing to development projects that include an affordable residential component.
- Policy B-2** The County shall consider the appropriateness of County-owned surplus land for affordable housing. If found appropriate for housing, the County may lease, sell or grant such property to facilitate the construction of affordable housing.
- Policy B-3** The County shall continue to apply for funds from the State and Federal government to construct and preserve affordable housing.
- Policy B-4** The County shall require housing for low-income households 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.
- Policy B-5** Affordable housing produced through government subsidies and/or through incentives or regulatory programs shall be distributed throughout the County and not concentrated in a particular area or community.
- Policy B-6** The County shall require low-income-housing units in density bonus, or other projects that may be required to provide affordable housing, 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.
- Policy B-7** The County shall facilitate expanded housing opportunities that are affordable to the workforce of Placer County.
- Policy B-8** The Redevelopment Agency shall utilize at least 20 percent of all tax increment proceeds for low-income housing, in accordance with State law. Furthermore, a portion of all units built in the redevelopment area shall be affordable to very low-, low- and moderate-income households, as required by State law.



- Policy B-9** For residential projects outside of a specific plan area where more than 10 percent of the units are affordable to very low-income households, or 20 percent are affordable to low-income households, or 30 percent are affordable to moderate-income households, 100 percent of the development-related fees over which the County has direct control shall be waived.
- Policy B-10** 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.
- Policy B-11** 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.
- Policy B-12** The County shall continue to give highest priority in the development review process to senior housing, very low-, low- and moderate-income housing projects.
- Policy B-13** 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 for low and very low-income residents.
- Policy B-14** To preserve homeownership and promote neighborhood stability, the County shall attempt to alleviate individual and community issues associated with foreclosures.
- Policy B-15** 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 shall include an affordable housing component subject to approval by County and/or comply with any adopted County affordable housing program.



Policy B-16 The County currently requires 10 percent of residential units in specific plans be affordable (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.

PROGRAMS

Program B-1 SURPLUS COUNTY LAND

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 to be 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.

Responsible Agency/Department: Planning Department

Timeframe: FY 2009/2010

Funding: General Fund

Program B-2 ASSISTING AFFORDABLE HOUSING DEVELOPERS

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.

Responsible Agency/Department: Planning Department, Redevelopment Agency

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. The County shall consider site and potential occupancy characteristics when amending development standards. The specific standards which shall be evaluated 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.

Responsible Agency/Department: Planning Department

Timeframe: December 2011

Funding: General Fund

**Program B-4 DENSITY BONUS**

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 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.

Responsible Agency/Department: Planning Department

Timeframe: Ongoing

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

Funding: General Fund

Quantified Objective: 50 units

Program B-5 FEE WAIVERS

The County shall adopt a resolution waiving 100 percent of the application processing fees for developments in which 5 percent of 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 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. The County may use either redevelopment set-aside funds or the Housing Trust Fund to subsidize the service and mitigation fees for affordable housing developments. 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.

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

Timeframe: December 2009; promotional material will be prepared and utilized within six months after adoption of the Housing Element

Funding: General Fund, Redevelopment set-asides, Housing Trust Fund



Program B-6 REDEVELOPMENT SET-ASIDE FUNDS

Consistent with State law, twenty percent of the tax increment funds accruing to the Redevelopment Agency shall be directed to affordable housing. If successful in receiving funding from the Local Housing Trust Fund matching program, the County shall encourage the Redevelopment Agency to work with affordable housing developers to utilize a portion of set-aside funds for development of housing affordable to extremely low-income households.

Responsible Agency/Department: Redevelopment Agency

Timeframe: Ongoing

Funding: Tax increment

Quantified Objective: 425 units

Program B-7 HOUSING TRUST FUND

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.

Responsible Agency/Department: Redevelopment Agency

Timing: Ongoing

Funding: In-lieu fees

Quantified Objective: 150 units

Program B-8 PRIVATE FINANCING

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.

Responsible Agency/Department: Redevelopment Agency

Timing: Ongoing

Funding: General Fund

**Program B-9 STATE AND FEDERAL FUNDS**

The County shall 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 also seek State and Federal funding specifically targeted for the development of housing affordable to extremely low-income households, such as the Local Housing Trust Fund program and Proposition 1-C funds. 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.

Responsible Agency/Department: Redevelopment Agency, Health and Human Services/Adult System of Care

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

Funding: General Fund, Technical Assistance Grants

Quantified Objective: 100 units

Program B-10 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.

Responsible Agency/Department: Planning Department

Timeframe: FY 2008/2009

Funding: General Fund



Program B-11 PRIORITY PROCESSING

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. The review shall include, but is not limited to:

- Evaluating critical land use processes and working with a consultant to identify possible improvements;
- Developing a land development issues oversight committee and interdepartmental land development teams, with regular briefings on key issues;
- Training and cross-training for new tools and processes. Greater public outreach and education;
- Using new technology including on-line permitting, expanded use of geographic information systems, and greater use of the County web site; and,
- Purchasing and installing an automated permit routing and tracking system.

Responsible Agency/Department: Planning Department, Public Works, Environmental Health, Economic Development, Building and Facility Services

Timeframe: FY 2009/2010

Funding: General Fund

Program B-12 SECOND UNITS

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.

Responsible Agency/Department: Planning Department

Timeframe: December 2009

Funding: General Fund

Quantified Objective: 250 units



Program B-13 LAND BANKING

The County shall investigate land banking as a method to provide sites for affordable housing by undertaking the following process:

- Updating the County-owned sites inventory;
- Conducting a land inventory of publicly owned land and examine the feasibility of use for housing development;
- Contacting other agencies and organizations, such as public agencies, lending institutions, school districts, service organizations, religious institutions, and other landowners, to identify potential sites for acquisition;
- Continuing to work with the Placer Collaborative Network on establishing a Housing Land Trust;
- Including land donations as an option to developers in meeting inclusionary housing requirements;
- Evaluating the use of redevelopment set-aside funds and housing trust funds for securing sites;
- Evaluating how appropriate sites would be made available to developers at a reduced cost in exchange for the provision of affordable housing units; and,
- Seeking input from housing developers and the community on program objectives and constraints.

Responsible Agency/Department: Planning Department;
Redevelopment Agency

Timeframe: FY 2009/2010

Funding: General Fund, Housing Trust Fund

Program B-14 PUBLICIZE FORECLOSURE ASSISTANCE PROGRAMS

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.

Responsible Agency/Department: Health and Human Services
Department

Timeframe: June 2009

Funding: General Fund



Program B-15 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, 20 or fewer units/acre as a permitted use by right in the C1 and C2 zone districts.

Responsible Agency/Department: Planning Department

Timeframe: December 2009

Funding: General Fund

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 portion of Placer County.

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 its regulations to permit second residential units.

Policy C-2 The County shall require new development in the Sierra Nevada and Lake Tahoe areas to provide for employee housing equal to at least 50 percent of the housing demand generated by the project. If the project is an expansion of an existing use, the requirement 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.

Policy C-3 The County shall work with the Tahoe Regional Planning Agency (TRPA) to encourage the construction of larger units (i.e., three or more bedrooms) for families in the Kings Beach area.



PROGRAMS

Program C-1 TRPA CODE CHANGES

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. Such efforts may include:

- Relaxing TRPA development codes for affordable housing developments and second residential units;
- Increasing the density bonus and base land coverage for affordable housing developments to make them more financially feasible;
- PAS amendments to allow more opportunities for multi-family housing in the basin; and/or
- Flexibility in applying the October to May building ban to rehabilitation of affordable housing, such as low-income households served in the CDBG program.

Responsible Agency/Department: Planning Department, Redevelopment Agency,
Timeframe: FY 2008/2009 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 same requirement to both small (i.e. under 2 acres in project area) commercial/professional office projects, the financial feasibility of requiring 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.

Responsible Agency/Department: Planning Department
Timeframe: December 2012
Funding: General Fund



Program C-3 LEGISLATIVE PLATFORM

The County shall continue to support a legislative platform to 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.

Responsible Agency/Department: County Executive Office, Planning Department, Redevelopment Agency, HHS

Timeframe: FY 2008/2009 and 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.

Responsible Agency/Department: Planning Department, Redevelopment Agency

Timeframe: FY 2008/2009

Funding: General Fund



Program C-5 COOPERATION FOR WORKFORCE HOUSING

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.

Responsible Agency/Department: Planning Department, Redevelopment Agency
Timeframe: FY 2008/2009 and ongoing
Funding: General Fund

Program C-6 DOWN-PAYMENT ASSISTANCE PILOT PROGRAM

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 mortgage.

Responsible Agency/Department: Planning Department
Timeframe: FY 2009/2010
Funding: General Fund
Quantified Objective: 15 units (10 affordable)

D. CONSERVATION/REHABILITATION

Goal D

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

POLICIES

- Policy D-1** The County shall continue to make rehabilitation loans to low-income households from its CDBG program revolving loan funds.
- Policy D-2** 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. Additionally, the County shall seek to obtain additional Section 8 Housing Choice Vouchers.
- 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.



- Policy D-4** The County shall require the abatement of unsafe housing conditions while giving property owners adequate time to correct deficiencies.
- 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.
- Policy D-6** The County shall support efforts to convert mobile home parks where residents lease their spaces to parks where residents own their spaces.
- Policy D-7** The County shall continue to provide Section 8 Housing Choice Voucher assistance to eligible households and pursue funding for additional vouchers.
- Policy D-8** 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.
- Policy D-9** The County shall adhere to State law requiring tenant notice and landlord relocation assistance in cases of demolition of multi-family housing.
- Policy D-10** The County shall adhere to the requirements of State law regarding mobile home conversions.
- Policy D-11** The County's Code Enforcement Officers shall continue to work with property owners to preserve the existing housing stock.

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;

Responsible Agency/Department: Redevelopment Agency

Timeframe: Ongoing

Funding: CDBG funds

Quantified Objective: 50 units rehabilitated



Program D-2 HOUSING CHOICE VOUCHERS PROGRAM

The County shall continue to administer the Housing Choice Voucher Program (Section 8 assistance) through the Placer County Housing Authority.

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

Timeframe: Ongoing

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

Quantified Objective: 250 units

Program D-3 MOBILE HOME PARK CONVERSION ORDINANCE

The County shall consider providing incentives for the preservation of mobile home parks. Incentives may include the following:

- waiver of building permit and other processing and inspection fees for maintaining or improving a mobile home park;
- financial assistance for infrastructure and other park improvements through local, State, and Federal funds;
- technical and financial assistance (e.g., state aid from the Mobilehome Park Resident Ownership Program) to park residents who wish to purchase, improve, and manage their mobile home parks; and/or
- relocation assistance.

Responsible Agency/Department: Planning Department

Timeframe: Ongoing

Funding: General Fund, HOME funds, CDBG funds, and
Mobilehome Park Resident Ownership Program funds



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.

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, the Placer County Redevelopment Agency, and the residents of at-risk units.

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. The Redevelopment Agency shall act as a clearinghouse for information regarding the promotion and maintenance of government subsidized low-income housing.

Responsible Agency/Department: Redevelopment Agency

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.

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

Timeframe: FY 2009/2010

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.

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

Timeframe: As needed

Funding: General Fund, CDBG and HOME funds, set-aside funds

F. SPECIAL NEEDS

Goal F

To meet the housing needs of special groups of County residents, including a growing senior population, large families, single mothers, farmworkers, and persons with disabilities. (Homeless persons are addressed under Goal G.)

POLICIES

Policy F-1 The County shall encourage the development of housing for seniors, including congregate care facilities.

Policy F-2 County policies, programs and ordinances shall provide opportunities for persons with disabilities to reside in all neighborhoods.

Policy F-3 The County shall reduce parking requirements for special needs housing if a proponent can demonstrate a reduced parking need.



- Policy F-4** 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.
- Policy F-5** The County shall continue to facilitate efforts of individuals, private organizations, and public agencies to provide safe and adequate housing for farmworkers.
- Policy F-6** The County shall support appropriate amounts of farmworker and farm family housing in agriculturally-zoned areas where it promotes efficiency in the farming operation and has minimal impact on productive farmland.
- Policy F-7** The County shall continue to implement the incentive programs for senior housing, including the density bonus ordinance and priority processing.

PROGRAMS

Program F-1 GROUP HOMES

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.

Responsible Agency/Department: Planning Department

Timeframe: Ongoing

Funding: General Fund

Program F-2 UNIVERSAL DESIGN ORDINANCE

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. The “universal design package” shall include features such as:

- Entrances to homes without steps;
- Hallways and doors that comfortably accommodate strollers and wheelchairs;
- Lever door handles and doors of the appropriate weight;
- Electrical outlets that can be accessed without having to move furniture;



- Rocker action light switches to aide people with a loss of finger dexterity;
- Showers that can accommodate a wheel chair, and that have adjustable showerheads to accommodate people of different heights; and
- Kitchens with varying counter heights.

Responsible Agency/Department: Planning Department, Building Department

Timeframe: FY 2009/2010 and ongoing

Funding: General Fund

Program F-3 COMPLIANCE WITH FAIR HOUSING LAWS

The County shall review the Zoning 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.

Responsible Agency/Department: Planning and Building Department

Timeframe: FY 2008/2009 and ongoing

Funding: General Fund

Program F-4 ZONING FOR FARMWORKER HOUSING

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.

Responsible Agency/Department: Planning Department

Timeframe: December 2008

Funding: General Fund



G. HOMELESS PERSONS

Goal G

To alleviate homelessness in the county through a variety of programs, including increased affordable housing opportunities and the provision of emergency shelter for all persons in need.

POLICIES

- Policy G-1** 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.
- Policy G-2** The County shall continue to assist various non-profit organizations involved with emergency shelter(s) and other aids to homeless persons.
- Policy G-3** The County shall assess the system-wide delivery of services and expenditures aimed at assisting those who are homeless to ensure that funding is appropriated judiciously and local efforts are not duplicated.
- Policy G-4** The County shall continue to work with 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.

PROGRAMS

Program G-1 **FUNDING FOR EMERGENCY SHELTERS**

The County shall continue to support emergency shelter programs, including consideration of funding for programs developed through inter-jurisdictional cooperation.

Responsible Agency/Department: Health and Human Services

Timeframe: Ongoing

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

Program G-2 **SITES FOR TRANSITIONAL AND SUPPORTIVE HOUSING**

The County shall continue to provide transitional and permanent supportive housing in the form of group housing. Additionally, the Zoning Ordinance shall be updated to explicitly state that transitional and supportive housing are considered residential uses subject only to those restrictions that apply to other residential uses of the same type in the



same zone. The County shall identify sites for use as transitional and permanent supportive housing to address the unmet need for these services. Appropriate sites shall have the following characteristics:

- Close to public services and facilities;
- Zoning classifications that allow the siting of transitional housing and permanent supportive housing, and zoning regulations that do not impede their development, the use of the facility, or the conversion of an existing structure for such use; and
- Development standards, such as parking requirements, fire regulations, and design standards, that do not impede the efficient use of the site.

Responsible Agency/Department: Planning Department,
Redevelopment Agency, Health and Human Services

Timeframe: FY 2009/2010

Funding: General Fund/other

Program G-3 ZONING FOR EMERGENCY SHELTERS

The County shall amend the Zoning Ordinance to include emergency shelters as an allowed land use in the following zoning districts with the indicated permit requirements:

- Residential Multi-family (RM) - Zoning Clearance
- Neighborhood Commercial (CI) - Minor Use Permit
- General Commercial (C2) - Conditional Use Permit
- Commercial Planned Development (CPD) - Conditional Use Permit
- Highway Service (HS) - Minor Use Permit
- Resort (RES) - Minor Use Permit

Emergency shelters proposed in these districts should follow the prescribed development standards. These standards shall not pose a constraint to the development of these types of facilities.

Responsible Agency/Department: Planning Department

Timeframe: December 2008

Funding: General Fund



Program G-4 SINGLE ROOM OCCUPANCY (SRO) UNITS

The County shall amend the Zoning Code to define Single Room Occupancy (SRO) units and explicitly allow 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.

Responsible Agency/Department: Planning Department

Timeframe: July 2009

Funding: General Fund

H. ENERGY CONSERVATION

Goal H

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 H-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.
- Policy H-2** The County shall promote land use patterns that encourage energy efficiency, to the extent feasible.
- Policy H-3** The County shall provide incentives, such as streamlined and expedited approval processes, for housing built using green building standards.
- Policy H-4** 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.

PROGRAMS

Program H-1 ENERGY EFFICIENT HOMES

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.

Responsible Agency/Department: Building Department

Timeframe: Ongoing - Promotional material will be prepared and utilized within six months after adoption of the Housing Element

Funding: General Fund



Program H-2 ENERGY EFFICIENT LAND USE

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 efficient energy use into new and updated land use plans.

Responsible Agency/Department: Planning Department

Timeframe: Ongoing

Funding: General Fund

Program H-3 GREEN BUILDING INCENTIVE PROGRAM

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 including, but not limited to:

- Installation of photovoltaic and “cool” roofs;
- Solar water heating;
- Use of recycled and renewable building materials;
- Energy Star appliances;
- Energy-efficient lighting;
- Location near public transportation and other services;
- Shade trees;
- Low or no-VOC finishes; and
- Water-efficient landscaping.

Based on the rating, the County shall award incentives to developers of green residential buildings, including, but not limited to:

- Streamlined permitting and approval procedures;
- Fee waivers;
- Density bonuses; and
- Reduced parking requirements.

Responsible Agency/Department: Planning Department, Building Department

Timeframe: FY 2009/2010

Funding: General Fund



I. EQUAL OPPORTUNITY

Goal I

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

POLICIES

- Policy I-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.
- Policy I-2** The County shall promote the enforcement of the policies of the State Fair Employment and Housing Commission.

PROGRAMS

Program I-1 FAIR HOUSING

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.

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

Timeframe: Ongoing

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

Funding: General Fund

Program I-2 LEGAL ASSISTANCE FOR FAIR HOUSING

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.

Responsible Agency/Department: Housing Authority/Health and Human Services

Timeframe: Ongoing

Funding: General Fund



J. IMPLEMENTATION MONITORING

Goal J

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

POLICIES

Policy J-1 The County shall continuously work to improve the day-to-day implementation of Housing Element programs.

PROGRAMS

Program J-1 HOUSING COORDINATOR

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.

Responsible Agency/Department: Community Development Resources Agency, County Executive Office, Redevelopment Agency

Timeframe: FY 2009/2010

Funding: General Fund

Program J-2 INTER-DEPARTMENTAL COORDINATION

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.

Responsible Agency/Department: Community Development Resources Agency, Redevelopment Agency, Health and Human Services

Timeframe: FY 2008/2009 and ongoing

Funding: General Fund



Program J-3 REDEVELOPMENT AGENCY HOUSING PLAN

The County shall review the Redevelopment Agency Project Areas Housing Production Plan to determine consistency with this updated Housing Element.

Responsible Agency/Department: Planning Department,
Redevelopment Agency

Timeframe: FY 2008/2009 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 a five-year time period.

Table 1 summarizes the quantified objectives for the construction, rehabilitation, or conservation of units during the remaining time frame of the Housing Element (2008-2013).



**TABLE 1
SUMMARY OF QUANTIFIED OBJECTIVES**

**Placer County
2008-2013**

Objective Category/Program	Extremely Low	Very Low	Low	Moderate	Total Affordable	Above-Moderate
New Residential Construction						
Program A-4: Mixed Use Development ¹	-	152	100	100	352	73
Program A-6: Infill Projects ²	-	35	25	50	110	50
<i>Subtotal</i>		<i>187</i>	<i>125</i>	<i>150</i>	462	<i>123</i>
Affordable Housing						
Program B-2: Assisting Affordable Housing Developers ³	-	60	60	30	150	-
Program B-4: Density Bonus ⁴	-	20	30	-	50	-
Program B-6: Redevelopment Set-Aside Funds ⁵	25	150	175	75	425	-
Program B-7: Housing Trust Fund ⁶	-	100	50	-	150	
Program B-9: State and Federal Funds ⁷	25	35	40	-	100	
Program B-12: Second Units ⁸	-	-	-	250	250	
Program C-6: Down-Payment Assistance Pilot Program ⁹	-	-	-	10	10	5
<i>Subtotal</i>	<i>50</i>	<i>365</i>	<i>355</i>	<i>365</i>	1,135	<i>5</i>
Rehabilitation						
Program D-1: CDBG Rehabilitation Funds ¹⁰	-	25	25	-	50	-
Program D-2: Housing Choice Vouchers Program ¹¹	100	100	50	-	250	-
<i>Subtotal</i>	<i>100</i>	<i>125</i>	<i>75</i>	<i>-</i>	300	<i>-</i>
TOTAL	150	490	430	365	1,435	128

Notes:

- ¹ Estimated based on adoption of new Mixed Use Overlay zoning designation and incentives for mixed-use development
- ² Estimated based on adoption of new Infill Overlay zoning designation and Infill Incentive Ordinance
- ³ Estimated units generated by available Community Development Block Grant (CDBG) funds, HOME funds, and incentives for affordable housing.
- ⁴ Estimated based on historical use of the density bonus.
- ⁵ Estimated based on available Redevelopment Agency set-aside funds
- ⁶ Estimated based on available funds in the Housing Trust Fund
- ⁷ Estimated units generated by available Community Development Block Grant (CDBG) funds, HOME funds, and other State and Federal affordable housing funding programs.
- ⁸ Assumes all second units will be affordable to moderate-income households.
- ⁹ Assumes that homebuyers in the Eastern Sierra participating in the Pilot Program will have moderate and above moderate incomes.
- ¹⁰ Estimated units rehabilitated by funding under the Community Development Block Grant (CDBG) Program
- ¹¹ Estimated based on current number of households served by the Housing Choice Vouchers (HCV) Program

Source: Placer County, and Mintier & Associates