PLACER COUNTY HOUSING ELEMENT

PART II: BACKGROUND REPORT

PUBLIC HEARING DRAFT
AUGUST 1, 2013

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INTRODUCTION

State Housing Element Law (Government Code Section 65580 (*et seq.*)) mandates that local governments must adequately plan to meet the existing and projected housing needs of all economic segments of the community. This Placer County Housing Element Background Report provides current (to September 1, 2012) information on household characteristics, housing needs, housing supply, land inventory for new development, housing programs, constraints, and incentives for new housing development in Placer County. It also evaluates progress made since Placer County's last Housing Element was adopted in 2009. Where available, population and housing projections are provided as well.

The Background Report of the Housing Element identifies the nature and extent of the county's housing needs, which in turn provides the basis for the County's response to those needs in the Policy Document. The Background Report also presents information on the community's setting in order to provide a better understanding of its housing needs.

Placer County last updated its Housing Element in 2009, intended to serve a 7½-year planning period from January 1, 2006, to June 30, 2013. Placer County previously adopted a 1989 Housing Element before the 2003 document. The timelines for the RHNA process changed after the State of California passed Senate Bill 375 in 2008. One key goal of SB 375 is to better coordinate transportation planning with land use and housing planning. For this reason, the RHNA process is now tied to the adoption of every two cycles of the regional Metropolitan Transportation Plan (MTP). Therefore, the schedule for updating the current Housing Element was accelerated to coincide with the MTP adoption by SACOG. In the future, the Housing Element will be updated every eight years.

This (2013) Housing Element is a comprehensive update of the 2008 Housing Element. The 8 ¾-year planning period is for January 1, 2013 to October 31, 2021. Upon its adoption, this Element will become part of the Placer County General Plan, which was last updated in August 1994. The 1994 General Plan included the following nine elements:

- Land Use
- Housing
- Transportation and Circulation
- Public Facilities and Services
- Recreation and Cultural Resources
- Natural Resources
- Agriculture and Forestry
- Safety and Safety
- Noise

The adoption of this Housing Element may necessitate revisions of some of the other Placer County General Plan Elements to maintain internal consistency with those Elements as mandated by State law.

Overview of State Requirements

State law recognizes the vital role local governments play in the supply and affordability of housing. Each local government in California is required to adopt a comprehensive, long-term general plan for the physical development of their city or county. The housing element is one of the seven mandated elements of the general plan. State law requires local government plans to address the existing and projected housing needs of all economic segments of the community through their housing elements. The law acknowledges that in order for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems that provide opportunities for, and do not unduly constrain, affordable housing development. As a result, housing policy in the state rests largely upon the effective implementation of local general plans, local housing elements in particular.

The purpose of the housing element is to identify the community's housing needs, to state the community's goals and objectives with regard to housing production, rehabilitation, and conservation to meet those needs, and to define the policies and programs that the community will implement to achieve the stated goals and objectives.

State law requires cities and counties to address the needs of all income groups in their housing elements. The official definition of these needs is provided by the California Department of Housing and Community Development (HCD) for each city and county within its geographic jurisdiction. Beyond these income-based housing needs, the housing element must also address special needs groups such as persons with disabilities and homeless persons.

As required by State Housing Element Law (Government Code Section 65583(a)) the assessment and inventory for this Element includes the following:

- Analysis of population and employment trends and projections, and a quantification of the locality's existing and projected housing needs for all income levels. This analysis of existing and projected needs includes Placer County's share of the regional housing need.
- Analysis and documentation of household characteristics, including level of payment compared to ability to pay; housing characteristics, including overcrowding; and housing stock condition.
- An inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment; and an analysis of the relationship of zoning, public facilities, and services to these sites.
- The identification of a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit.
- Analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels and for persons with disabilities, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures. Analysis of local efforts to remove governmental constraints.
- Analysis of potential and actual non-governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, and the cost of construction.

- Analysis of any special housing needs for the elderly, persons with disabilities, large families, farmworkers, families with female heads of households, and families and persons in need of emergency shelter.
- Analysis of opportunities for residential energy conservation.
- Analysis of "at-risk" assisted housing developments that are eligible to change from low-income housing uses during the next 10 years.

The Housing Element Background Report identifies the nature and extent of the county's housing needs in the unincorporated areas of the county, which in turn provides the basis for the County's response to those needs in the Housing Element Policy Document. In addition to identifying housing needs, the Background Report also presents information on the setting in which the needs occur, which provides a better understanding of the community and facilitates planning for housing. The following is a summary of the major sections of the Housing Element Background Report:

- **Section I: Needs Assessment**
  - Housing Stock and Demographic Profile
  - Housing Needs
- **Section II: Resource Inventory**
  - Availability of Land and Services
  - Inventory of Local, State, and Federal Housing and Financing Programs
  - Energy Conservation Opportunities
- **Section III: Potential Housing Constraints**
  - Potential Governmental Constraints
  - Potential Non-Governmental Constraints
- **Section IV: Evaluation**
  - Housing Accomplishments
  - Review of Existing (2009) Housing Element

The Background Report satisfies State requirements and provides the foundation for the goals, policies, implementation programs, and quantified objectives. The Background Report sections draw on a broad range of informational sources. Information on population, housing stock, and economics comes primarily from the 2010 U.S. Census, the 2006-2010 American Community Survey, the California Department of Finance (DOF), and Placer County records. Information on available sites and services for housing comes from numerous public agencies. Information on constraints on housing production and past and current housing efforts in Placer County comes from County staff, other public agencies, and a number of private sources.

General Plan and Housing Element Differences

The housing element is one of seven State-mandated elements that every general plan must contain. Although the housing element must follow all the requirements of the general plan, the housing element has several State-mandated requirements that distinguish it from other general plan elements. Whereas the State allows local government the ability to decide when to update their general plan, State law sets the schedule for periodic update (eight-year timeframe) of the housing element. Local governments are also required to submit draft and adopted housing elements to HCD for State law compliance review. This review ensures that the housing element meets the various State mandates. When the County satisfies these requirements, the State will "certify" that the element is legally adequate. Failing to comply with State law could result in potentially serious consequences such as reduced access to infrastructure, transportation, and housing funding and vulnerability to lawsuits.

Public Participation

As part of the Housing Element update process, the County implemented the State's public participation requirements in Housing Element Law, set forth in Government Code Section 65583(c)(7), that jurisdictions "…shall make a diligent effort to achieve participation of all economic segments of the community in the development of the housing element."

On October 25, 2012, County staff and the Housing Element Consultants conducted a workshop at the Community Development Resources Center in Auburn. County staff distributed announcements of the workshop to a mailing list of various stakeholders including local residents, housing developers, social service providers, neighborhood associations, and the business community. Furthermore, the County publicized the workshop on the County website, through a press release, a Placer County affordable housing Yahoo Group message board, and on announcement boards at County facilities.

The Consultants presented a brief overview of the Housing Element Update and then facilitated an interactive discussion to solicit ideas from participants about the most critical housing issues facing Placer County residents, and identify new ways that the County and the community might address these issues. Workshop participants included: several representatives of special needs groups, including seniors, persons with disabilities, the homeless, and foster children; affordable housing developers; realtors; homeless individuals; and low-income individuals. The discussion focused heavily on identifying the needs of extremely low-income residents and special needs groups. It also focused on "thinking outside the box" to identify new, lower-cost solutions that might better serve the community with the limited resources available from Federal, State, and local sources. See Appendix D for a list of workshop participants and a summary of the issues and ideas provided by the community.

The County reviewed the Housing Element at the following Planning Commission and Board of Supervisors study sessions and public hearings. The public hearings provided additional opportunities for public comment.

- **February 28, 2013: Planning Commission Study Session –** County staff made a presentation to the Planning Commission and general public giving them an overview of the update process and discussing major policies and programs. The Planning Commission approved sending the Draft Housing Element to the Board of Supervisors.

- **March 19, 2013: Older Adult Advisory Commission Study Session –** County staff made a presentation to the Older Adult Advisory Commission giving them an overview of the update process and discussing senior housing needs.
- **April 9, 2013: Board of Supervisors Study Session –** County staff presented an overview of the Housing Element Update process and major policies and programs to the Board of Supervisors. The Board authorized submission of the Draft Housing Element to HCD for the 60-day review.

SECTION I: NEEDS ASSESSMENT

This section begins with a description of demographic, housing, and employment characteristics of Placer County. The section then discusses existing housing needs of Placer County based on housing and demographic characteristics. The section also discusses the housing needs of "special" population groups as defined in State law. Finally, the section discusses the county's future housing needs based on the regional "fair share" allocation in the Regional Housing Needs Allocation (RHNA) prepared by the Sacramento Area Council of Governments (SACOG).

Under the State housing element requirements, housing needs are defined in three categories: existing needs, needs of special groups within the community, and projected needs over the next eight-year housing element planning period. Projected housing needs are the total additional housing units required to adequately house a jurisdiction's projected population over the housing element planning period in units that are affordable, in standard condition, and not overcrowded. These needs, therefore, include those of the existing population, as well as the needs of the additional population projected to reside in the jurisdiction.

A. Housing Stock and Demographic Profile

The purpose of this section is to establish "baseline" population, employment, and housing characteristics for Placer County. The main sources of the information are the 2010 U.S. Census and 2006-2010 American Community Survey. Other sources of information include the following: the California Department of Finance (DOF); the California Employment Development Department (EDD); the U.S. Department of Housing and Urban Development (HUD); the U.S. Department of Agriculture (USDA); and local market data (such as home sales prices, rents, wages, etc.).

1. Demographic and Employment Characteristics and Trends

Population/Demographic and Employment Characteristics and Trends

Population

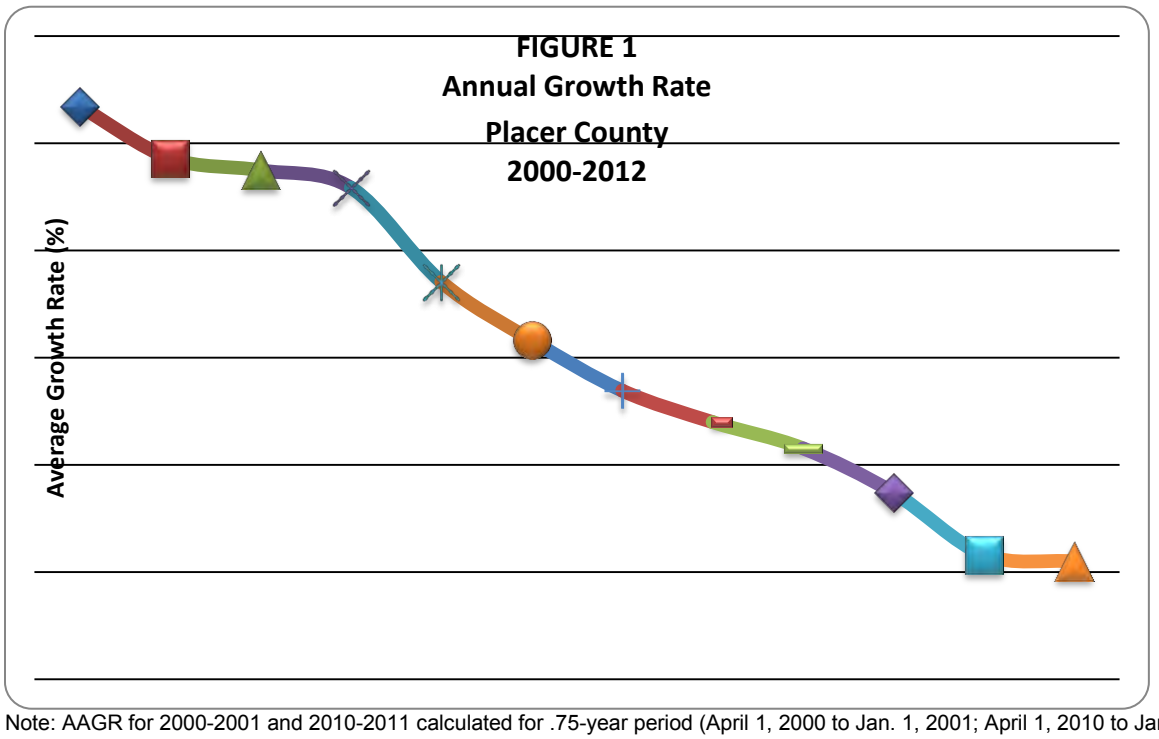
Table 1 shows the long-term historic population trends for Placer County. As shown in the table, the County experienced rapid growth throughout the second half of the twentieth century and into the twenty-first century. The county grew the fastest between 1970 and 1980 when the average annual growth rate (AAGR) was 4.25 percent. Recently, Placer County has been one of the fastest growing counties in California and in the United States. From 2000 to 2010, Placer County's population grew from 248,399 to 348,432 residents–an average annual growth rate (AAGR) of 3.4 percent. While the County's population is continually growing, the average annual growth rate has been decreasing since 1980.

Between 2010 and 2012, the County grew by an estimated 6,896 persons, an average annual growth rate of 1.1 percent. Figure 1 shows the slowing annual growth rate between 2001 and 2012.

TABLE 1
HISTORIC POPULATION
Placer County
1940-2012

Year	Population	Change	AAGR
1940	28,108	-	-
1950	41,649	13,541	4.0%
1960	56,998	15,349	3.2%
1970	77,306	20,308	3.1%
1980	117,247	39,941	4.3%
1990	172,796	55,549	4.0%
2000	248,399	75,603	3.7%
2010	348,432	100,033	3.4%
2012	355,328	6,896	1.1%

Note: AAGR for 2010-2012 calculated for 1.75-year period (April 1, 2010 to Jan. 1, 2012).
Source: SACOG Housing Element Data Profiles, November 2012; DOF, Table 2a Historical Census Populations of California State, Counties, Cities, Places, and Towns, 1850-2010; DOF Table E-1 City/County Population Estimates with Annual Percent Change, 2011-12.



Note: AAGR for 2000-2001 and 2010-2011 calculated for .75-year period (April 1, 2000 to Jan. 1, 2001; April 1, 2010 to January 1, 2011). AAGR for 2009-2010 calculated for a 1.25-year period (January 1, 2009 to April 1, 2010).
Source: SACOG Housing Element Data Profiles, November 2012; DOF Table 2: E-4 Population Estimates for Cities, Counties, and State, 201-2010 with 2000 and 2010 Census Counts; DOF Table E-1 City/County Population Estimates with Annual Percent Change, 2011-12.

While the county has grown at a rapid pace, much of this growth has occurred within the cities. Table 2 shows population, households, average household size, and housing units[1] for unincorporated and

[1] A household is defined by the U.S. Census Bureau as "A person or group of people who occupy a housing unit as their usual place of residence. The number of households equals the number of occupied housing units in a

incorporated Placer County and the state of California for 1990, 2000, and 2010. The table also shows 1990 to 2000 and 2000 to 2010 absolute growth and AAGRs.

Unincorporated Placer County's population grew at an AAGR of 1.8 percent between 1990 and 2000. This was higher than California's growth rate of 1.3 percent. Relative to the incorporated areas of the county, which grew at an AAGR of 5.2 percent, the unincorporated areas of the county grew at a much slower rate. It has been Placer County General Plan policy to steer urban growth to the cities.

Housing units grew at a slower rate than population for unincorporated Placer County between 1990 and 2000, but households grew at a faster rate than population as the average household size decreased. In California, on the other hand, the average household size increased from 1990 to 2000 as population grew faster than the number of households.

From 2000 to 2010, Placer County as a whole had a 3.4 percent AAGR for population, a rate nearly three times California's population AAGR of 1.0 percent during this period. Most of this growth occurred in the incorporated areas of the county where the AAGR was 5.0 percent between 2000 and 2010. Growth in unincorporated areas of the county slowed to an AAGR of 0.7 percent.

Placer County's housing units grew at an AAGR of 4.2 percent between 2000 and 2010, which is almost four times the rate of housing unit growth in California during this period (1.1 percent AAGR). Housing units in the incorporated areas grew a rate of 5.1 percent, while housing units in the unincorporated areas of the county grew at a much lower rate of 1.4 percent. Housing units grew at a higher rate than population, and the average household size in unincorporated Placer County decreased from 2.66 in 2000 to 2.57 in 2010. California's average household size continued to increase over this time period (2.87 in 2000 and 2.90 in 2010) as population grew faster than households and housing units.

Table 3 and Figure 2 show a breakdown of the population growth in Placer County's incorporated cities. As shown in the table, the majority of the county's population growth occurred in the incorporated areas of the county, particularly in Lincoln, Rocklin and Roseville. Lincoln was the fastest growing city in the county, with a population increase from 11,205 residents in 2000 to 42,819 residents in 2010–a 14.3 percent AAGR. The cities of Rocklin and Roseville also experienced significant population increases over this seven year period, with AAGRs of 4.6 and 4.0 percent respectively. As stated earlier, the unincorporated portion of Placer County had an AAGR of 0.7 percent from 2000 to 2010.

The table also shows the population of several unincorporated communities in Placer County, defined as Census Designated Places (CDPs) in the U.S. Census. While it is difficult to compare the population in these communities between 2000 and 2010 since several of the communities were not defined as CDPs in the 2000 U.S. Census, what the information does show is that the county is made up of several small communities. The largest communities within the county are Granite Bay and North Auburn. Granite Bay had a population of 20,402 in 2010, making up nearly 19 percent of the total unincorporated county population, and North Auburn had a population of 13,022 in 2010, making up 12 percent of the unincorporated county population. About half of the county population (53,404) lives in the remaining unincorporated county in more remote areas that are not defined by the U.S. Census.

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census." A housing unit is defined as "A single-family house, townhouse, mobile home or trailer, apartment, group of rooms, or single room that is occupied as a separate living quarters or, if vacant, is intended for occupancy as a separate living quarters".

TABLE 2
POPULATION, HOUSEHOLDS, HOUSING SIZE & HOUSING UNITS

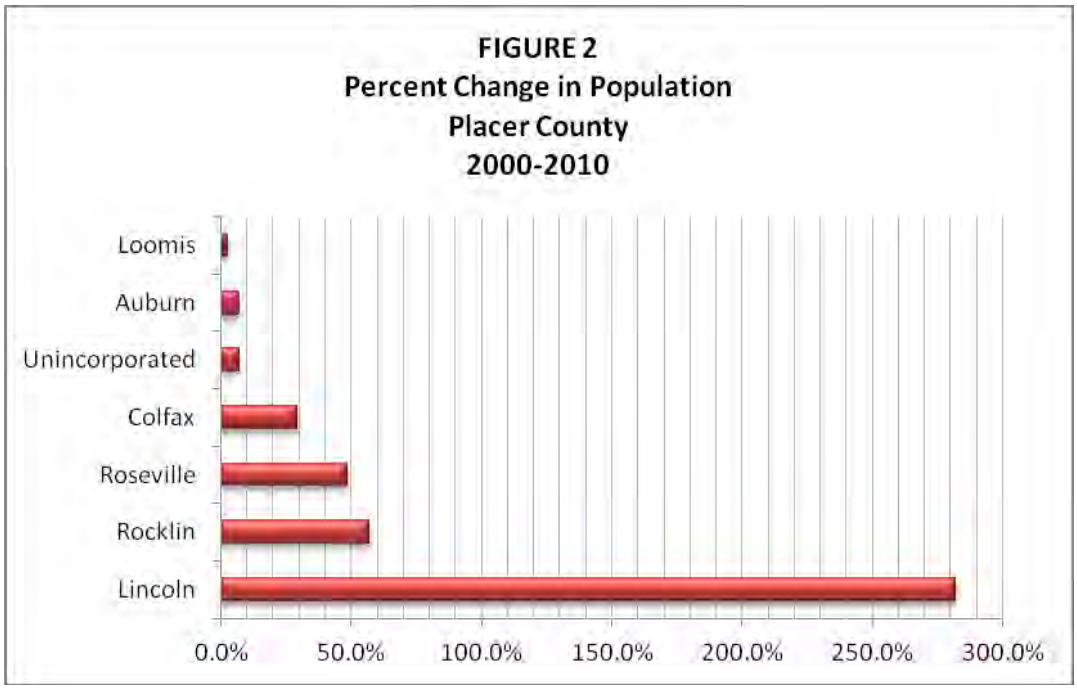
Placer County and California
1990, 2000 & 2010

	Unincorporated Placer County			Incorporated Cities within Placer County			California		
	1990	2000	2010	1990	2000	2010	1990	2000	2010
Population									
Number	84,227	100,701	108,128	88,569	147,698	240,304	29,758,213	33,873,086	37,253,956
Growth from Previous Period	-	16,474	7,427	-	59,129	92,606	-	4,114,873	3,380,870
% AAGR from Previous Period	-	1.8%	0.7%	-	5.2%	5.0%	-	1.3%	1.0%
Households									
Number	30,829	37,334	41,351	33,272	56,048	91,276	10,380,856	11,502,871	12,577,498
Growth from Previous Period	-	6,505	4,017	-	22,776	35,228	-	1,122,015	1,074,627
% AAGR from Previous Period	-	1.9%	1.0%	-	5.4%	5.0%	-	1.0%	0.9%
Average Household Size	2.69	2.66	2.57	2.63	2.61	2.61	2.79	2.87	2.90
Housing Units									
Number	42,507	48,433	55,891	35,372	58,869	96,757	11,182,513	12,214,550	13,680,081
Growth from Previous Period	-	5,926	7,458	-	23,497	37,888	-	1,032,037	1,465,531
% AAGR from Previous Period	-	1.3%	1.4%	-	5.2%	5.1%	-	0.9%	1.1%

Sources: SACOG Housing Element Data Profiles, November 2012; California Department of Finance 2012, Table E-5 and Table E-8; and U.S. Census 1990, 2000, and 2010

TABLE 3 POPULATION CHANGE Placer County and California 2000 & 2010					
Area	**2000**	**2010**	**Absolute Change**	**% Change**	**AAGR**
Auburn	12,462	13,330	868	6.97%	0.7%
Colfax	1,520	1,963	443	29.14%	2.6%
Lincoln	11,205	42,819	31,614	282.14%	14.3%
Loomis	6,260	6,430	170	2.72%	0.3%
Rocklin	36,330	56,974	20,644	56.82%	4.6%
Roseville	79,921	118,788	38,867	48.63%	4.0%
Incorporated County	***147,698***	***240,304***	***92,606***	***62.70%***	***5.0%***
Alta	N/A	610	N/A	N/A	N/A
Carnelian Bay	N/A	524	N/A	N/A	N/A
Dollar Point	1,539	1,215	-324	-21.05%	-2.3%
Dutch Flat	N/A	160	N/A	N/A	N/A
Foresthill	1,791	1,483	-308	-17.20%	-1.9%
Granite Bay	19,388	20,402	1,014	5.23%	0.5%
Kings Beach	4,037	3,796	-241	-5.97%	-0.6%
Kingvale	N/A	143	N/A	N/A	N/A
Meadow Vista	3,096	3,217	121	3.91%	0.4%
Newcastle	N/A	1,224	N/A	N/A	N/A
North Auburn	11,847	13,022	1,175	9.92%	0.9%
Penryn	N/A	831	N/A	N/A	N/A
Sheridan	N/A	1,238	N/A	N/A	N/A
Sunnyside	1,761	4,235	2,474	140.49%	9.17%
Tahoe Vista	1,668	1,433	-235	-14.09%	-1.51%
Tahoma	N/A	1,191	N/A	N/A	N/A
Remaining Unincorporated County	55,574	53,404	N/A	N/A	N/A
Unincorporated County	***100,701***	***108,128***	***7,427***	***7.38%***	***0.7%***
County Total	**248,399**	**348,432**	**100,033**	**40.27%**	**3.4%**

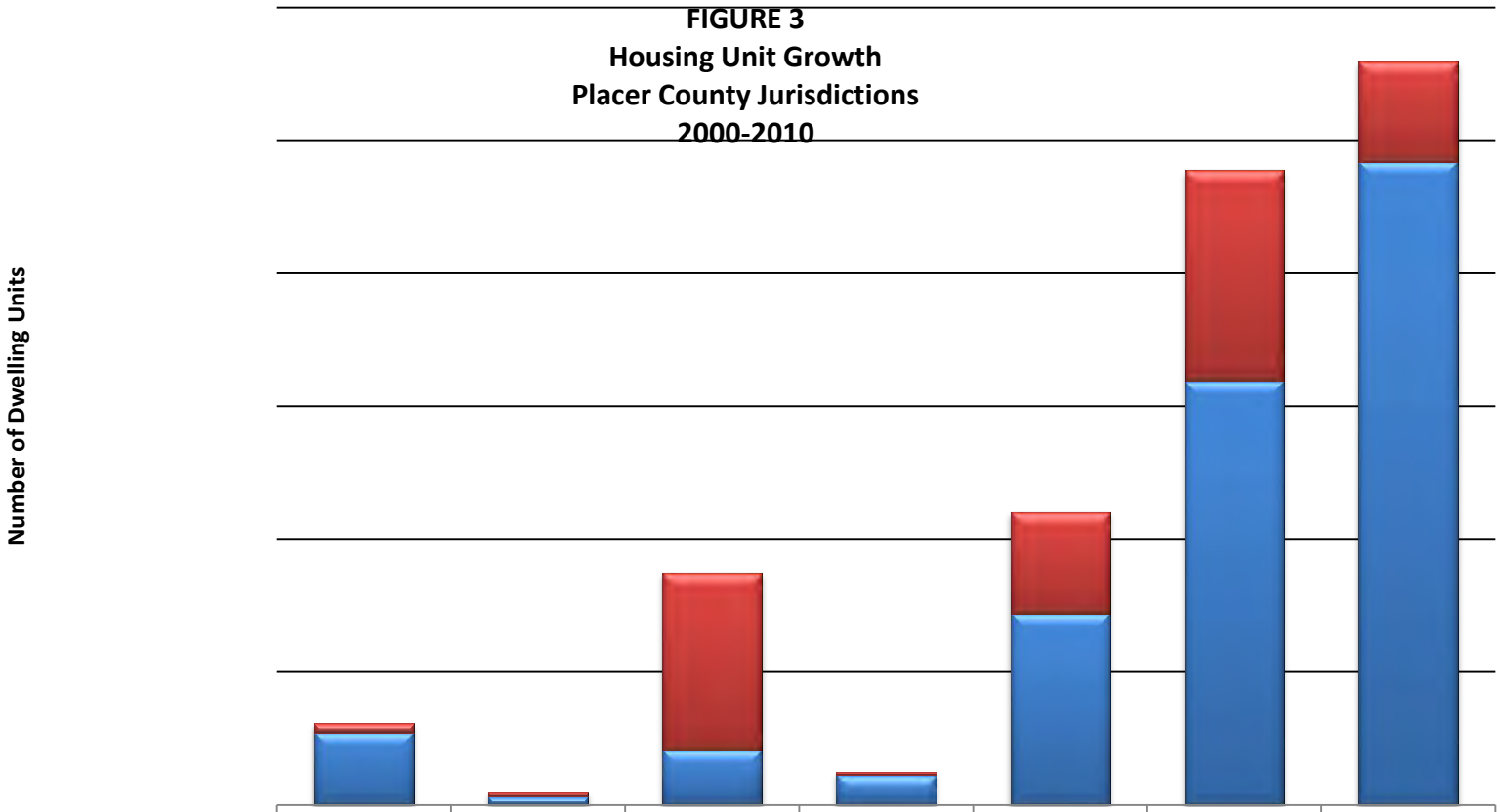
Source: SACOG Housing Element Data Profiles, November 2012; U.S. Census 2000 and 2010



Source: SACOG Housing Element Data Profiles, November 2012; U.S. Census 2000, and 2010

Figure 3 shows the total housing units and housing unit growth for jurisdictions in Placer County. Between 2000 and 2010, 7,458 housing units were built in unincorporated Placer County. The majority of housing unit growth occurred in the cities of Lincoln, Rocklin, and Roseville (36,732 units total).

The data on population and housing growth shows that Placer County has seen tremendous growth during the last decades, especially in the incorporated areas of the county. Placer County is consistently one of the fastest growing counties in the state.



	Auburn	Colfax	Lincoln	Loomis	Rocklin	Roseville	Unincorp. County
New Units 2000-2010	682	282	13,311	192	7,589	15,832	7,458
2000	5,457	647	4,146	2,273	14,421	31,925	48,433

Source: U.S. Census 2000 and 2010

Age

Table 4 illustrates the age distribution in both unincorporated and incorporated Placer County and California in 2010. Compared to California, Placer County had a higher proportion of residents in the 35 and older age groups and a smaller proportion of residents in the younger age groups, especially the 20 to 34 age groups. Children under 5 and residents between 25 and 44 years of age represented a much smaller portion of the population in the unincorporated county compared to the incorporated county. Residents over the age of 45 made up a larger percentage of the unincorporated county population than the population in the county's incorporated cities. There were proportionally more seniors in Placer County in 2010 compared to the state, with seniors over 65 years of age making up 15.4 percent of the population in both the unincorporated and incorporated county.

The median age of Placer County increased from 38 to 40 years old from 2000 to 2010, indicating that the county's population is getting older. California's median age also increased from 33 in 2000 to 35 years of age in 2010, but remains lower than the median age in Placer County.

TABLE 4
AGE CHARACTERISTICS
Placer County and California
2010

	Unincorporated		Incorporated		California	
Age Group	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**
Under 5	4,729	4.4%	16,122	6.7%	2,531,333	6.8%
5 to 14	13,262	12.3%	35,328	14.7%	5,096,769	13.7%
15 to 19	7,738	7.2%	16,560	6.9%	2,823,940	7.6%
20 to 24	5,426	5.0%	12,690	5.3%	2,765,949	7.4%
25 to 34	9,350	8.6%	29,823	12.4%	5,317,877	14.3%
35 to 44	12,229	11.3%	34,336	14.3%	5,182,710	13.9%
45 to 54	19,642	18.2%	33,697	14.0%	5,252,371	14.1%
55 to 64	18,104	16.7%	26,014	10.8%	4,036,493	10.8%
65 and over	17,828	16.5%	35,734	14.9%	4,246,514	11.4%
Total	**108,128**	**100.0%**	**240,304**	**100.0%**	**37,253,956**	**100.0%**

Source: SACOG Housing Element Data Profiles, November 2012; U.S. Census 2010

Race and Ethnicity

Table 5 summarizes U.S. Census data related to the race and ethnicity of residents of Placer County and California in 2010. The table shows that 82.6 percent of unincorporated and 73.2 percent of incorporated Placer County's population was white in 2010. Placer County's non-Hispanic white population made up a significantly larger proportion of the population compared to California's 40.1 percent non-Hispanic white population. Hispanics made up 9.4 percent of the population in the unincorporated county and 12.5 percent in the incorporated county, compared to 35.3 percent of the state's total population. All other racial categories were represented in Placer County during the 2010 Census, but together made up 12.3 percent of the county's population. Placer County's population is less racially diverse than the State of California as a whole. This is especially true for the unincorporated areas of the county.

TABLE 5
POPULATION BREAKDOWN BY RACE/ETHNICITY
Placer County and California
2010

Race/Ethnicity	Unincorporated County		Incorporated County		California	
	Number	Percent	Number	Percent	Number	Percent
White (non-Hispanic)	89,351	82.6%	175,943	73.2%	14,956,253	40.1%
Hispanic	10,181	9.4%	30,082	12.5%	13,167,031	35.3%
Asian	3,135	2.9%	16,828	7.0%	4,775,070	12.8%
Two or more races	3,589	3.3%	11,516	4.8%	1,815,384	4.9%
Black or African-American	754	0.7%	3,673	1.5%	2,163,804	5.8%
American Indian & Alaska Native	817	0.8%	1,263	0.5%	162,250	0.4%
Some other race	170	0.2%	433	0.2%	85,587	0.2%
Native Hawaiian & Other Pacific Islander	131	0.1%	566	0.2%	128,577	0.3%
Total	**108,128**	**100.0%**	**240,304**	**100.0%**	**37,253,956**	**100.0%**

Source: SACOG Housing Element Data Profiles, November 2012; U.S. Census 2010

Household Characteristics

Table 6 compares 2000 and 2010 Census data for a variety of housing characteristics, including tenure, vacancy, and household type for unincorporated and incorporated Placer County and California.

The rate of homeownership in unincorporated and incorporated Placer County fell between 2000 and 2010 from 79.2 percent to 77.9 percent in the unincorporated areas and from 69.2 percent to 68.0percent in the incorporated areas. Placer County's homeownership rate is significantly higher than that for the state as a whole (55.9 percent in 2010).

The housing vacancy rate in unincorporated Placer County increased by 3 percent from 2000 to 2010; 26.0 percent of housing units in the unincorporated areas of the county were vacant in 2010. This vacancy rate is much higher than the 8.1 percent vacancy rate for housing units in all of California for 2010. The high vacancy rate in Placer County is due primarily to the predominance of vacation homes in the Lake Tahoe area. In 2010, 62.2 percent of vacant housing units in the unincorporated county were for seasonal, recreational, or occasional use. (Vacancy rates will be discussed later in the chapter.)

The Census divides households into two types depending on their composition. Family households are those that consist of two or more related persons living together. Non-family households include either persons who live alone or groups composed of non-related individuals. As shown in Table 6, 73.5 percent of households in unincorporated Placer County were family households in 2010 compared to 71.4 percent in California. The proportion of family households in the unincorporated county decreased from 73.5 percent of households in 2000. This shift to a higher proportion of non-family households in the unincorporated county brought the county slightly closer to the proportion of family to non-family households seen across the state.

TABLE 6
SUMMARY OF HOUSING CHARACTERISTICS
Placer County and California
2000 and 2010

	Unincorporated Placer County				Incorporated Placer County				California			
	2000		2010		2000		2010		2000		2010	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Total Population	**100,725**	**-**	**108,128**	**-**	**147,674**	**-**	**240,304**	**-**	**33,873,086**	**-**	**37,253,956**	**-**
Household Population												
Persons Living in Households	99,140	98.4%	106,224	98.2%	146,371	99.1%	238,401	99.2%	33,051,894	97.6%	36,434,140	97.8%
Persons Living in Group Quarters	1,585	1.6%	1,904	1.8%	1,303	0.9%	1,903	0.8%	819,754	2.4%	819,816	2.2%
Total Housing Units	**48,444**	**-**	**55,891**	**-**	**58,858**	**-**	**96,757**	**-**	**12,214,549**	**-**	**13,680,081**	**-**
Occupancy												
Occupied Housing Units	37,345	77.1%	41,351	74.0%	56,037	95.2%	91,276	94.3%	11,502,870	94.2%	12,577,498	91.9%
Vacant Housing Units	11,099	22.9%	14,540	26.0%	2,821	4.8%	5,481	5.7%	711,679	5.8%	1,102,583	8.1%
Tenure												
Owner-Occupied	29,581	79.2%	32,194	77.9%	38,791	69.2%	62,029	68.0%	6,546,334	56.9%	7,035,371	55.9%
Renter-Occupied	7,764	20.8%	9,157	22.1%	17,246	30.8%	29,247	32.0%	4,956,536	43.1%	5,542,127	44.1%
Total Households	**37,345**	**-**	**41,351**	**-**	**56,037**	**-**	**91,276**	**-**	**11,502,870**	**-**	**12,877,498**	**-**
Household Type												
Family households	27,436	73.5%	29,540	71.4%	40,306	71.9%	63,996	70.1%	7,920,049	68.9%	8,642,473	68.7%
Non-family households	9,909	26.5%	11,811	28.6%	15,731	28.1%	27,280	29.9%	3,582,821	31.1%	3,935,025	31.3%

Source: SACOG Housing Element Data Profiles, November 2012; U.S. Census, 2000 and 2010.

Table 7 shows the average household size for Placer County as a whole and the state of California. Average household size is a function of the number of people living in households (the population in group quarters is not counted) divided by the number of occupied housing units. In Placer County, the 2010 average persons per household was 2.60 persons, lower than the state's average of 2.90 persons. Unlike for the State of California in which the average household size increased from 2000 to 2010, Placer County's average household size decreased from an average 2.63 persons in 2000

Since a majority of rental units are usually apartments with a small number of rooms, the average household size of renter households tends to be lower than that of owner households across the state. Placer County is no exception, with an average household size for renter-occupied households of 2.50 persons in 2010, compared to 2.64 persons per owner-occupied household.

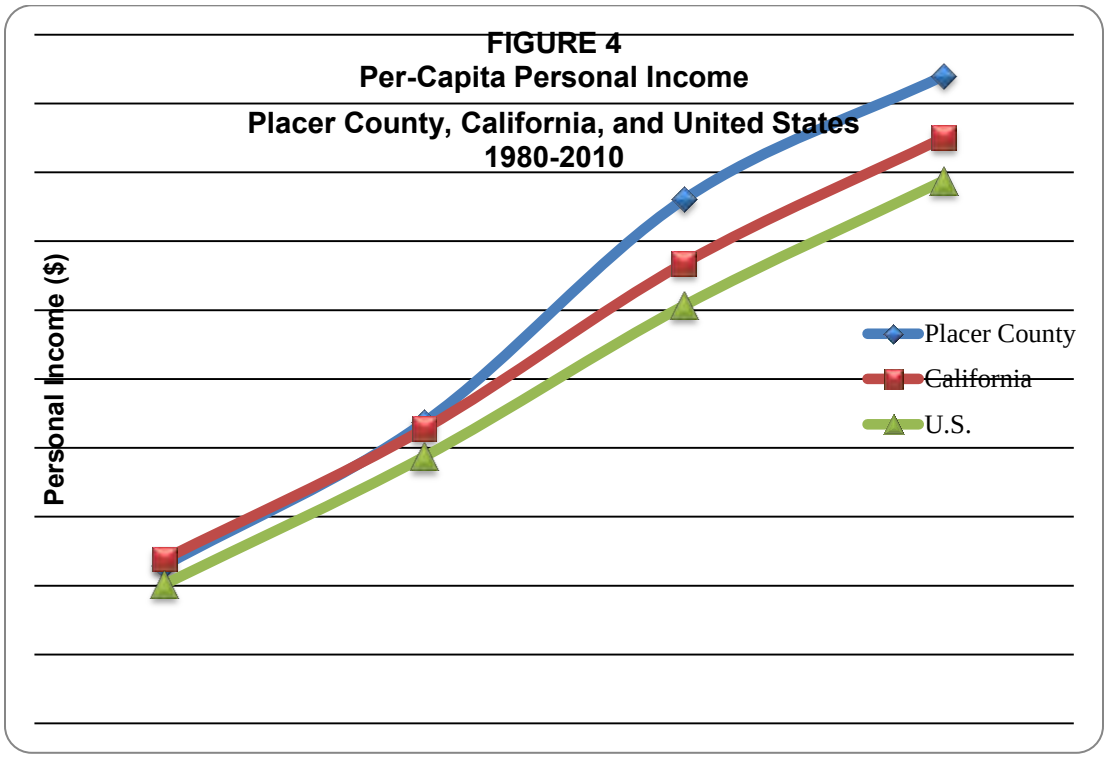
TABLE 7
AVERAGE HOUSEHOLD SIZE BY TENURE
Placer County and California
2000 and 2010

	Placer County		California	
	2000	2010	2000	2010
Persons per household	2.63	2.60	2.87	2.90
Household size: owner-occupied units	2.71	2.64	2.93	2.95
Household size: renter-occupied units	2.42	2.50	2.79	2.83

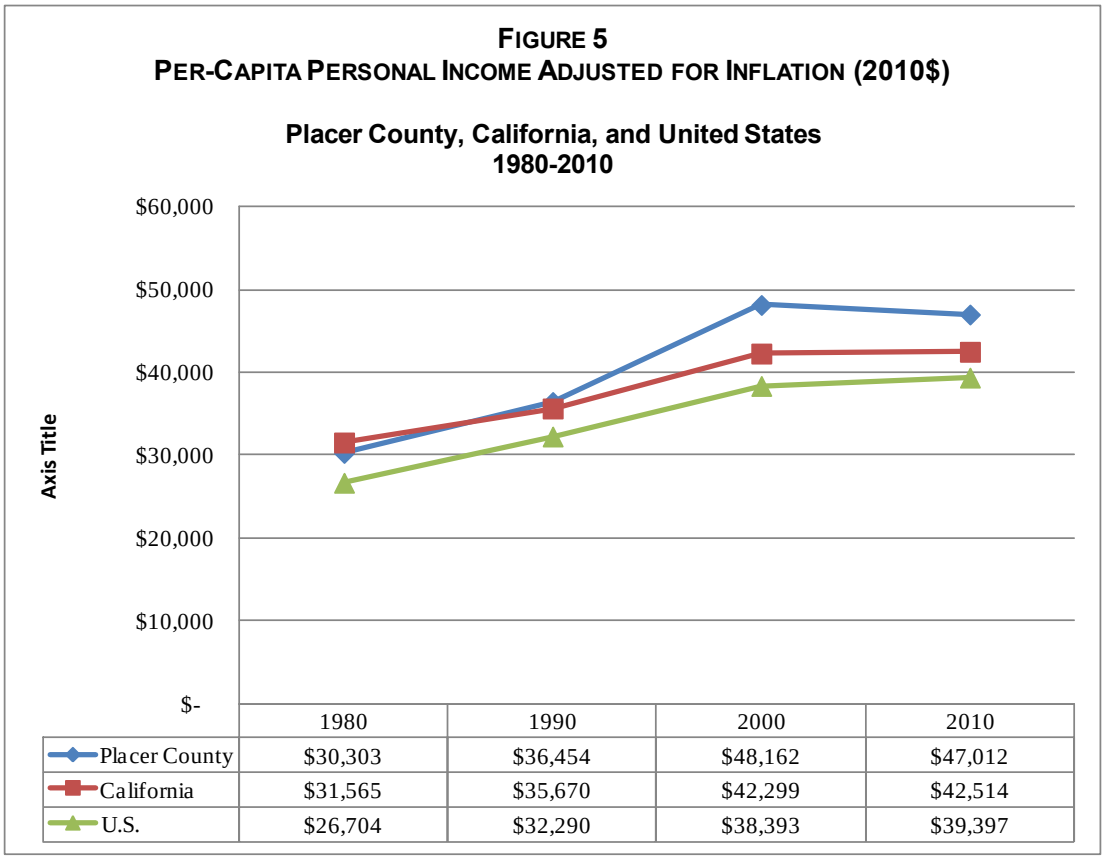
Source: SACOG Housing Element Data Profiles, November 2012; U.S. Census, 2000 and 2010

Personal Income

When adjusted for inflation, per-capita income has actually remained stagnant and even decreased in many parts of the country over the past decade. In Placer County, per-capita income dropped by 2.4 percent from 2000 to 2010, from $48,162 in 2000 (2010 dollars) to $47,012 in 2010. Evidence shows that much of this decline in income affected the younger generation (ages 25 to 34) – the generation that is expected to be forming new households and purchasing their first homes. So while the housing market has become more affordable during this recession (discussed later in this report), buying power, especially for first-time homebuyers, has declined.



Source: Department of Commerce, Bureau of Economic Analysis 2010.



	1980	1990	2000	2010
Placer County	$30,303	$36,454	$48,162	$47,012
California	$31,565	$35,670	$42,299	$42,514
U.S.	$26,704	$32,290	$38,393	$39,397

Sources: Department of Commerce, Bureau of Economic Analysis 2010. CPI Inflation Calculator

Household Income

Table 8 shows the distribution of household incomes for Placer County and California for 2009, based on Census income data contained in the 2006-2010 American Community Survey. In unincorporated Placer County, 22.7 percent of all households earned under $35,000 in 2009, compared to 29.0 percent of households in the state as a whole. At the other end of the income spectrum, 36.3 percent of households in the unincorporated county earned over $100,000 in 2009, higher than the 27.9 percent in California as a whole. The median household income in Placer County in 2009 was $74,447, which was significantly higher than California's median income of $60,883.

TABLE 8
HOUSEHOLD INCOME DISTRIBUTION
Placer County and California
2009

	Unincorporated Placer County		Incorporated Placer County		California	
Income Group	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**
Less than $10,000	1,480	3.6%	3,016	3.4%	658,672	5.3%
$10,000 to $14,999	1,735	4.2%	2,751	3.1%	631,056	5.1%
$15,000 to $24,999	2,847	6.9%	6,383	7.3%	1,173,282	9.5%
$25,000 to $34,999	3,302	8.0%	6,452	7.3%	1,133,156	9.1%
$35,000 to $49,999	4,663	11.3%	10,147	11.6%	1,568,638	12.7%
$50,000 to $74,999	6,914	16.7%	15,322	17.4%	2,183,946	17.6%
$75,000 to $99,999	5,380	13.0%	14,129	16.1%	1,586,032	12.8%
$100,000 to $149,999	6,982	16.9%	17,774	20.2%	1,861,933	15.0%
Over $150,000	8,012	19.4%	11,864	13.5%	1,596,137	12.9%
Total	**41,315**	**100.0%**	**87,838**	**100.0%**	**12,392,852**	**100.0%**

Source: SACOG Housing Element Data Profiles, November 2012; American Community Survey 2006-2010 5-year estimates

Existing and Projected Employment

Placer County has a healthy and diverse economy ranging from the tourism industry, focused mainly in the North Lake Tahoe Area, to technology, predominately located in the southwestern portion of the County. Table 9 shows the employment and unemployment rates along with industry employment by major classification for all of Placer County and California for 2000 and 2010. This data is from the California Employment Development Department (EDD).

The number of jobs that the EDD reports for Civilian Employment differs from the number of jobs reported for Total Industry Employment (also known as Wage and Salary Employment). Civilian Labor Force counts the number of working people by where they live. This includes business owners, the self-employed, unpaid family workers, private household workers, and wage and salary workers. A person with more than one job is only counted once. Total Industry Employment counts the number of jobs by the place of work. This does not include business owners, the self-employed, unpaid family workers, or private household workers. If someone holds more than one job, they may be counted more than once. These industry employment estimates are by place of work, not by place of residence, so they indicate the number of jobs within a given jurisdiction.

As shown in Table 9, Placer County had an unemployment rate of 3.6 percent in 2000, slightly lower than the 4.9 percent rate in California as a whole. However, both Placer County and California had much higher unemployment rates in 2010 compared to 2000.

Table 9 also shows that Placer County has a diverse economy. While no single industry dominates the county's economy, the most significant employment contributors in Placer County include tourist-related jobs (retail trade and leisure and hospitality) and government jobs. Other important industries include professional and business services and construction. While most industries either grew or remained stable between 2000 and 2010, the construction and manufacturing industries lost a significant proportion of jobs from 2000 to 2010, decreasing from 20.8 percent to only 11.9 percent of total industry employment.

TABLE 9
EMPLOYMENT BY INDUSTRY
Placer County and California
2000 and 2010

	Placer County				California			
	2000		2010		2000		2010	
Civilian Labor Force	132,100	100.0%	176,700	100.0%	16,857,600	100.0%	18,316,400	100.0%
Civilian Employment	127,400	96.4%	156,500	88.6%	16,024,300	95.1%	16,051,500	87.6%
Civilian Unemployment	4,800	3.6%	20,200	11.4%	833,200	4.9%	2,264,900	12.4%
Total Industry Employment	111,500	100.0%	126,200	100.0%	14,896,700	100.0%	14,319,500	100.0%
Total Farm	400	0.4%	300	0.2%	408,500	2.7%	382,800	2.7%
Total Non-farm	111,100	99.6%	125,800	99.7%	14,488,200	97.3%	13,936,700	97.3%
Natural Resources and Mining	100	0.1%	100	0.1%	26,500	0.2%	26,800	0.2%
Construction	11,900	10.7%	8,400	6.7%	733,400	4.9%	559,800	3.9%
Manufacturing	11,300	10.1%	6,600	5.2%	1,852,700	12.4%	1,241,000	8.7%
Wholesale Trade	3,000	2.7%	3,700	2.9%	646,200	4.3%	644,000	4.5%
Retail Trade	14,900	13.4%	19,300	15.3%	1,563,400	10.5%	1,513,300	10.6%
Transport., Warehousing & Utilities	2,700	2.4%	3,000	2.4%	518,300	3.5%	466,300	3.3%
Information	2,500	2.2%	2,500	2.0%	576,700	3.9%	427,700	3.0%
Financial Activities	6,700	6.0%	9,700	7.7%	800,800	5.4%	760,200	5.3%
Professional and Business Services	12,500	11.2%	13,000	10.3%	2,222,600	14.9%	2,074,400	14.5%
Educational and Health Services	9,500	8.5%	18,100	14.3%	1,407,100	9.4%	1,788,300	12.5%
Leisure and Hospitality	13,700	12.3%	18,100	14.3%	1,335,600	9.0%	1,501,600	10.5%
Other Services	4,700	4.2%	4,500	3.6%	487,700	3.3%	484,900	3.4%
Government	17,700	15.9%	18,900	15.0%	2,318,100	15.6%	2,448,400	17.1%

Source: California Employment Development Department, Employment by Industry Data, 2000-2010

Potential Population Change and Job Growth Impacts on Housing Need

The Department of Finance (DOF) produces the official population projections by county for California. The most recent projections for 2010 to 2050 in 10-year increments were produced in May 2012. Table 10 shows the population for Placer County in 2010 along with the DOF population projections for 2015, 2020, 2025, and 2030. The table also shows the population AAGR for each time period. Based on the 2010 population and 2015 DOF population projection, Placer County is projected to have a 2010 to 2015 AAGR of 1.14 percent, a 2015 to 2020 AAGR of 1.31 percent, a 2020 to 2025 AAGR of 1.39 percent, and

a 2025 to 2030 AAGR of 1.38 percent. From 2010 to 2030, Placer County is projected to have approximately 103,571 additional people that will need housing.

TABLE 10
EXISTING AND PROJECTED POPULATION
Placer County
2010-2030

		Placer County			
	2010[1]	2015	2020	2025	2030
Population	350,553	370,936	395,783	424,134	454,124
AAGR from previous period	-	1.14%	1.31%	1.39%	1.38%

Sources: DOF Interim Population Projections for California and Its Counties 2010-2050, May 2012.

Table 11 shows employment projections for the incorporated cities and the unincorporated portion of Placer County based on statistics produced by SACOG in 2012. Employment in the unincorporated portion of the county is expected to grow at a slightly higher rate than in the incorporated cities.

TABLE 11
SACOG EMPLOYMENT PROJECTIONS BY NUMBER OF EMPLOYEES
Placer County
2008 to 2035

Place	2008	2020	2035	AARG 2008-2035
Unincorporated County	31,550	36,991	49,521	1.33%
Auburn	8,982	9,281	9,889	0.27%
Colfax	987	1,109	1,646	0.98%
Lincoln	9,524	13,232	19,487	2.78%
Loomis	4,236	4,527	5,183	0.56%
Rocklin	17,311	21,259	26,439	1.73%
Roseville	69,072	78,834	97,552	1.11%
County Total	**141,662**	**165,233**	**209,717**	**1.29%**

Source: SACOG Housing Element Data Profiles, November 2012; Draft Final SACOG Metropolitan Transportation Plan/Sustainable Communities Strategy, 2035. February 20, 2012.

2. Housing Characteristics and Trends

The discussion of the housing stock in Placer County in this subsection uses a significant amount of data from the 2006-2010 American Community Survey, whereas the housing unit totals shown in other sections of this document are based primarily on the 2010 Census. The American Community Survey is based on a sample, whereas the Census is based on a complete count. Therefore, totals from the two sources may vary.

Housing Inventory/Supply

Table 12 summarizes housing units by type for all housing units in Placer County and California in 2000 and 2010. Single-family homes continue to be the largest percentage of the housing stock in both unincorporated and incorporated Placer County. From 2000 to 2010, of the 7,458 new housing units constructed in the unincorporated county, 6,495, or 87 percent, were single-family houses. Approximately 17 percent of all new units built in the unincorporated county were multi-family units, and there was a net loss of 305 mobile home units. In 2010, single-family homes made up 83.9 percent of all housing units in unincorporated Placer County, compared to 65.3 percent in all of California. In 2010, multi-family homes made up only 10.5 percent of the housing stock for the unincorporated county and 21.5 percent of the housing stock of the incorporated county. These percentages were much lower than for all of California, in which 30.6 percent of the housing stock was multi-family. Mobile homes made up only 2.8 percent of Placer County's total housing stock, which is only slightly lower than the 4.1 percent for all housing units in the state (See Table 12).

The majority of residential growth between 2000 and 2010 occurred in the incorporated areas of the county. Over 83.6 percent of all new units were constructed in the incorporated areas, and nearly 82.3 percent of all new single-family homes were built in the incorporated areas.

Housing Demolition

From January 1, 2007 to September 1, 2012, 78 single-family dwellings were demolished in unincorporated Placer County. These units represent a small portion of the total housing stock. The loss of affordable housing through demolition is not a significant problem facing Placer County.

TABLE 12
HOUSING UNITS BY TYPE
Placer County and California
2000 and 2010

	2000		2010		Change in Units
	Units	Percent	Units	Percent	
Unincorporated Placer County					
Single Family	40,393	83.4%	46,888	83.9%	6,495
2 to 4 units	2,479	5.1%	3,067	5.5%	588
5+ units	2,103	4.3%	2,783	5.0%	680
Mobile Homes	3,458	7.1%	3,153	5.6%	-305
Total	**48,433**	**100.0%**	**55,891**	**100.0%**	**7,458**
Incorporated Placer County					
Single Family	45,208	76.8%	75,472	78.0%	30,264
2 to 4 units	3,196	5.4%	5,921	6.1%	2,725
5+ units	9,254	15.7%	14,892	15.4%	5,638
Mobile Homes	1,211	2.1%	1,102	1.1%	-109
Total	**58,869**	**100.0%**	**96,757**	**100.0%**	**37,888**
Placer County Total					
Single Family	85,601	79.8%	122,360	80.2%	36,759
2 to 4 units	5,675	5.3%	8,358	5.5%	2,683
5+ units	11,357	10.6%	17,675	11.6%	6,318
Mobile Homes	4,669	4.4%	4,255	2.8%	-414
Total	**107,302**	**100.0%**	**152,648**	**100.0%**	**45346**
California					
Single Family	7,815,035	64.0%	8,925,496	65.3%	111,0461
2 to 4 units	1,024,896	8.4%	1,110,623	8.1%	85,727
5+ units	2,804,931	23.0%	3,076,511	22.5%	271,580
Mobile Homes	569,688	4.7%	557,674	4.1%	-12,014
Total	**12,214,550**	**100.0%**	**13,670,304**	**100.0%**	**145,575 4**

Source: SACOG Housing Element Data Profiles, November 2012; California Department of Finance, Table e-5, 2012

Housing Conditions

Placer County has not conducted a countywide housing conditions survey since 1995. The survey concluded that the areas of Sheridan and Foresthill required more attention, because they both had high percentages of housing in need of rehabilitation. The survey also concluded that special attention should be given to the Auburn-Bowman and Kings Beach areas, since they had a large number of homes in need of rehabilitation. Statistically these areas have a large number of lower income households, most of which are unlikely to have the financial resources to make needed repairs. Based on the results of the 1995 survey, a few of these small communities within the unincorporated county have conducted housing conditions surveys which are included in Tables 14 and 15.

The U.S. Census provides limited data that can be used to infer the condition of Placer County's housing stock. For example, the Census reports on whether housing units have complete plumbing and kitchen facilities. Since only one percent of all housing units in Placer County lack complete plumbing or kitchen facilities (see Table 13 below), these indicators do not reveal much about overall housing conditions.

Since housing stock age and condition are generally correlated, one Census variable that provides an indication of housing conditions is the age of a community's housing stock. Table 13 shows the decade built for owner-occupied and renter-occupied housing units in unincorporated and incorporated Placer County and California in 2010. As shown in the table, Placer County's housing stock is relatively new compared to California's housing stock.

In 2010, 13.0 percent of the housing stock in the unincorporated county was less than 10 years old. While this percentage is lower than that of the incorporated areas of the county (36.6 percent), it is higher than that of California (10.2 percent). Placer County has a much smaller proportion of its housing stock more than 50 years old compared to California as a whole, with only 15 percent of the unincorporated housing stock and 8.4 percent of the incorporated housing stock built before 1960. In California, 30.9 percent of the total housing stock was built prior to 1960.

The median year built for owner-occupied units in all of Placer County in 2010 was 1991, compared to 1974 for California. The median year built for renter-occupied units in Placer County in 2010 was 1987, compared to 1971 for California. This data regarding housing stock age and kitchen and plumbing facilities may suggest that, while the majority of homes in Placer County are relatively new, there is still a small proportion of the housing stock in Placer County that is in need of rehabilitation.

Foresthill

In 2002, Mercy Housing California conducted an exterior housing conditions survey for the unincorporated community of Foresthill.[2] The survey rates the conditions of five housing elements: foundation, roofing, siding/stucco, windows and electrical. The survey concluded that 7.5 percent (126 homes) of the community's housing stock was in need of some form of rehabilitation. About 1 percent of the homes (14 homes) were considered in need of substantial rehabilitation, and over 2 percent (36 homes) were considered dilapidated (see Table 14).

[2] The survey covered all housing units in the 95631 zip code area. Multi-family complexes were considered one unit for the purpose of the survey.

TABLE 13
AGE OF HOUSING STOCK AND HOUSING STOCK CONDITIONS BY TENURE
Placer County and California
2010

	Unincorporated		Incorporated		California	
	Number	Percent	Number	Percent	Number	Percent
Owner Occupied Housing Units						
Built 2005 or later	1,595	4.8%	6,433	10.5%	272,232	3.8%
Built 2000 to 2004	2,944	8.9%	17,464	28.6%	554,176	7.8%
Built 1990 to 1999	5,697	17.2%	16,176	26.5%	841,695	11.8%
Built 1980 to 1989	6,853	20.7%	9,105	14.9%	1,125,766	15.8%
Built 1970 to 1979	8,013	24.2%	5,225	8.6%	1,226,543	17.2%
Built 1960 to 1969	3,655	11.0%	2,278	3.7%	940,529	13.2%
Built 1950 to 1959	2,278	6.9%	2,058	3.4%	1,102,634	15.5%
Built 1940 to 1949	946	2.9%	864	1.4%	465,033	6.5%
Built 1939 or earlier	1,156	3.5%	1,466	2.4%	583,442	8.2%
Total	**33,137**	**100.0%**	**61,069**	**100.0%**	**7,112,050**	**100.0%**
Units Lacking Complete Plumbing Facilities	134	0.4%	37	0.1%	26,557	0.4%
Units Lacking Complete Kitchen Facilities	119	0.4%	99	0.2%	25,188	0.4%
Renter Occupied Housing Units						
Built 2005 or later	216	2.6%	1,629	6.1%	153,734	2.9%
Built 2000 to 2004	603	7.4%	6,583	24.6%	287,575	5.4%
Built 1990 to 1999	918	11.2%	5,918	22.1%	480,167	9.1%
Built 1980 to 1989	1,135	13.9%	5,020	18.8%	801,797	15.2%
Built 1970 to 1979	2,000	24.5%	3,150	11.8%	1,078,011	20.4%
Built 1960 to 1969	1,476	18.0%	1,499	5.6%	807,640	15.3%
Built 1950 to 1959	812	9.9%	978	3.7%	696,185	13.2%
Built 1940 to 1949	557	6.8%	652	2.4%	373,381	7.1%
Built 1939 or earlier	461	5.6%	1,340	5.0%	602,302	11.4%
Total	**8,178**	**100.0%**	**26,769**	**100.0%**	**5,280,802**	**100.0%**
Units Lacking Complete Plumbing Facilities	0	0.0%	121	0.5%	42,239	0.8%
Units Lacking Complete Kitchen Facilities	169	2.1%	442	1.7%	105,867	2.0%
Total Occupied Housing Units						
Built 2005 or later	1,811	4.4%	8,062	9.2%	425,966	3.4%
Built 2000 to 2004	3,547	8.6%	24,047	27.4%	841,751	6.8%
Built 1990 to 1999	6,615	16.0%	22,094	25.2%	1,321,862	10.7%
Built 1980 to 1989	7,988	19.3%	14,125	16.1%	1,927,563	15.6%
Built 1970 to 1979	10,013	24.2%	8,375	9.5%	2,304,554	18.6%
Built 1960 to 1969	5,131	12.4%	3,777	4.3%	1,748,179	14.1%
Built 1950 to 1959	3,090	7.5%	3,036	3.5%	1,798,819	14.5%
Built 1940 to 1949	1,503	3.6%	1,516	1.7%	838,414	6.8%
Built 1939 or earlier	1,617	3.9%	2,806	3.2%	1,185,744	9.6%
Total	**41,315**	**100.0%**	**87,838**	**100.0%**	**12,392,852**	**100.0%**
Units Lacking Complete Plumbing Facilities	119	0.3%	220	0.3%	67,427	0.5%
Units Lacking Complete Kitchen Facilities	303	0.7%	479	0.5%	132,424	1.1%

Source: SACOG Housing Element Data Profiles, November 2012; American Community Survey 5-year Estimates 2006-2010

TABLE 14 EXTERIOR HOUSING CONDITIONS SURVEY Foresthill 2002		
Condition	**Number of Units**	**Percent of Total**
Sound	1,551	92.5%
Minor	49	2.9%
Moderate	27	1.6%
Substantial	14	0.8%
Dilapidated	36	2.1%
Total Substandard	*126*	*7.5%*
Total Standard	*1,551*	*92.5%*
Total Units in Area	**1,677**	**100.0%**

Source: Mercy Housing California, 2002

Sheridan

In 2003, the Placer County Redevelopment Agency conducted a housing conditions survey to evaluate all residential structures within the Sheridan Sewer District. The survey methodology was similar to that of the Foresthill housing conditions survey, and covered 174 homes. The survey concluded that 57.3 percent (110 homes) of the community's housing stock was in need of some form of rehabilitation. Four homes (2.1 percent) were considered in need of substantial rehabilitation, and only one home (0.5 percent) was considered dilapidated (see Table 15).

TABLE 15 HOUSING CONDITIONS SURVEY Sheridan 2003		
Condition	**Number of Units**	**Percent of Total**
Sound	82	42.7%
Minor	89	46.4%
Moderate	16	8.3%
Substantial	4	2.1%
Dilapidated	1	0.5%
Total Substandard	*110*	*57.3%*
Total Standard	*82*	*42.7%*
Total Units in Area	**192**	**100.0%**

Source: Placer County Redevelopment Agency, 2003

Vacancy Rates

According to the 2010 U.S. Census, Placer County had a vacancy rate of 15.1 percent in 2010, significantly higher than the vacancy rate in California (8.1 percent). It is important to note that these counts include all vacant units, including those units held vacant for seasonal use; not all of the vacant

units were offered for sale or for rent at the time of data collection. According to surveys conducted by local agencies for grant applications, in 2011 the vacancy rate for rental units was 1.7 percent. Generally, a 6 percent rate for rental units and a 2 percent vacancy rate in units available for owner-occupancy are considered optimal to keep prices down and to ensure that units are available to new and relocating residents.

Table 16below provides a detailed breakdown of the types of vacant units in unincorporated and incorporated Placer County and California at the time of the 2010 Census. Of the unincorporated county's vacant housing units in 2010, only 6.7 percent were classified as for rent, for sale, or already rented or sold but not occupied, compared to 38.4 percent in the incorporated county and 34 percent in California. In comparison with the incorporated areas of the county and California, a much larger percentage of vacant units were available for seasonal, recreational, or occasional use in the unincorporated county in 2010 (79.6 percent compared to 8 percent and 27.5 percent respectively). This high vacancy rate in the unincorporated county is due in large part to the predominance of vacation homes in the Lake Tahoe area.

TABLE 16
VACANT UNITS BY TYPE
Placer County and California
2010

Vacancy Status	Unincorporated Placer County		Incorporated Placer County		California	
	Number	Percent	Number	Percent	Number	Percent
For rent	975	6.7%	2,105	38.4%	374,610	34.0%
For sale only	787	5.4%	1,497	27.3%	154,775	14.0%
Rented or sold; not occupied	274	1.9%	402	7.3%	54,635	5.0%
For seasonal; recreational; or occasional use	11,579	79.6%	441	8.0%	302,815	27.5%
For migrant workers	9	0.1%	0	0.0%	2,100	0.2%
Other vacant	916	6.3%	1,036	18.9%	213,648	19.4%
Total	**14,540**	**100.0%**	**5,481**	**100.0%**	**1,102,583**	**100.0%**

Source: SACOG Housing Element Data Profiles, November 2012; U.S. Census 2010

Overcrowded Housing

U.S. Census Bureau standards define a housing unit as overcrowded when the total number of occupants is greater than one person per room, excluding kitchens and bathrooms. A typical home might have a total of five rooms (three bedrooms, living room, and dining room). If more than five people were living in the home, it would be considered overcrowded. There is some debate about whether units with larger households where seven people might occupy a home with six rooms should really be considered overcrowded. Nonetheless, units with more than 1.5 persons per room are considered severely overcrowded, and should be recognized as a significant housing problem.

Table 17 compares occupants per room and overcrowding by tenure for unincorporated and incorporated Placer County and California in 2010. Both the unincorporated and incorporated areas of the county had very small proportions of overcrowded owner-occupied units compared to all of California in 2010 (1.3 percent and 0.7 percent compared to 4 percent). Severely overcrowded units made up 0.2 percent of owner-occupied units in the unincorporated and incorporated county, compared to 0.9 percent of owner-occupied housing units in California.

Overcrowding is typically more of a problem in rental units than owner units. When broken out by tenure, renter households accounted for 16.4 percent of all households in the unincorporated county; however, they accounted for over 46 percent of all overcrowded households in Placer County in 2010. To put it another way, 40.7 percent of renter-occupied households in the unincorporated county were overcrowded, in comparison to 1.3 percent of owner-occupied households. 2.6 percent of rental units in the unincorporated county were severely overcrowded compared to 0.2 percent of owner-occupied units. A similar disparity between renters and owners is evident in the incorporated county; however the rates of overcrowding are slightly lower. In the state of California, the rate of overcrowding for renter-occupied households (13.3 percent) is much higher than in Placer County. Relative to the rest of the State, overcrowding is not a significant problem in the county.

Overcrowding was slightly more prevalent in households in the Tahoe Basin portion of Placer County (Lake Tahoe county subdivision in the Census) where some seasonal, lower-income wage-earners are crowding into homes, particularly in Kings Beach where overcrowding is an issue year-round. In 2010, nearly 6.5 percent of all households in the Tahoe Basin portion of the county were overcrowded, compared to less than 2 percent in the entire county; however, overcrowding in the Basin portion of the county was less prevalent than in California as a whole where 8 percent of all households were overcrowded in 2010.

TABLE 17
OVERCROWDING
Placer County and California
2010

Persons per Room	Unincorporated Placer County		Incorporated Placer County		California	
	Number	Percent	Number	Percent	Number	Percent
Owner-Occupied						
0.50 or less	25,474	76.9%	47,124	77.2%	4,721,154	66.4%
0.51 to 1.00	7,219	21.8%	13,552	22.2%	2,102,208	29.6%
1.01 to 1.50	366	1.1%	299	0.5%	222,257	3.1%
1.51 or more	78	0.2%	94	0.2%	66,431	0.9%
Total	**33,137**	**100.0%**	**61,069**	**100.0%**	**7,112,050**	**100.0%**
Renter-Occupied						
0.50 or less	4,782	58.5%	17,134	64.0%	2,493,007	47.2%
0.51 to 1.00	3,013	36.8%	8,664	32.4%	2,089,411	39.6%
1.01 to 1.50	173	2.1%	709	2.6%	431,095	8.2%
1.51 or more	210	2.6%	262	1.0%	267,289	5.1%
Total	**8,178**	**100.0%**	**26,769**	**100.0%**	**5,280,802**	**100.0%**
Total occupied						
0.50 or less	30,256	73.2%	64,258	73.2%	7,214,161	58.2%
0.51 to 1.00	10,232	24.8%	22,216	25.3%	4,191,619	33.8%
1.01 to 1.50	539	1.3%	1,008	1.1%	653,352	5.3%
1.51 or more	288	0.7%	356	0.4%	333,720	2.7%
Total	**41,315**	**100.0%**	**87,838**	**100.0%**	**12,392,852**	**100.0%**

Source: American Community Survey 5-year Estimates 2006-2010

Household Size

As shown previously in Table 7, Placer County's average household size in 2010 was 2.60 persons, lower than the state average of 2.90 persons. Placer County had an average household size for renter households of 2.50 persons in 2010, compared to 2.64 persons per owner household.

Table 16 shows the number of persons per household by tenure in unincorporated and incorporated Placer County and California in 2010. The unincorporated and incorporated areas of the county had lower proportions of large households (five or more members) than California in 2010 (9.2 percent and 10.1 percent compared to 16.1 percent). Unincorporated and incorporated Placer County also had slightly higher proportions of one- and two-person households than California in 2000 (61.1 percent and 56.9 percent compared to 51.4 percent).

TABLE 18
HOUSEHOLD SIZE BY TENURE
Placer County and California
2010

	Unincorporated Placer County		Incorporated Placer County		California	
	Number	Percent	Number	Percent	Number	Percent
Owner Occupied						
1 Person	6,030	18.7%	11,983	19.3%	1,340,915	19.1%
2 Persons	13,65 4	42.4%	23,324	37.6%	2,269,063	32.3%
3 Persons	4,897	15.2%	9,816	15.8%	1,164,562	16.6%
4 Persons	4,652	14.4%	10,433	16.8%	1,129,739	16.1%
5 Persons	1,871	5.8%	4,340	7.0%	577,673	8.2%
6 Persons	696	2.2%	1,420	2.3%	273,058	3.9%
7 Persons or more	394	1.2%	713	1.1%	280,361	4.0%
Total	**32,194**	**100.0%**	**62,029**	**100.0%**	**7,035,371**	**100.0%**
Renter Occupied						
1 Persons	2,946	32.2%	9,537	32.6%	1,588,527	28.7%
2 Persons	2,546	27.8%	8,027	27.4%	1,384,739	25.0%
3 Persons	1,467	16.0%	4,716	16.1%	879,250	15.9%
4 Persons	1,151	12.6%	3,779	12.9%	753,712	13.6%
5 Persons	634	6.9%	1,953	6.7%	462,735	8.3%
6 Persons	257	2.8%	754	2.6%	234,413	4.2%
7 Persons or more	156	1.7%	481	1.6%	238,751	4.3%
Total	**9,157**	**100.0%**	**29,247**	**100.0%**	**5,542,127**	**100.0%**
All Households						
1 Person	8,976	21.7%	21,520	23.6%	2,929,442	23.3%
2 Persons	16,200	39.2%	31,351	34.3%	3,653,802	29.1%
3 Persons	6,364	15.4%	14,532	15.9%	2,043,812	16.2%
4 Persons	5,803	14.0%	14,212	15.6%	1,883,451	15.0%
5 Persons	2,505	6.1%	6,293	6.9%	1,040,108	8.3%
6 Persons	953	2.3%	2,174	2.4%	507,471	4.0%
7 Persons or more	550	1.3%	1,194	1.3%	519,112	4.1%
Total	**41,351**	**100.0%**	**91,276**	**100.0%**	**12,577,498**	**100.0%**

Source: SACOG Housing Element Data Profiles, November 2012; U.S. Census 2010

Table 19 shows the number of bedrooms by housing unit in unincorporated and incorporated Placer County and California in 2010. As shown in the table, 72.5 percent of occupied housing units in the unincorporated areas of the county and 66.6 percent in the incorporated areas contained three or more bedrooms in 2010. This is significantly higher than the statewide percentage of 55 percent. The large number of housing units with three or more bedrooms is likely due to a combination of factors, including higher rates of homeownership and a larger percentage of newer units in Placer County.

Renter-occupied units tend to have a smaller number of bedrooms than owner-occupied units. This was the case in Placer County in 2010, where 81.4 percent of the owner-occupied units in unincorporated areas and 81.9 percent in incorporated areas had three or more bedrooms, compared to only 36.4 percent of the renter-occupied units in unincorporated areas and 31.9 percent in incorporated areas. However, this figure is much larger than the 25.3 percent of renter-occupied housing units with three of more bedrooms in California.

TABLE 19
NUMBER OF BEDROOMS BY TENURE
Placer County and California
2010

	Unincorporated Placer County		Incorporated Placer County		California	
	Number	Percent	Number	Percent	Number	Percent
Owner Occupied						
No bedroom	127	0.4%	176	0.3%	29,450	0.4%
1 bedroom	924	2.8%	483	0.8%	196,639	2.8%
2 bedrooms	5,096	15.4%	10,507	17.2%	1,388,341	19.5%
3 bedrooms	15,346	46.3%	25,207	41.3%	3,222,396	45.3%
4 bedrooms	9,010	27.2%	19,286	31.6%	1,809,849	25.4%
5 or more bedrooms	2,634	7.9%	5,410	8.9%	465,375	6.5%
Total	**33,137**	**100.0%**	**61,069**	**100.0%**	**7,112,050**	**100.0%**
Renter Occupied						
No bedroom	446	5.5%	489	1.8%	342,212	6.5%
1 bedroom	1,216	14.9%	6,963	26.0%	1,535,827	29.1%
2 bedrooms	3,545	43.3%	10,761	40.2%	2,071,371	39.2%
3 bedrooms	1,976	24.2%	6,028	22.5%	996,943	18.9%
4 bedrooms	683	8.4%	2,126	7.9%	277,400	5.3%
5 or more bedrooms	312	3.8%	402	1.5%	57,049	1.1%
Total	**8,178**	**100.0%**	**26,769**	**100.0%**	**5,280,802**	**100.0%**
All Households						
No bedroom	573	1.4%	665	0.8%	371,662	3.0%
1 bedroom	2,140	5.2%	7,446	8.5%	1,732,466	14.0%
2 bedrooms	8,641	20.9%	21,268	24.2%	3,459,712	27.9%
3 bedrooms	17,322	41.9%	31,235	35.6%	4,219,339	34.0%
4 bedrooms	9,693	23.5%	21,412	24.4%	2,087,249	16.8%
5 or more bedrooms	2,946	7.1%	5,812	6.6%	522,424	4.2%
Total	**41,315**	**100.0%**	**87,838**	**100.0%**	**12,392,852**	**100.0%**

Source: American Community Survey 5-year Estimates 2006-2010

Based on this information regarding housing unit size, and the information on household sizes discussed earlier, Placer County has a much lower need for large housing units than California. Placer County has a smaller average household size, larger housing units, and lower overcrowding rates than the state average.

Housing Affordability

Description of Measures

There are five main approaches to measuring housing affordability commonly used by housing researchers.[3]

- Share of income
- Supply-demand mismatch
- Housing wage
- Median ratios comparison
- Residual income

The **share of income approach** is the most common. It measures housing affordability in terms of the percentage of income that a household spends on its housing. Households allocating above a defined share of income on housing are classified as having a housing affordability problem. The standard threshold is 30 percent of gross income spent on gross housing costs, including utilities. Above this ratio, households are often referred to as suffering from a "housing cost burden."[4]

While simple to understand and relatively easy to calculate, this approach has several drawbacks:

- It considers how much people spend on housing but not what they get in return for it in terms of neighborhood and housing quality, as well as proximity to jobs and shopping.
- Focusing exclusively on housing costs as a share of income does not take into account tradeoffs households make to lower housing costs that add to other costs, such as longer commutes,[5] poor housing quality, distressed neighborhoods, or crowded conditions.
- It does not consider situations where spending large shares of income on housing is more of a choice rather than a necessity – some households choose to spend more on housing because

[3] Categories and descriptions of each are derived from the report: Measuring The Nation's Rental Housing Affordability Problem, Joint Center For Housing Studies, Harvard University (June 2005).

[4] A "cost burden" is defined by HUD as the fraction of a household's total gross income spent on housing costs; in other words – the ratio between housing cost and income. However, the general term "cost burden" is often used as shorthand for a cost burden exceeding 30 percent of income. HUD defines a "moderate cost burden" as housing costs between 31 and 50 percent of reported income and a "severe cost burden" as housing costs exceeding 50 percent of reported income.

[5] A Center for Housing Policy (CHP) study found that the share of total household expenditures on transportation was three times higher for households spending less than 30 percent on housing than for households with half their expenditures on housing. Other trade-offs were also evident, including reduced spending on healthcare and food among households with higher housing expenditures. "Something's Gotta Give: Working Families and the Cost of Housing," *New Century Housing*, Vol. 5-1, Center for Housing Policy, 2005.

they value it more. Determining whether a household is spending more by choice or necessity requires subjectively defined standards of minimally acceptable housing.

- It does not capture the extent to which changes in rental affordability over time may reflect changes in the quality of housing rather than differences in the rate of increase in rents of housing of constant quality relative to the changing incomes of the households that typically occupy these constant quality units. In other words, it does not distinguish changes in housing affordability caused by changes in the price of housing from changes in its quality.

In general, while cost burdens are heavily concentrated at the bottom of the income distribution nationwide, they also appear in higher income ranges. The *Measuring the Nation's Rental Housing Affordability Problem* report states that "recent studies by the National Housing Conference show high levels of cost burdens among working families, especially in the higher cost housing markets where incomes for some essential service occupations (including teachers, nurses, police officers, and janitors) are not adequately adjusted for the local cost of living. Furthermore, trade-offs of housing and transportation costs are more acutely observed among middle-income households, who often opt to live far away from employment centers in order to find affordable housing, but end up with longer and costlier commutes as a result."[6]

While nationally there is an increasing mismatch between the incomes of renter households in the bottom 20th percentile and the rents of housing in the bottom 20th percentile, a number of observers have also suggested that the affordable housing crisis is, at least in part, actually an income crisis.

In the **supply-demand mismatch approach**, the number of households with incomes at or below a particular level is compared with the number of rentals with rents that are affordable at 30 percent of the threshold income (with adjustments for household size and number of bedrooms). The difference between the number of households at or below the adjusted income thresholds and the number of rentals at or below the adjusted rent thresholds is considered a measure of the mismatch between the supply and demand for affordable housing. An extension of this "mismatch" approach subtracts units that are affordable but occupied by higher income households because they are not available for occupancy by households with incomes below the threshold.

While relatively straightforward, this approach is more easily misinterpreted than measures of the share of households reporting cost burdens for the following reasons:

- It implicitly assumes that rentals affordable at 30 percent of income are considered affordable by all those who might rent them.
- It implies that all the units below an income threshold are affordable to all households below those thresholds.
- It does not take into account the location of "affordable" rentals and whether these align with the location of households that might "demand" them want to live.
- As one moves up the income distribution, results are harder to interpret meaningfully (e.g., what is the meaning of a "gap" between the number of rentals "affordable" to households earning

[6] *Measuring The Nation's Rental Housing Affordability Problem*, Joint Center For Housing Studies, Harvard University (June 2005), p. 40.

between 80 and 100 percent of area median income and the number of these households when they can, by definition, afford all the rentals below the lower threshold cutoff?)

In the **housing wage approach**, the rent of a standard, modest quality rental with either one or two bedrooms in an area is compared to the multiples of full-time minimum wage work it would take to afford (at 30 percent of income) that apartment. The rent standard commonly used is HUD's fair market rent (FMR).[7] As stated in the *Measuring The Nation's Rental Housing Affordability Problem* report, this approach "provides a simple way to convey what turns out to be a consistent problem across all measured geographies – in every metro area it takes more than one full-time minimum wage job to afford a unit somewhat below the middle of the rent distribution." The National Low Income Housing Coalition (NLIHC) produced a 2004 report that showed that in no state is minimum-wage full-time work sufficient to afford the FMR for a two-bedroom apartment.[8]

In the **median ratios comparison approach**, a ratio is formed between the rent at some point in a rent distribution and the corresponding point in an income distribution. Most commonly, the median rent in an area is compared to the median household income in the same area. In this example, the share of income that the median household would have to spend to rent a median rental is used as a measure of how unaffordable the housing stock is in a particular market to households in that market.

While this approach provides a quick summary of the housing-income situation (and may be most useful when comparing different areas to each other), it's major drawback is that, like the supply-demand mismatch approach and the housing wage approach, it takes a criterion household and compares it to a criterion rent instead of comparing what individual households are actually spending for their housing.

The **residual income approach** examines the absolute amount of income left over after housing expenses, rather than the share of income allocated to housing, to identify affordability problems. This approach focuses on the proportion of households most harmed by high housing costs, and classifies households with too little income left over to meet basic needs as "shelter poor." This approach has several shortcomings, including potentially understating the affordability problems of larger households and those with children who may face additional necessary expenses.

When discussing housing affordability and notwithstanding the caveats discussed above, this Housing Element primarily uses the housing costs burden concept from the **share of income approach** for three reasons: 1) HCD requires a cost burden analysis; 2) it is a straightforward and easily understood measure; and 3) the data is readily available. However, we have supplemented the cost burden analysis with data regarding FMRs and local income levels.

Housing Cost Burdens

The HCD Housing Element Review Worksheet calls for an analysis of the proportion of "lower income" households "overpaying for housing." Lower-income households are defined as those that earn 80 percent or less of the area median income. This is a share of income approach to measure housing affordability in terms of the percentage of income that a household spends on its housing.

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[7] HUD's FMR standard is typically the 40th percentile rent of recently rented apartments within an entire metropolitan area or of non-metropolitan areas of a state. It is estimated using a random-digit dialing survey.

[8] *Out of Reach 2003: America's Housing Wage Climbs*, National Low Income Housing Coalition. 2004.

An assessment of housing cost burdens requires that information about household size be combined with information on household income for each household individually. HUD creates a special Census tabulation for use in Consolidated Plans.[9] The data in this section uses this Comprehensive Housing Affordability Strategy (CHAS) data from HUD's State of the Cities Data Systems (SOCDS) website.

A "moderate cost burden" is defined by HUD as gross housing costs between 31 and 50 percent of gross income. A "severe cost burden" is defined as gross housing costs exceeding 50 percent of gross income. For renters, gross housing costs include rent paid by the tenant plus utilities. For owners, housing costs include mortgage payment, taxes, insurance, and utilities.

Income groups are shown in the SOCDS CHAS tabulation based on the HUD-adjusted area median family income (HAMFI). In 1974, Congress defined "low-income" and "very low-income" for HUD rental programs as incomes not exceeding 80 and 50 percent, respectively, of the area median family income, as adjusted by HUD.[10]

Table 20 shows the CHAS special tabulation data from the 2005-2009 American Community Survey regarding the percentage of households with a moderate housing cost burden (greater than 30 percent) and severe cost burden (greater than 50 percent) by income group and tenure for unincorporated and incorporated Placer County and California. As shown in the table, 38.7 percent of all households in the unincorporated county and 32.2 percent of all households in the incorporated county had a moderate housing cost burden in 2009. These percentages are lower than the percentage of households in California with a moderate housing cost burden of 44.8 percent in 2009. As would be expected, housing cost burdens were more severe for households with lower incomes. Among lower-income households (incomes less than or equal to 80 percent of the area median income), 63.9 percent of households in the unincorporated county had a moderate housing cost burden in 2009 compared to just 26.9 percent of non-lower-income households. The percentage of lower-income households with a moderate housing cost burden in the unincorporated county is slightly lower than that for California (7.07 percent).

Housing cost burden was generally higher among renter households. For example, 48.3 percent of all renter households paid 30 percent or more of their monthly incomes for housing costs in unincorporated Placer County in 2009, compared to 36.5 percent of all owner households. However, while the percentage of renters that experienced moderate cost burdens was higher than the percentage of owners, in absolute numbers the number of renters with housing cost burdens was lower than the number of owners with cost burdens in the unincorporated county: 3,725 renter households compared to 11,915 owner households when combining all income groups.

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[9] The Comprehensive Housing Affordability Strategy (CHAS) data file is a detailed tabulation of the Decennial Census sponsored by HUD. It includes extensive data on a variety of physical and financial housing characteristics and needs categorized by HUD-defined income limits (30, 50, and 80 percent of area median income) and HUD-specified household types. As with the long form in the Decennial Census, CHAS indicators are estimates based on a sample of households. These "special tabulation" data are used by local governments for housing planning as part of the Consolidated Planning process and by HUD for various allocation formulas to distribute funds to localities.

[10] Statutory adjustments now include upper and lower caps for areas with low or high ratios of housing costs to income and, for each non-metropolitan county, a lower cap equal to its state's non-metropolitan average. Estimates of the median family income and the official income cutoffs for each metropolitan area and non-metropolitan county are based on the most recent Decennial Census results and updated each year by HUD. Each base income cutoff is assumed to apply to a household of four, and official cutoffs are further adjusted by household size: one person, 70 percent of base; two persons, 80 percent; three persons, 90 percent; five persons, 108 percent; six persons, 116 percent; etc.

Table 21 shows housing cost burden information for unincorporated Placer County for 2000 by household type, tenure, and income group. Comparable data was not available from the 2005-2009 HUD CHAS. The low-income household types with the largest numbers of households with a housing cost burden greater than 30 percent, are "small related" owner households and elderly owners. However, these are also the two household types with the largest number of households, and the percentages of these households with a moderate and severe housing cost burden are relatively low. 59.2 percent of elderly renters had a moderate housing cost burden and 35.5 percent had a severe housing cost burden; however, elderly renter households make up only 5.7 percent of all households. The information in this table regarding senior and large households is addressed in more detail in the Special Needs Housing section of this report.

TABLE 20
HOUSING COST BURDEN BY HOUSEHOLD INCOME CLASSIFICATION
Placer County and California
2009

	Unincorporated Placer County			Incorporated Placer County			California		
	Owners	Renters	Total	Owners	Renters	Total	Owners	Renters	Total
Household Income <= 80% MFI									
Total Households	8,405	4,515	12,920	12,350	13,150	25,500	2,004,345	3,031,970	5,036,315
Number w/ cost burden > 30%	5,100	3,155	8,255	8,085	10,445	18,530	1,291,170	2,267,030	3,558,200
Percent w/ cost burden > 30%	60.7%	69.9%	63.9%	65.5%	79.4%	72.7%	64.4%	74.8%	70.7%
Number w/ cost burden > 50%	3,095	1,715	4,810	5,445	5,070	10,515	871,250	1,277,135	2,148,385
Percent w/ cost burden > 50%	36.8%	38.0%	37.2%	44.1%	38.6%	41.2%	43.5%	42.1%	42.7%
Household Income > 80% MFI									
Total Households	24,270	3,190	27,460	47,025	11,595	58,620	5,016,355	2,013,955	7,030,310
Number w/ cost burden > 30%	6,815	570	7,385	14,990	1,690	16,680	1,586,600	283,585	1,870,185
Percent w/ cost burden > 30%	28.1%	17.9%	26.9%	31.9%	14.6%	28.5%	31.6%	14.1%	26.6%
Number w/ cost burden > 50%	2,290	115	2,405	3,085	95	3,180	391,445	23,130	414,575
Percent w/ cost burden > 50%	9.4%	3.6%	8.8%	6.6%	0.8%	5.4%	7.8%	1.1%	5.9%
Total Households									
Total Households	32,675	7,705	40,380	84,445	24,860	109,305	7,061,430	5,125,760	12,127,190
Number w/ cost burden > 30%	11,915	3,725	15,640	23,075	12,135	35,210	2,877,770	2,550,615	5,428,385
Percent w/ cost burden > 30%	36.5%	48.3%	38.7%	27.3%	48.8%	32.2%	40.8%	49.8%	44.8%
Number w/ cost burden > 50%	5,385	1,830	7,215	8,530	5,165	13,695	1,262,695	1,300,265	2,562,960
Percent w/ cost burden > 50%	16.5%	23.8%	17.9%	10.1%	20.8%	12.5%	17.9%	25.4%	21.1%

Source: SACOG Housing Element Data Profiles, November 2012; HUD SOCDS, Comprehensive Housing Affordability Strategy (CHAS) database, 2005-2009

TABLE 21
HOUSING COST BURDEN BY HOUSEHOLD TYPE & INCOME CLASSIFICATION
Unincorporated Placer County
2000

	Owners					Renters					
	Elderly (1 & 2)	Small Related (2 to 4)	Large Related (5 or more)	All Other	Total House-holds	Elderly (1 & 2)	Small Related (2 to 4)	Large Relate d (5 or more)	All Other	Total House-holds	Total
Household Income <= 80% MFI											
Total Households	3,492	1,945	433	1,040	6,910	622	1,652	330	1,493	4,097	11,007
Number w/ cost burden > 30%	1,524	1,294	298	689	3,808	368	983	181	970	2,506	6,313
Percent w/ cost burden > 30%	43.6%	66.5%	68.8%	66.2%	55.1%	59.2%	59.5%	54.8%	65.0%	61.2%	57.4%
Number w/ cost burden > 50%	775	950	176	497	2,398	221	447	42	437	1,151	3,550
Percent w/ cost burden > 50%	22.2%	48.9%	40.6%	47.8%	34.7%	35.5%	27.1%	12.7%	29.3%	28.1%	32.2%
Household Income > 80% MFI											
Total Households	4,804	12,963	2,485	2,353	22,605	302	1,554	468	1,246	3,570	26,175
Number w/ cost burden > 30%	738	2,907	599	678	4,907	30	170	30	88	321	5,229
Percent w/ cost burden > 30%	15.4%	22.4%	24.1%	28.8%	21.7%	10.0%	10.9%	6.4%	7.1%	9.0%	20.0%
Number w/ cost burden > 50%	210	492	101	160	959	14	1	0	8	28	987
Percent w/ cost burden > 50%	4.4%	3.8%	4.1%	6.8%	4.2%	4.6%	0.1%	0.0%	0.6%	0.8%	3.8%
Total Households											
Total Households	8,296	14,908	2,918	3,393	29,515	924	3,206	798	2,739	7,667	37,182
Number w/ cost burden > 30%	2,261	4,201	897	1,368	8,715	399	1,153	211	1,058	2,827	11,542
Percent w/ cost burden > 30%	27.3%	28.2%	30.7%	40.3%	29.5%	43.1%	36.0%	26.4%	38.6%	36.9%	31.0%
Number w/ cost burden > 50%	985	1,443	277	657	3,357	234	448	42	445	1,179	4,536
Percent w/ cost burden > 50%	11.9%	9.7%	9.5%	19.4%	11.4%	25.4%	14.0%	5.3%	16.2%	15.4%	12.2%

Source: HUD SOCDS, Comprehensive Housing Affordability Strategy (CHAS) database, 2000

Ability to Pay for Housing

The following section compares 2012 income levels and ability to pay for housing with actual housing costs. Housing is classified as "affordable" if households do not pay more than 30 percent of income for payment of rent (including a monthly allowance for water, gas, and electricity) or monthly homeownership costs (including mortgage payments, taxes, and insurance). Since above moderate-income households do not generally have problems in locating affordable units, affordable units are frequently defined as those reasonably priced for households that are low- to moderate-income. The list below shows the definition of housing income limits as they are applied to housing units in Placer County.

- **Extremely Low-Income Unit:** affordable to households whose combined income is between the floor set at the minimum Supplemental Security Income (SSI) and 30 percent of the median income for Placer County as established by the U.S. Department of Housing and Urban Development (HUD) for the Sacramento Primary Metropolitan Statistical Area (PMSA) which consists of El Dorado, Placer and Sacramento Counties.
- **Very Low-Income Unit**: affordable to households whose combined income is at or lower than 50 percent of the median income as established by HUD for the Sacramento PMSA.
- **Low-Income Unit**: affordable to a household whose combined income is at or between 51 percent and 80 percent of the median income as established by HUD for the Sacramento PMSA.
- **Median-Income Unit:** affordable to a household whose combined income is at or between 81 percent and 100 percent of the median income as established by HUD for the Sacramento PMSA. Note that the California Department of Housing and Community Development (HCD) defines the median income at 100 percent.
- **Moderate-Income Unit**: affordable to a household whose combined income is at or between 101 percent and 120 percent of the median income as established by HUD for the Sacramento PMSA.
- **Above Moderate-Income Unit**: affordable to a household whose combined income is above 120 percent of the median income as established by HUD for the Sacramento PMSA.

According to HUD, the median family income for a four-person household in the Sacramento PMSA was $76,100 in 2012. Income limits for larger or smaller households were higher or lower, respectively, and are calculated by formula by HUD (See Table 22).

TABLE 22
INCOME LIMITS
Placer County
2012

Income Categories	Persons per Household					
	1	2	3	4	5	6
Extremely Low-Income	$16,000	$18,300	$20,600	$22,850	$24,700	$26,550
Very Low-Income	$26,650	$30,450	$34,250	$38,050	$41,100	$44,150
Low-Income	$42,650	$48,750	$54,850	$60,900	$65,800	$70,650
Median-Income	$53,287	$60,947	$68,607	$76,100	$82,261	$88,423
Moderate-Income	$63,960	$73,080	$82,200	$91,320	$98,640	$105,960

Source: California Department of Housing and Community Development, 2012

Table 23 shows the 2012 HUD household income limits for Placer County by number of persons in the household for the income categories discussed above. The table also shows maximum affordable monthly rents and maximum affordable purchase prices for homes. For example, a three-person household was classified as low-income (80 percent of median) with an annual income of up to $54,850 in 2012. A household with this income could afford to pay a monthly gross rent (including utilities) of up to $1,371 or to purchase a house priced at $225,051 or below.

Table 24 shows HUD-defined fair market rent levels (FMR) for Placer County in 2013. In general, the FMR for an area is the amount that would be needed to pay the gross rent (shelter rent plus utilities) of privately owned, decent, safe, and sanitary rental housing of a modest (non-luxury) nature with suitable amenities.[11] HUD uses FMRs for a variety of purposes: FMRs determine the eligibility of rental housing units for the Section 8 Housing Assistance Payments program; Section 8 Rental Certificate program participants cannot rent units whose rents exceed the FMRs; and FMRs also serve as the payment standard used to calculate subsidies under the Rental Voucher program.

As stated above, a three-person household classified as low-income (80 percent of median) with an annual income of up to $54,850 could afford to pay $1,371 monthly gross rent (including utilities). The 2013 FMR for a two-bedroom unit in Placer County was $1,073. Therefore, a low-income household at the top of the income range could afford to rent a unit at the FMR level, assuming that such a unit is available for rent. However, a three-person household classified as very low-income (50 percent of median) with an annual income of up to $34,250 could afford to pay only $856 for monthly gross rent. This household could not afford the FMR rent of $1,073 for a two-bedroom unit, but could afford the FMR rent of $855 for a one-bedroom unit. Households with incomes below 50 percent of median would have even less income to spend on rent.

[11] According to HUD, "the level at which FMRs are set is expressed as a percentile point within the rent distribution of standard-quality rental housing units. The current definition used is the 40th percentile rent, the dollar amount below which 40 percent of the standard-quality rental housing units are rented. The 40th percentile rent is drawn from the distribution of rents of all units occupied by recent movers (renter households who moved to their present residence within the past 15 months). Public housing units and units less than 2 years old are excluded."

TABLE 23
ABILITY TO PAY FOR HOUSING BASED ON HUD INCOME LIMITS
Placer County*
2012

	Studio	1 BR	2 BR	3 BR	4 BR	5 BR
Extremely Low-Income Households at 30% of 2012 Median Family Income						
	Studio	**1 BR**	**2 BR**	**3 BR**	**4 BR**	**5 BR**
Number of Persons	1	2	3	4	5	6
Income Level	$16,000	$18,300	$20,600	$22,850	$24,700	$26,550
Max. Monthly Gross Rent[1]	$400	$458	$515	$571	$618	$664
Max. Purchase Price[2]	$65,649	$75,086	$84,523	$93,754	$101,345	$108,936
Very Low-Income Households at 50% of 2012 Median Family Income						
	Studio	**1 BR**	**2 BR**	**3 BR**	**4 BR**	**5 BR**
Number of Persons	1	2	3	4	5	6
Income Level	$26,650	$30,450	$34,250	$38,050	$41,100	$44,150
Max. Monthly Gross Rent[1]	$666	$761	$856	$951	$1,028	$1,104
Max. Purchase Price[2]	$109,346	$124,937	$140,529	$156,120	$168,635	$181,149
Low-Income Households at 80% of 2012 Median Family Income						
	Studio	**1 BR**	**2 BR**	**3 BR**	**4 BR**	**5 BR**
Number of Persons	1	2	3	4	5	6
Income Level	$42,650	$48,750	$54,850	$60,900	$65,800	$70,650
Max. Monthly Gross Rent[1]	$1,066	$1,219	$1,371	$1,523	$1,645	$1,766
Max. Purchase Price[2]	$174,994	$200,023	$225,051	$249,875	$269,980	$289,879
Moderate-Income Households						
Median-Income Households at 100% of 2012 Median Family Income						
	Studio	**1 BR**	**2 BR**	**3 BR**	**4 BR**	**5 BR**
Number of Persons	1	2	3	4	5	6
Income Level	$53,287	$60,947	$68,607	$76,100	$82,261	$88,423
Max. Monthly Gross Rent[1]	$1,332	$1,524	$1,715	$1,903	$2,057	$2,211
Max. Purchase Price[2]	$218,638	$250,068	$281,497	$312,241	$337,520	$362,803
Moderate-Income Households at 120% of 2012 Median Family Income						
	Studio	**1 BR**	**2 BR**	**3 BR**	**4 BR**	**5 BR**
Number of Persons	1	2	3	4	5	6
Income Level	$63,960	$73,080	$82,200	$91,320	$98,640	$105,960
Max. Monthly Gross Rent[1]	$1,599	$1,827	$2,055	$2,283	$2,466	$2,649
Max. Purchase Price[2]	$262,430	$299,850	$337,269	$374,689	$404,723	$434,758

Notes:
* Based on the Sacramento MSA (El Dorado, Placer and Sacramento Counties); FY 2012 Median Family Income: $76,100; HUD FY 2012 Section 8 Income Limits.
[1]Assumes that 30% of income is available for either: monthly rent, including utilities; or mortgage payment, taxes, mortgage insurance, and homeowners insurance
[2]Assumes 95% loan @ 4.5% annual interest rate and 30 year term; assumes taxes, mortgage insurance, and homeowners insurance account for 21% of total monthly payments
Sources: HUD FY 2012 Placer County Income Limits (December 1, 2011); and Mintier Harnish.

TABLE 24
HUD FAIR MARKET RENT
Placer County
2013

Bedrooms in Unit	Fair Market Rent (FMR)
Studio	$717
1 Bedroom	$855
2 Bedrooms	$1,073
3 Bedrooms	$1,581
4 Bedrooms	$1,900

Source: HUD User Data Sets: 2013 FY FMR

Affordable Housing by Income/Occupation

Table 25 shows an abbreviated list of occupations and annual incomes for residents of the Sacramento-Arden Arcade-Roseville MSA[12] such as nursing aides, managers, school teachers, police officers, retired individuals, and minimum wage earners. The table shows the amounts that households at these income levels could afford to pay for rent as well as the purchase prices that they could afford to buy a home.

Households with a single wage earner working in any one of the occupations listed in the table – including nurses, police officers, and teachers – would have difficulty purchasing a home in unincorporated Placer County, where the median sales price for homes was $307,100 in July 2012 (see Table 25). A firefighter in Placer County could afford a home costing an estimated $237,726. A preschool teacher could afford a home costing around $120,026. Even households with two wage earners would have difficulty finding a home in their price range in the county. A household comprised of a security guard and a preschool teacher in Placer County could afford to pay approximately $228,022 for a home.

Of particular interest are those households with limited incomes, such as minimum wage workers, individuals on Supplemental Security Income (SSI), or Social Security recipients. The FMR for a one-bedroom unit is $855 and for a studio unit is $717. An individual working at the minimum wage could afford to pay only $416 monthly for housing expenses, and an SSI recipient could afford to pay only $314. None of these individuals could afford the rent for a one-bedroom unit or even a studio unit at fair market rent.

[12] The "Sacramento-Arden Arcade-Roseville MSA" is defined by EDD as including El Dorado, Placer, Sacramento, and Yolo Counties. This data is not available for smaller geographies from EDD.

TABLE 25
AFFORDABLE RENTS AND HOUSING PRICES BY INCOME AND OCCUPATION
Placer
2012

Category	Average Income	Affordable Rent[1]	Affordable House Price[2]
General Occupations (2012)[3]			
Fire Fighters	$57,939	$1,448	$237,726
First-Line Supervisors/Managers of Police and Detectives	$110,151	$2,754	$451,953
Registered Nurse (RN)	$100,525	$2,513	$412,458
Licensed Practical and Licensed Vocational Nurse (LVN)	$54,954	$1,374	$225,478
Preschool Teacher	$29,253	$731	$120,026
Farmworkers and Laborers	$25,809	$645	$105,895
Security Guards	$26,321	$658	$107,996
Waiters and Waitresses	$21,350	$534	$87,600
Cashiers	$24,089	$602	$98,838
Placer Unified School District			
Substitute Teacher	$26,000	$650	$106,679
Teacher, District Average	$65,181	$1,630	$267,440
Two Wage Earners			
Fire Fighter and Registered Nurse	$158,464	$3,962	$650,183
First-Line Supervisors/Managers of Police and Detectives and Teacher, District Average	$175,332	$4,383	$719,393
Preschool Teacher and Security Guard	$55,574	$1,389	$228,022
Minimum Wage Earners			
Single Wage Earner	$16,640	$416	$68,274
Two Wage Earners	$33,280	$832	$136,549
SSI (Aged or Disabled)			
One person household with SSI only	$8,376	$209	$34,367
Couple with SSI only	$12,576	$314	$51,600
2013 HUD-Defined Income Groups (based on a household of 3 persons)			
Extremely Low-Income (below 30%)	$20,600	$515	$84,523
Very Low-Income (below 50%)	$34,250	$856	$140,529
Low-Income (below 80%)	$54,850	$1,371	$225,051
Moderate Income (below 120%)	$82,200	$2,055	$337,269

Notes: [1]Assumes 30 percent of income devoted to monthly rent, including utilities

[2]Assumes 30 percent of income devoted to mortgage payment and takes, 95 percent loan at 4.5 percent interest rate, 30-year term

[3]General Occupation incomes based on the Sacramento-Arden Arcade-Roseville MSA

Sources: Mintier Harnish; Placer County Office of Education; California Employment Development Department, 2012; U.S. Department of Housing and Urban Development (HUD), 2012; U.S. Social Security Administration, Supplemental Security Income Program Rates and Limits, 2012 (http://www.ssa.gov/policy/docs/quickfacts/prog_highlights/index.html).

Housing Values

Table 26 shows median home values and rents for Placer County and California in 2010. As shown in the table, the median value of mobile homes in Placer County in 2010 ($63,300) was lower than California ($68,700). The median value of owner-occupied single-family homes in Placer County ($427,600 was slightly higher than California ($458,500).

As shown in Table 26, the median contract rent in Placer County in 2010 ($1,044) was slightly higher than California ($1,023). The median gross rent in Placer County in 2010 ($1,151) was nearly equal to that in California ($1,147). The split between gross rent (which includes all utilities payments) and contract rent (the amount paid to the property manager) can differ among areas not just because of different utility prices, but also because contract rents may or may not include utilities, while gross rents always do. For most housing analysis, comparing gross rents rather than contract rents is a better choice since gross rents are a more comprehensive measure of renters' costs and using it ensures that the same housing cost components are included for all renters.

It should be noted that Placer County's rent levels shown in Table 26 are not influenced by the large number of seasonal homes, some of which are vacation rentals. While some data sources, such as the American Housing Survey (AHS), estimate the contract rents of vacant units, in the Census, rents on vacant units are unavailable and are therefore excluded.

TABLE 26
MEDIAN HOME VALUES
Placer County and California
2010

	Placer County	California
Owner Units		
Median Value for Mobile Homes[(1)(2)]	$63,300	$68,700
Median Value[(1)(3)]	$427,600	$458,500
Rental Units		
Median Contract Rent[(4)]	$1,044	$1,023
Median Gross Rent[(5)]	$1,151	$1,147

Notes:
(1) Value is the respondent's estimate of how much the property (house and lot) would sell for if it were for sale.
(2) For all owner-occupied mobile homes.
(3) For only "specified owner-occupied housing units" - one-family houses on less than 10 acres without a business or medical office on the property. These data exclude mobile homes, houses with a business or medical office, houses on 10 or more acres, and housing units in multi-unit structures.
(4) For "specified renter-occupied housing units paying cash rent." Contract rent is the monthly rent agreed to or contracted for, regardless of any furnishings, utilities, fees, meals of services that may be included.
(5) For "specified renter-occupied housing units paying cash rent." Gross rent is the contract rent plus estimated cost of utilities and fuels if these are also paid by or for the renter. Data exclude rental units with no cash rent and one-family houses on 10 or more acres.
Sources: SACOG Housing Element Data Profiles, November 2012; American Community Survey 5-year Estimates 2006-2010

Table 27 shows the average sale price for homes sold in Placer County in July 2012. The median sales price for homes in unincorporated Placer County (excluding the Tahoe Basin) was $289,400. Sale prices varied greatly among the different communities in the county. The median sales price for homes in Granite Bay was $519,400, while the median sales price for homes in Sheridan was $78,000. Homes in the Tahoe Basin generally sold at even higher prices than the rest of the county, with a median sales price of $411,000.

TABLE 27
MEDIAN SALES PRICE OF HOMES
Placer County
July 2012

Location	Median Sale Price
California	**$307,100**
Placer County	***$289,400***
Incorporated Cities	
Auburn	$252,400
Lincoln	$261,800
Loomis	$430,000
Rocklin	$290,400
Roseville	$267,000
Unincorporated Communities	
Alta	$125,000
Applegate	$220,249
Carnelian Bay	$419,500
Dutch Flat	$149,000
Foresthill	$269,000
Granite Bay	$519,400
Kings Beach	$275,000
Meadow Vista	$266,000
Newcastle	$327,500
Penryn	$325,000
Olympic Valley	$1,395,000
Sheridan	$78,000
Tahoe City	$581,000
Tahoe Vista	$330,750
Tahoma	$392,500

Source: Zillow, July 2012; Trulia October 2012.

Table 28 shows the average and median sale prices based on number of bedrooms for homes in Placer County in August 2012. The median sales price for a 3-bedroom home was $252,500 in Placer County. These median home prices are not affordable to most of the workers listed in Table 23. For example, the median sale prices for most communities in Placer County are significantly above the amounts that a preschool teacher ($120,026), a licensed practical nurse ($225,478), or a security guard ($107,996) could afford to pay. Even in the case of households that have two wage earners, the average prices are not generally affordable. For example, a preschool teacher and security guard with a combined income of $55,574 could afford to pay up to $228,022 for a house.

TABLE 28
AVERAGE AND MEDIAN SALES PRICE BY NUMBER OF BEDROOMS
Placer County
August 2012

Number of Bedrooms	Median Sale Price
1 Bedroom	$156,400
2 Bedrooms	$250,100
3 Bedrooms	$252,500
4 Bedrooms	$327,800
5 or more Bedrooms	$384,300

Source: Zillow, August 2012

Figure 6 shows the median sales price for homes sold in Placer County and the cities of Roseville, Rocklin, and Lincoln from September 2002 through June 2012. During that time frame, the median sale price sharply increased by about 65 percent from $266,050 in 2002 to $441,700 in 2006, before dropping over 15 percent below the 2002 median price to $225,059 in 2012.

Median sales prices have increased slightly in mid-2012, reflecting a bottoming of the market, a limited supply of homes for sale, and increased demand from investors and buyers seeking to take advantage of historically low interest rates.

Figure 6
Median Sales Price
Placer County
September 2002 – June 2012

Source: Zillow.com, 2012

Median Monthly Rents

Table 29 shows the average monthly rents for apartments and homes in Placer County, including rentals available in cities, based on internet rental listings in August 2012. Average monthly rents for studio, 1-, 2-, and 4-bedroom units are higher than the HUD FMR figures shown in Table 24. At these rent levels, an average 1-bedroom rental ($965 monthly rent) would likely be affordable (depending on utility costs) to a 2-person low-income household (can afford $1,075 monthly rent and utilities). An average 2-bedroom rental ($1,195 monthly rent) is possibly affordable for a 3-person low-income household depending on the utility costs (can afford $1,210 monthly rent and utilities). An average 4-bedroom unit ($2,150), on the other hand, would not be affordable to a low-income family of 5 (can afford $1,451 monthly rent and utilities).[13]

TABLE 29
MEDIAN RENTAL LISTING PRICE
Placer County
August 2012

Bedrooms	Rent
1	$965
2	$1,195
3	$1,525
4	$2,150

Source: Zillow rental search, August 28, 2012.

Unlike the cost of homeownership in Placer County, rents are more affordable to households with median and low-incomes; however market rents are still out of reach to individual and families with very low-incomes. As shown in Table 23, a very low-income family of 4 can afford to spend a maximum of $941 for monthly rent and utilities. The average 3-bedroom apartment ($1,525) is out of the affordable price range.

However, the costs shown in the table mostly represent rentals available in the cities in Placer County, since most rental properties and multi-family housing are located in cities. Most rental properties in the unincorporated county, especially in the more rural areas, are single-family homes. Taking a closer look at the apartments available for rent in the unincorporated county, rental costs are much lower. Most apartment rentals are available in Colfax, North Auburn, and Foresthill. In Colfax, one-bedroom apartments were listed for $650, two-bedroom apartment for $750, and three-bedroom apartments in the range of $700-950. In North Auburn, rents are slightly higher, with two-bedroom apartments listed in the range of $775-1,000, and three-bedroom apartments in the range of $1,075-1,445. In Foresthill, one-bedroom apartments were listed for $650-700. These rental rates are well below the FMR for Placer County, and would be affordable to many lower-income households.

[13] The high average rent for 4-bedroom units in Placer County may be due to the small sample size; however, the difference between 3- and 4-bedroom units is likely attributable to the fact that rental homes tend to be more costly than rental apartments. The majority of 4-bedroom units inventoried were homes, while the majority of 3-bedroom units were apartments.

B. Special Housing Needs

Within the general population there are several groups of people who have special housing needs. These needs can make it difficult for members of these groups to locate suitable housing. The following subsections discuss these special housing needs of six groups identified in State Housing Element Law (Government Code, Section 65583(a)(6): "elderly; persons with disabilities, including a developmental disability, as defined in Section 4512 of the Welfare and Institutions Code; large families; farmworkers; families with female heads of households; and families and persons in need of emergency shelter." Where possible, estimates of the population or number of households in Placer County belonging to each group are shown.

1. Homeless Persons

The *Ten-Year Plan to End Homelessness in Placer County* (2004) is the culmination of a community-based effort that began in June 2003 under the auspices of the Placer Consortium on Homelessness and Affordable Housing (PCOH). The *Ten-Year Plan* merges the experiences and expertise within the Placer community with those of the region and nation. This process has generated a series of interlinking and complementary strategies to tackle a variety of homeless issues and causes. These are categorized into four general areas: Prevention, Access, Teamwork and Housing (PATH).

Those who are homeless or at-risk of becoming homeless have varying housing needs. Some require emergency shelter, while others require other assistance to enable them to become productive members of society. Some are just passing through Placer County, while others are long-time residents. There is often a crossover between homeless populations and other "special needs" groups. For example, farmworkers may become homeless due to seasonal employment, or female heads of household may due to domestic violence.

Homelessness is usually the end result of multiple factors that converge in a person's life. The combination of loss of employment and the inability to find a job because of the need for retraining leads to the loss of housing for some individuals and families. For others, the loss of housing is due to chronic health problems, physical disabilities, mental health disabilities, or drug and alcohol addictions, along with an inability to access the services and long-term support needed to address these conditions.

Measuring the number of homeless individuals is a difficult task, in part because in most cases, homelessness is a temporary, not permanent, condition. Therefore, a more appropriate measure of the magnitude of homelessness is the number of people who experience homelessness over time, not the exact number of homeless people at any given time. However, the most recent information available for the county is a "point-in-time" count of sheltered and unsheltered homeless persons by Placer Consortium on Homelessness, conducted in the last week of January 2011 (there was a more comprehensive survey done in 2007 and a follow-up survey in 2007). The survey covered the entire county (incorporated and unincorporated areas) and found a total of 631 homeless persons (up from 591 in 2007), of whom 353 were sheltered (from 401 in 2007) and 278 were unsheltered (from 190 in 2007). Of the total in 2007, 41 percent were adult males and 31 percent were adult females, and 23 percent were children under 18 accompanied by an adult. Table 30 below shows the results of this count.

TABLE 30
HOMELESS POPULATION AND SUBPOPULATION SURVEY
Placer County
January 24, 2011

Homeless Subpopulations	Sheltered	Unsheltered	Total
Chronically Homeless	18	92	110
Mentally Ill	105	82	187
Substance Abuse	133	85	218
Persons with HIV/AIDS	0	3	3
Veterans*	30	33	63
Victims of Domestic Violence*	80	36	116
Unaccompanied Youth (under 18)	0	0	0
Total Homeless Persons	**353** 94 (Emergency) 259 (Transitional)	**278**	**631**

Notes: *Only asked of sheltered persons
Source: Placer Consortium on Homeless, Continuum of Care Report, 2011

A previous "point-in-time" homeless survey in March 2002, by the firm Sergei Shkurkin and Associates, LLC, provided detailed demographic details about the homeless population. At the time of the count there were 405 homeless people in Placer County, of which 109 were women and 88 were children. The majority (59 percent) of the homeless population was white, 28 percent was multi-racial, 7 percent was Hispanic, and 2 percent was African American. Approximately a third (36 percent) completed high school and 25 percent finished two years of college. About 11 percent worked at least part time, and of those, many had little work history. On average, the homeless persons surveyed had lived in their community 7.8 years. The vast majority (89 percent) indicated current or past problems with alcohol or drugs, and nearly 25 percent had been physically or sexually abused as a child. In addition, 121 (45 percent) reported having been diagnosed as mentally ill.

In Placer County, homelessness is viewed as an inter-jurisdictional problem, with any solution requiring the cooperation of the County and cities together. Over the years, Placer County has developed a Continuum of Care approach to homelessness. A Continuum of Care is a community-based process that provides a comprehensive response to the different needs of homeless individuals and families. It is designed by the community as a coordinated housing and service delivery system, which serves as a framework to bring homeless housing and service providers together. A Continuum of Care approach helps communities plan for and provide a balance of emergency, transitional, and permanent housing and service resources to address the needs of homeless persons so they can make the critical transition from the streets to jobs and independent living. The Continuum of Care System also includes a homeless prevention component. The fundamental components of Placer County's Continuum of Care system are:

- Emergency shelter through motel vouchers and support for the Gathering Inn program;
- Shelter for those fleeing domestic violence;
- Transitional housing with supportive services;
- Permanent housing with or without subsidized rent; and
- Additional supportive services that address basic, therapeutic and income needs.

Emergency shelter services in Placer County include motel voucher programs, dispersed through divisions of Placer County Health and Human Services (HHS), and domestic violence shelters (year-round and seasonal) run by PEACE for Families, the Gathering Inn, and Tahoe Women's Services (domestic violence). Table 31 lists emergency shelter providers and their capacity.

Transitional housing is designed to assist homeless individuals and families in moving beyond emergency shelter and into permanent housing by helping them develop independent living skills through the provision of supportive services. Supportive services should address both the immediate and long term needs of disabled or homeless individuals, and may include education, job counseling, health care, child care, transportation, substance abuse treatment and mental health care, and other services. Facilities generally target a particular subpopulation of homeless, whether families, single men, families with children, or female domestic violence victims. Some transitional housing facilities charge rent, while others are free. The most appropriate sites for transitional housing are those sites located in close proximity to public services and facilities including public transportation.

Table 32 shows the range of organizations providing transitional housing to homeless persons in Placer County. The supply of transitional housing in the County is far larger than that of emergency shelter or permanent supportive housing. As a result, many homeless people go directly to transitional housing, rather than emergency shelters. Also, it is difficult to place persons in transitional housing into permanent housing due to inadequate supply. Typically, there are few openings in transitional housing facilities.

TABLE 31
EMERGENCY HOUSING FOR HOMELESS PERSONS
Placer County
As of Jan. 31, 2011

Provider Name	Facility Name	Target Population	Year-Round Beds				Other Beds		Location (city or unincorporated area)
			Family Units	Family Beds	Individual Beds	Total	Seasonal	Overflow/ Voucher	
Emergency Shelter									
Placer County Health and Human Services	Motel Vouchers	M	0	0	0	0	0	1	Varies
Tahoe Women's Services	TWC Safe House	M, DV	0	6	0	6	0	0	Unincorporated area
The Gathering Inn	The Gathering Inn	M	0	0	0	0	50	5	Varies*
The Gathering Inn	Interim Care	M, DV	0	0	6	6	0	0	Varies
The Salvation Army – Auburn	Motel Vouchers	M	0	0	0	0	0	1	
The Salvation Army - Roseville	Motel Vouchers	M	0	0	0	0	0	1	
PEACE for Families	New Domestic Violence Shelter	M, DV	7	23	14	37	0	0	Auburn
Emergency Shelter Subtotal			**7**	**29**	**20**	**49**	**50**	**8**	

Notes: M = mixed, DV = domestic violence victims
* The Gathering Inn headquarters are in Roseville, but the actual sleeping quarters move all around west Placer County on a rotational basis.
Source: Placer Consortium on Homelessness, Continuum of Care Report, 2011

TABLE 32
TRANSITIONAL HOUSING FOR HOMELESS PERSONS
Placer County
As of Jan. 31, 2011

Provider Name	Facility Name	Target Population	Year-Round Beds			
			Family Units	Family Beds	Individual Beds	Total
Acres of Hope	Acres of Hope	HC	11	33	0	33
Adult System of Care (ASOC) - AMIH	Edna's House	SMF	0	0	6	6
ASOC - AMIH	Helen's House	SMF	0	0	6	6
ASOC - AMIH	Maureen's House	SMF	0	0	6	6
Hope, Help, & Healing	Agape House	SM	0	0	6	6
Hope, Help, & Healing	Salvation House	SM	0	0	6	6
New Leaf Counseling	Courage House: College Way	SF	0	0	9	9
New Leaf Counseling	Courage House: Lincoln Way	SF, HC	5	14	1	15
PEACE for Families	Battered Women's Recovery Program	SF, HC	0	0	3	3
PEACE for Families	Permanent Housing Program	SF, HC	9	37	2	39
Re-Entry Program	Loomis House	SF, HC	3	7	1	8
Re-Entry Program	Cedar House	SM	0	0	14	14
Re-Entry Program	Vidal House	SF	0	0	6	6
Re-Entry Program	Roundhouse	SM	0	0	14	14
Re-Entry Program	Square House	SM	0	0	7	7
Roseville Home Start	Roseville Home Start	HC	28	93	0	93
St. Vincent de Paul	New Beginnings	HC	10	45	0	45
The Lazarus Project	Hickory	SM	0	0	6	6
The Lazarus Project	Schiele House	SF	0	0	6	6
The Lazarus Project	Sierra House	SM	0	0	6	6
The Lazarus Project	Somers House	SM	0	0	5	5
Whole Person Learning	Transitional Placement Program Plus	SMF, HC	1	2	2	4
Transitional Housing Total			**67**	**231**	**112**	**343**

Notes: SM = single males, SF = single females, SMF = single males and females, HC = households with children
Source: Placer Consortium on Homelessness, Continuum of Care Report, 2011

Table 33 shows the organizations offering permanent supportive housing. Generally, people have to have a disability of some kind to qualify for permanent supportive housing. Permanent supportive housing is designed to allow those with disabilities or other impediments to live as independently as possible, and typically offers supportive services similar to those provided in transitional housing, such as GED classes, therapy sessions, and job counseling. Permanent supportive housing is considered a more effective method for addressing homelessness than the combination of emergency and transitional housing. An inadequate supply of permanent housing for formerly homeless residents is a major challenge in Placer County.

TABLE 33
PERMANENTLY SUPPORTIVE HOUSING FOR HOMELESS PERSONS
Placer County
Jan. 31, 2011

Provider Name	Facility Name	Target Population	Year-Round Beds				Location (city or unincorp. area)
			Family Units	Family Beds	Individual Beds	Total	
Adult System of Care HHS (ASOC)	APSH	SMF, HC	2	6	31	37	Both
ASOC	Shelter + Care	SMF, HC	3	7	44	51	Both
ASOC	Timberline	SMF			1	1	Both
Advoc. For Mentally Ill Housing	Corinthian	SMF, HC	0	0	6	6	Both
Placer County Housing Authority-HHS	VASH- Placer County Housing Authority	SMF, HC, VET	3	14	24	38	Both
Permanent Supportive Housing Subtotal			**8**	**27**	**111**	**138**	

Note: SMF = single males and females, HC = households with children, VET = veterans
Source: Placer Consortium on Homelessness, Continuum of Care Report, 2011

The Salvation Army

The Salvation Army, with branches in Roseville and Auburn, provides a wide variety of community services including medical, social, educational, and housing. In addition to providing vouchers for nights of shelter in local hotels, the Salvation Army provides monthly food boxes to needy individuals and families, provides food to transients, and offers vouchers for utility bills.

Placer Consortium on Homelessness and Affordable Housing (PCOH)

The PCOH is a countywide group of county and city officials, area agencies, homeless resource providers, and interested individuals concerned with the provision of housing services to homeless persons and the low-income community. The goal of the PCOH partner organization is to establish a "Housing First Model" that relies less on emergency shelters and transitional housing and more on providing permanent housing and self-sufficiency.

PCOH is a collaborative effort working to find solutions to homelessness in Placer County. Representatives from nonprofit and faith-based organizations, governmental agencies, business, education, health care, advocacy, as well as homeless persons, constitute the membership. PCOH was organized under the auspices of the Placer Collaborative Network, a wider collaborative of governmental, profit and non-profit agencies and companies that provide social services to people in Placer County. Placer County and Roseville pass through HUD funding to PCOH.

Placer County's Ten-Year Plan to End Homelessness exceeds the Federal challenge to end chronic homelessness by encompassing families, youth and others who may be transitional or chronically homeless. The Plan recognizes the need to eliminate homelessness rather than just managing it. A focus has been placed on preventing homelessness through a variety of means including the provision of affordable housing and appropriate services. Transitional housing programs that provide temporary housing for homeless persons up to two years with intensive support services will be maintained and expanded.

2. Farmworkers

The 2007 U.S. Census of Agriculture is another source of information on farmworkers. As shown in Table 34, the Census reports that there were 1,140 farmworkers in Placer County that worked fewer than 150 days in 2007, and 23 of these workers were migrant farmworkers in Placer County.

TABLE 34
FARMWORKERS
Placer County
2007

Type of Farm Labor	Number of Workers
Hired farm labor (farms)	246
Hired farm labor (workers)	1,496
Workers by days worked - 150 days or more	356
Workers by days worked - Less than 150 days	1,140
Migrant farm labor on farms with hired labor	23
Migrant farm labor on farms reporting only contract labor	6

Source: SACOG Housing Element Data Profiles, November 2012; U.S. Census of Agriculture 2007

Farmworkers have special housing problems due to seasonal income fluctuations, very low-incomes, and substandard housing conditions. Seasonal workers are more likely to have their families with them, although some migrant workers bring their families if they feel they can locate suitable housing. Many workers are Latino immigrants.

Housing for migrant farmworkers needs to be affordable and flexible. Bunk style housing with bathrooms and kitchens is adequate, particularly if it is built so that if a family needs to stay in group quarters, there is a way to provide privacy. For seasonal farmworkers, housing needs to be affordable at extremely low incomes and provide large units to accommodate larger families. Therefore, the type of housing needed for seasonal farmworkers does not differ significantly from the type of housing needed by other very low-income households.

While housing for farmworkers is most convenient when located on or adjacent to farms, housing affordable at very low-income levels tends to be more feasible in cities. Housing in cities, with services located nearby, may also be more suitable for seasonal farmworkers whose families live with them. Since many of these types of workers receive housing on private farms, separately from governmental programs, it is difficult to assess supply and demand.

Because the number of farmworkers in the County is quite small and the majority of farmworkers are non-migrant, efforts to provide affordable rental housing will help address the housing needs of this special needs group. Nevertheless, the County recognizes there is a small migrant population.

3. Persons with Disabilities (Including Developmental Disabilities)

While there is limited data available on the housing needs of persons with disabilities in Placer County, data on the number of persons with disabilities and the types of these disabilities is useful in inferring housing needs.

Table 35 shows information from the 2000 Census on the disability status and types of disabilities by age group for persons five years and older in Placer County and California. As shown in the table, 16.4 percent of the total population in Placer County five years and older had one or more disabilities in 2000, compared to 19.2 percent in California.

In terms of the three age groups shown in the table, 4.5 percent of Placer County's population 5 to 15 years of age, 15.2 percent of the population 16 to 64 years of age, and 38.7 percent of seniors (65 years and older) had one or more disabilities in 2000. These percentages are smaller than those of California. Thus, while Placer County had a larger senior population (65 years and older) percentage than California in 2000 (13.2 percent compared to 10.6 percent; see Table 4 above), the senior population in Placer County was less likely to have one or more disabilities than the senior population in California as a whole.

Table 36 also provides information on the exact nature of these disabilities. The 2000 Census provides the most recent data for disability status. Disability status is not available from the 2010 Census or the 2006-2010 American Community Survey. The total disabilities number shown for all age groups in Placer County (66,078) exceeds the number of persons with disabilities (37,907) because a person can have more than one disability. Among school age children, the most frequent disability was mental. For persons aged 16 to 64 years, the most frequent disabilities were employment and /or physical disabilities. Finally, for seniors, physical and go-outside-home disabilities were the most frequent.

TABLE 35
DISABILITY STATUS AND TYPES OF DISABILITIES BY AGE GROUPS FIVE YEARS AND OLDER
Placer County and California
2000

	Unincorporated County		Total County		California	
	Number	Percent	Number	Percent	Number	Percent
5-15 Years						
Total Persons 5-15 years	16,553	-	42,357	-	5,813,105	-
Persons 5-15 with a disability	694	4.2%	1919	4.5%	277,503	4.8%
Total disabilities tallied	966	100.0%	2,619	100.0%	373,407	100.0%
Sensory disability	119	12.3%	315	12.0%	51,855	13.9%
Physical disability	107	11.1%	391	14.9%	54,991	14.7%
Mental disability	625	64.7%	1,593	60.8%	205,676	55.1%
Self-care disability	115	11.9%	320	12.2%	60,885	16.3%
Go-outside-home disability	n/a	n/a	n/a	n/a	n/a	n/a
Employment disability	n/a	n/a	n/a	n/a	n/a	n/a
16-64 Years						
Total Persons 16-64 years	64,882	-	157,074	-	21,570,148	-
Persons 16-64 with a disability	10,182	15.7%	23,937	15.2%	4,180,265	19.4%

TABLE 35
DISABILITY STATUS AND TYPES OF DISABILITIES BY AGE GROUPS FIVE YEARS AND OLDER
Placer County and California
2000

	Unincorporated County		Total County		California	
	Number	Percent	Number	Percent	Number	Percent
Total disabilities tallied	17,294	100.0%	40,259	100.0%	7,241,881	100.0%
Sensory disability	1,478	8.5%	3,337	8.3%	430,965	6.0%
Physical disability	3,923	22.7%	8,521	21.2%	1,183,313	16.3%
Mental disability	2,131	12.3%	5,285	13.1%	777,304	10.7%
Self-care disability	937	5.4%	2,089	5.2%	361,699	5.0%
Go-outside-home disability*	2,246	13.0%	5,722	14.2%	1,718,472	23.7%
Employment disability*	6,579	38.0%	15,305	38.0%	2,770,128	38.3%
65 years and over						
Total Persons 65 and over	12,814	-	31,176	-	3,469,810	-
Persons 65+ with a disability	4,968	38.8%	12,051	38.7%	1,465,593	42.2%
Total disabilities tallied	9,500	100.0%	23,200	100.0%	2,977,123	100.0%
Sensory disability	1,902	20.0%	4,528	19.5%	501,450	16.8%
Physical disability	3,195	33.6%	8,076	34.8%	985,115	33.1%
Mental disability	1,382	14.5%	3,139	13.5%	423,518	14.2%
Self-care disability	964	10.1%	2,274	9.8%	345,113	11.6%
Go-outside-home disability*	2,057	21.7%	5,183	22.3%	721,927	24.2%
Employment disability	n/a	n/a	n/a	n/a	n/a	n/a
Total 5 years and over						
Total Persons 5 years and over	94,249	-	230,607	-	30,853,063	-
Persons 5+ with a disability	15,844	16.8%	37,907	16.4%	5,923,361	19.2%
Total disabilities tallied	27,760	100.0%	66,078	100.0%	10,592,411	100.0%
Sensory disability	3,499	12.6%	8,180	12.4%	984,270	9.3%
Physical disability	7,225	26.0%	16,988	25.7%	2,223,419	21.0%
Mental disability	4,138	14.9%	10,017	15.2%	1,406,498	13.3%
Self-care disability	2,016	7.3%	4,683	7.1%	767,697	7.2%
Go-outside-home disability*	4,303	15.5%	10,905	16.5%	2,440,399	23.0%
Employment disability*	6,579	23.7%	15,305	23.2%	2,770,128	26.2%

Notes: *Due to a design problem with the interview form of the 2000 Census, the go-outside-home disability and employment disability population estimates are not accurate. The two estimates are likely to overestimate the actual number of persons with such disabilities. The go-outside-home disability does not apply to persons under five years old and the employment disability applies only to persons between the ages of 16 and 64.
Source: U.S. Census 2000

SB 812, which took effect January 2011, amended State housing Element law to require an evaluation of the special housing needs of persons with developmental disabilities. A "developmental disability" is defined as a disability that originates before an individual becomes 18 years old, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual. This includes Mental Retardation, Cerebral Palsy, Epilepsy, and Autism.

According to the California Department of Developmental Services, as of July 1, 2012, the Alta California Regional Center served 17,570 residents with developmental disabilities in the region, 2,475 (12.4 percent) of which resided in Placer County (see Table 36). The Sierra Vista Developmental Center in Yuba City, which also served residents from the region, closed in 2009. Most developmentally disabled residents in the region (60.1%) have a type of mental retardation and many (19.4%) are autistic.

While about 28 percent of developmentally disabled individuals live in supported housing, 72 percent live at home (see Table 37). Many developmentally disabled persons are able to live and work. However, more severely disabled individuals require a group living environment with supervision, or an institutional environment with medical attention and physical therapy. Additionally, almost half (44.1%) of developmentally disabled individuals are under the age of 18. Because developmental disabilities exist before adulthood, the first housing issue for the developmentally disabled is the transition from living with a parent/guardian as a child to an appropriate level of independence as an adult.

TABLE 36
DEVELOPMENTAL DISABILITY BY TYPE SERVED BY THE ALTA CALIFORNIA REGIONAL CENTER
Alta California Region[1]
2012

Disability Type	Number	Percent
Region Total	**17, 570**	**100.0%**
Autism	3,402	19.4%
Epilepsy	2,303	13.1%
Cerebral Palsy	2,191	12.5%
Mental Retardation	10,554	60.1%
Other	2,307	13.1%

[1] Includes Alpine, Colusa, El Dorado, Nevada, Placer, Sacramento, Sierra, Sutter, Yolo, and Yuba Counties
Source: SACOG Housing Element Data Profiles, November 2012; California Department of Developmental Service, July 1, 2012.

Supplemental Security Income is a needs-based program that pays monthly benefits to persons who are 65 or older, blind, or have a disability. Seniors who have never worked or have insufficient work credits to qualify for Social Security (OASDI) often receive SSI benefits. SSI is the only source of income for a number of low-income seniors. With the maximum monthly benefit of $1,048 as of 2012, SSI recipients are likely to have difficulty finding housing that fits within their budgets since they can afford to pay only $314 for rent, as shown earlier in Table 25.

Table 37 below shows Supplemental Security Income (SSI) recipients by category in Placer County and California in 2011. In 2011 a total of 5,605 persons in Placer County received Supplemental Security Income (SSI) from the Federal government because they were aged, blind, or disabled, representing 1.6 percent of the total Placer County population. California as a whole had a much higher percentage of the total population that received SSI benefits at 3.4 percent. Out of all SSI recipients, a lower percentage of seniors received SSI in Placer County than in California as a whole (28 percent compared to 42.6 percent). These numbers do not represent the thousands of others who also have special needs due to their height, weight, or mental or temporary disability from injury or illness, and whose conditions impede their ability to afford housing and to perform daily tasks within typical houses and apartments.

TABLE 37
SSI RECIPIENTS BY CATEGORY
Placer County and California
December 2011

	Placer County		California	
	Number	Percent	Number	Percent
Total Population (2012)	355,328	100.0%	37,678,563	100.0%
Total SSI Recipients	5,605	1.6%	1,284,629	3.4%
Category				
Aged	887	15.8%	358,415	27.9%
Blind and Disabled	4,718	84.2%	926,214	72.1%
Age				
Under 18	444	7.9%	115,450	9.0%
18-64	3,594	64.1%	622,147	48.4%
65 or older	1,567	28.0%	547,032	42.6%
SSI Recipients also receiving OASDI [1]	2,421	43.2%	485,043	37.8%

Notes: [1] OASDI (Old Age, Survivors, or Disability Insurance)
Sources: SSA, SSI Recipients by State and County, December 2011; DOF, Table E-5 City / County Population and Housing Estimates, 2006, with 2000 DRU Benchmark.

Persons with disabilities in Placer County have different housing needs depending on the nature and severity of the disability. Physically disabled persons generally require modifications to their housing units such as wheelchair ramps, elevators or lifts, wide doorways, accessible cabinetry, modified fixtures and appliances, etc. If a disability prevents a person from operating a vehicle, then proximity to services and access to public transportation are particularly important. If a disability prevents an individual from working or limits income, then the cost of housing and the costs of modifications are likely to be even more challenging. Those with severe physical or mental disabilities may also require supportive housing, nursing facilities, or care facilities. In addition, many disabled people rely solely on Social Security Income, which is insufficient for market rate housing.

A growing number of architects and developers are integrating universal design principles into their buildings to increase the accessibility of the built environment. The intent of universal design is to simplify design and construction by making products, communications, and the built environment usable by as many people as possible without the need for adaptation or specialized design. Applying these principles, in addition to the regulations specified in the Americans with Disabilities Act (ADA), to new construction in Placer County will increase the opportunities in housing and employment for everyone. Furthermore, studies have shown the access features integrated into the design of new facilities in the early conceptual stages increase costs less than ½ of 1 percent in most developments.

The following are the seven principles of universal design as outlined by the Center for Universal Design:

- *Equitable Use* - The design is useful and marketable to people with diverse abilities.
- *Flexibility in Use* - The design accommodates a wide range of individual preferences and abilities.
- *Simple and Intuitive* - Use of the design is easy to understand, regardless of the user's experience, knowledge, language skills, or current concentration level.

- *Perceptible Information* - The design communicates necessary information effectively to the user, regardless of ambient conditions or the user's sensory abilities.
- *Tolerance for Error* - The design minimizes hazards and the adverse consequences of accidental or unintended action.
- *Low Physical Effort* - The design can be used efficiently and comfortably with minimum fatigue.
- *Size and Space for Approach and Use* - Appropriate size and space is provided for approach, reach, manipulation, and use regardless of user's body size, posture, or mobility.

There are several organizations in Placer County that serve disabled clients. The following organizations were contacted in evaluating the needs of Placer County disabled residents: Placer Independent Resources Services (PIRS), California Foundation for Independent Living Centers, and the Placer County Department of Health and Human Services. These groups all provide services to a clientele that have a wide variety of needs.

The Placer County Board of Supervisors recently (October 2012) committed $500,000 in State funding to support the Community House of Kings Beach, a proposed drop-in center for mental health and support services. The funds will help finance the purchase and renovation of a former motel and residence at 265 Bear Street in Kings Beach by the Community House of Tahoe Truckee Community Foundation. The property will be turned into a community center that will house the project's three main partners: the Tahoe Safe Alliance, North Tahoe Family Resource Center, and Project MANA. The County Health and Human Services Department estimates the community center will serve about 3,000 people annually.

4. Senior Households

Seniors are defined as persons 65 years and older, and senior households are those households headed by a person 65 years and older. The unincorporated County's 65 and over population increased from 13,349 to 17,828 (33.6 percent) from 2000 to 2010, which outpaced the overall increase (7.4 percent) in the unincorporated areas, and the State's increase in its 65 and older population (11.4 percent). In addition, 11 percent of the total households in Placer County are made up of seniors who live alone.

Seniors often face unique housing problems. While many may own their homes outright, fixed retirement incomes may not always be adequate to cover rising utility rates and insurance. Also, many elderly homeowners do not have sufficient savings to finance the necessary repairs costs – this is a situation commonly described as "house-rich and cash-poor."

While some seniors may prefer to live in single-family detached homes, others desire a smaller, more affordable home with less upkeep, such as condos, townhouses, apartments or mobile homes. Currently (2010), 83.9 percent (46,888 units) of the housing stock in unincorporated areas of Placer County is made up of single-family detached homes, leaving only 16 percent (9,003 units) of the housing stock for those who choose to or have to live in other forms of housing.

Table 38 shows information on the number of seniors, the number of senior households, and senior households by tenure in unincorporated and incorporated Placer County and California in 2010. As discussed earlier (and shown in Table 4), Placer County's population is slightly older than California as a whole. Senior persons (the 65 and over age group) represented 16.5percent of the population in unincorporated Placer County in 2010 compared to 11.4 percent in California. Because of smaller household sizes, senior households as a percentage of all households is larger than the percentage of

seniors in the population. Senior households represented 26.8 percent of all households in the unincorporated county, compared to 20.4percent in California. Senior households have a high homeownership rate. In the unincorporated county, 88.9 percent of senior households owned their homes in 2010, compared to 77.9 percent of all households.

TABLE 38
SENIOR POPULATION AND HOUSEHOLDS
Placer County and California
2010

	Unincorporated Placer County		Incorporated Placer County		California	
	Number	Percent	Number	Percent	Number	Percent
Population						
Total Population	108,128		240,304		37,253,956	-
Number of Persons 65 years and over	17,828		35,734		4,246,514	-
Senior Population as a % of the Total Population		16.5%		14.9%	-	11.4%
Households						
Total Households	*41,351*	*100.0%*	*91,276*	*100.0%*	*12,577,498*	*100.0%*
Owner	32,194	77.9%	62,029	68.0%	7,053,371	56.1%
Renter	9,157	22.1%	29,247	32.0%	5,542,127	44.1%
Senior-Headed Households	*11,090*	*100.0%*	*22,606*	*100.0%*	*2,565,949*	*100.0%*
Owner	9,859	88.9%	17,725	78.4%	1,871,250	72.9%
Renter	1,231	11.1%	4,881	21.6%	694,699	27.1%
Seniors as a % of All Households	-	26.8%	-	24.8%	-	20.4%
% of Owner Households Headed by a Senior	-	30.6%	-	28.6%	-	26.5%
% of Renter Households Headed by a Senior	-	13.4%	-	16.7%	-	12.5%

Source: SACOG Housing Element Data Profiles, November 2012; 2010 Census.

Table 39 shows the housing cost burdens by age and tenure for unincorporated and incorporated Placer County and California in 2010. As shown in the table, 57.8 percent of all senior households in the unincorporated county had a housing cost burden greater than 30 percent (moderate housing cost burden) in 2010. The percentage of senior households with at least a moderate housing cost burden in the incorporated county was equal to that in the unincorporated areas (57.9 percent).

Overall, the proportion of senior households with a cost burden greater than 30 percent in the unincorporated county was higher than the proportion of non-seniors (57.8 and 48.1 percent respectively). Overall, there is a smaller proportion of seniors in Placer County with a moderate housing cost burden compared to California as a whole.

TABLE 39
HOUSING COST BURDEN BY AGE AND TENURE
Placer County and California
2010

	Unincorporated Placer County			Incorporated Placer County			California		
	Total	Cost Burden Greater than 30%		Total	Cost Burden Greater than 30%		Total	Cost Burden Greater than 30%	
Total	8,178	4,020	49.2%	26,769	13,477	50.3%	5,280,802	2,768,517	52.4%
Householder 15-64	7,278	3,500	48.1%	22,492	10,999	48.9%	4,675,212	2,395,913	51.2%
Householder 65+	900	520	57.8%	4,277	2,478	57.9%	605,590	372,604	61.5%

Source: American Community Survey 2006-2010

Some seniors have the physical and financial ability to continue driving well into their retirement; however, those who cannot or chose not to drive must rely on alternative forms of transportation. This includes not only bus routes and ride sharing programs, but also safe, walkable neighborhoods. In order to accommodate transit access in senior housing, it must be located near transit corridors, and in neighborhoods that cater to pedestrians by providing well-lit, wide, shaded sidewalks, clearly marked crosswalks, and longer walk signals at intersections.

5. Large Families/Households

The U.S. Department of Housing and Urban Development (HUD) defines a large family as one with five or more members. Large families may have specific needs that differ from other families due to income and housing stock constraints. The most critical housing need of large families is access to larger housing units with more bedrooms than a standard three-bedroom dwelling.

In general, housing for families should provide safe outdoor play areas for children and should be located to provide convenient access to schools and child-care facilities. These types of needs can pose problems particularly for large families that cannot afford to buy or rent single family houses, as apartment and condominium units are most often developed with childless, smaller households in mind. Thus, for the large families that are unable to rent single family houses, it is likely that these large renter households are overcrowded in smaller units. When planning for new affordable and market-rate multi-family housing developments, therefore, the provision of three- and four-bedroom units is an important consideration due to the likely demand for affordable, larger multi-family rental units.

Table 40 below shows the number and share of large households in unincorporated and incorporated Placer County and California in 2010. Census data availability makes it necessary to analyze data for all households, including non-family households, for this document. As shown in the table, 4,008 households, or 9.7 percent of the total households in unincorporated Placer County, had five or more members. This proportion is slightly higher for renters (11.4 percent) than for owners (9.2 percent). The number of large owner households (2,961) was significantly greater than the number of large renter households (1,047).

The share of large households out of total households in unincorporated Placer County (9.7 percent) was slightly lower than the proportion of large households in the incorporated areas (10.6 percent), and much lower than the proportion in California as a whole (16.4 percent of total households). As discussed previously and shown in Table 20, 36.4 percent of the renter-occupied units in unincorporated Placer

County in 2010 had three or more bedrooms. However, the figure is much larger than the 25.3 percent figure for California. The 2010 Census data suggests that there is much less of a need for large units in Placer County than statewide to accommodate large households.

TABLE 40
LARGE HOUSEHOLDS
Placer County and California
2010

	Unincorporated Placer County		Incorporated Placer County		California	
	Number	Percent	Number	Percent	Number	Percent
Owner Occupied						
Less than 5 Persons	29,233	90.8%	55,556	89.6%	5,904,279	83.9%
5+ Persons	2,961	9.2%	6,473	10.4%	1,131,092	16.1%
Total	**32,194**	**100.0%**	**62,029**	**100.0%**	**7,035,371**	**100.0%**
Renter Occupied						
Less than 5 Persons	8,110	88.6%	26,059	89.1%	4,606,228	83.1%
5+ Persons	1,047	11.4%	3,188	10.9%	935,899	16.9%
Total	**9,157**	**100.0%**	**29,247**	**100.0%**	**5,542,127**	**100.0%**
All Households						
Less than 5 Persons	37,343	90.3%	81,615	89.4%	10,510,507	83.6%
5+ Persons	4,008	9.7%	9,661	10.6%	2,066,991	16.4%
Total	**41,351**	**100.0%**	**91,276**	**100.0%**	**12,577,498**	**100.0%**

Source: SACOG Housing Element Data Profiles, November 2012; 2010 U.S. Census

As shown in Table 21 earlier in this report, out of all "large related households" (a household of five or more persons which includes at least two related persons) classified as lower-income in unincorporated Placer County in 2000, 68.8 percent of the owner households and 54.8 percent of renter households had a housing cost burden greater than 30 percent (defined by HUD as a "moderate cost burden"). This compares to 55.1 percent of all lower-income owner and 61.2 of all lower-income renter households in Placer County. When considering all (not just lower-income) large related households in Placer County in Table 21, only 30.7 percent of owner households and 26.4 percent of the renter households had a moderate cost burden. This indicates that, lower-income large related owner households in the unincorporated county have an excessive housing cost burden problem, while large renter households do not.

6. Female-Headed Households

According to the U.S. Census Bureau, a single-headed household contains a household head and at least one dependent, which could include a child, an elderly parent, or non-related child.

Table 41 below shows the number of female-headed households in unincorporated and incorporated Placer County and California in 2010. As shown in the table, there were 7,656 female-headed households in the unincorporated area of the county, representing 18.5 percent of all households. This percentage is less than in the incorporated areas of the county (25.1 percent) and California (26.2 percent). About 61 percent (4,695 of 7,656, or 49.9 percent) of the female-headed households in unincorporated Placer County were one-person households. It is possible that many of these householders are 65 years and older. A small percentage (3.4 percent) of the households in unincorporated Placer County were single female-headed households with children under 18 years of age.

Single mothers made up a smaller percentage of the total population in the unincorporated county that in the incorporated county (5.8 percent) and statewide (6.8 percent).

TABLE 41
FEMALE-HEADED HOUSEHOLDS
Placer County and California
2010

Type of Household	Unincorporated Placer County		Incorporated Placer County		California	
	Number	Percent	Number	Percent	Number	Percent
Total Households	**41,351**	**100.0%**	**91,276**	**100.0%**	**12,577,498**	**100.0%**
Total Female Householders	*7,656*	*18.5%*	22,947	25.1%	*3,294,380*	*26.2%*
Single Female Householder, Living Alone	4,695	11.4%	13,652	15.0%	1,617,564	12.9%
Single Female Households with Related Children < 18	1,424	3.4%	5,279	5.8%	856,882	6.8%

Source: 2010 U.S. Census

Due to generally lower incomes, single female-headed households often have more difficulties finding adequate affordable housing than do families with two adults. Also, female-headed households with small children may need to pay for childcare, which further reduces disposable income. This special needs group will benefit generally from expanded affordable housing opportunities. More specifically, the need for dependent care also makes it important that housing for female-headed families be located near childcare facilities, schools, youth services, medical facilities, and senior services.

7. Extremely Low-Income Households

Extremely low-income households are defined as those households with incomes under 30 percent of the county's median income. Extremely low-income households typically consist of minimum wage workers, seniors on fixed incomes, disabled persons, and farmworkers. This income group is likely to live in overcrowded and substandard housing conditions. In Placer County, a household of three persons with an income $20,600 in 2012 would qualify as an extremely low-income household.

Table 42 shows the number of extremely low-income households and their housing cost burden in Placer County and California in 2009. As shown in the table, both the unincorporated and incorporated areas of Placer County had lower percentages of extremely low-income households (7.7 and 7.5 percent, respectively) than the state (13.6 percent). The unincorporated area had a larger proportion of extremely low-income owner households and a smaller proportion of extremely low-income renter households than the incorporated cities. Roughly three-quarters of extremely low-income households in the county had a moderate housing cost burden and about 60 percent had a severe housing cost burden.[14]

[14] See pages 39 and 40 for a discussion of housing cost burden.

TABLE 42
HOUSING COST BURDEN OF EXTREMELY LOW-INCOME HOUSEHOLDS
Placer County and California
2009

	Unincorporated County			Incorporated County			California		
	Owners	Renters	Total	Owners	Renters	Total	Owners	Renters	Total
Number of Extremely Low-Income Households	1,890	1,250	3,140	2,300	4,075	6,375	472,075	1,183,510	1,655,585
Percent of Total Households	5.7%	16.2%	7.7%	3.9%	16.4%	7.5%	6.7%	23.1%	13.6%
Number w/ cost burden > 30%	1,380	990	2,370	1,940	3,340	5,280	349,530	967,010	1,316,540
Percent w/ cost burden > 30%	73.0%	79.2%	75.5%	84.3%	82.0%	82.8%	74.0%	81.7%	79.5%
Number w/ cost burden > 50%	1,025	890	1,915	1,620	2,825	4,445	285,675	819,710	1,105,385
Percent w/ cost burden > 50%	54.2%	71.2%	61.0%	70.4%	69.3%	69.7%	60.5%	69.3%	66.8%

Source: SACOG Housing Element Data Profiles, November 2012; HUD SOCDS, Comprehensive Housing Affordability Strategy (CHAS) Database, 2009

State Government Code Section 65583(a)(1) states:

> "Local agencies shall calculate the subset of very low income households allotted under Section 65584 that qualify as extremely low income households. The local agency may either use available census data to calculate the percentage of very low income households that qualify as extremely low income households or presume that 50 percent of the very low income households qualify as extremely low income households. The number of extremely low income households and very low income households shall equal the jurisdiction's allocation of very low income households pursuant to Section 65584.

Based on Placer County's 2013-2021 regional housing needs allocation, there is a projected need for 683 extremely low-income units (which assumes 50 percent of the very low-income allocation) within the county.

C. Regional Housing Allocation

This section evaluates projected future housing needs in the unincorporated areas of Placer County based upon the adopted Regional Housing Needs Allocation (RHNA) prepared by the Sacramento Area Council of Governments (SACOG). State law requires councils of governments to prepare allocation plans for all cities and counties within their jurisdiction. SACOG adopted its final Plan for Allocation of Regional Housing Needs Allocation in September 2012.

The intent of a housing allocation plan is to ensure adequate housing opportunities for all income groups. The State Department of Housing and Community Development provides guidelines for preparation of the plans, and ultimately certifies the plans as adequate.

The core of the RHNA is a series of tables that indicate for each jurisdiction the distribution of housing needs for each of four household income groups. The tables also indicate the projected new housing unit targets by income group for the ending date of the plan. These measures of units define the basic new construction that needs to be addressed by individual city and county housing elements. The allocations

are intended to be used by jurisdictions when updating their housing elements as the basis for assuring that adequate sites and zoning are available to accommodate at least the number of units allocated. Table 43 below shows the current and projected housing needs for the planning period from January 1, 2013 to October 31, 2021 for the unincorporated areas of Placer County.

TABLE 43
REGIONAL HOUSING NEEDS ALLOCATION BY INCOME
Unincorporated Placer County & Tahoe Basin
January 1, 2013 to October 31, 2021

	Very Low	Low	Moderate	Above Moderate	TOTAL
RHNA Allocation	1,365	957	936	1,773	5,031
Percent of Total	27.1%	19.0%	18.6%	35.2%	100.0%

Note: There is a projected need for 683 extremely low-income units based on the assumption that 50 percent of the very low-income household need is extremely low-income.
Source: Sacramento Area Council of Governments (SACOG), Draft Plan for Allocation of Regional Housing Needs for January 1, 2013, through October 31, 2021 (April 2012).

As shown in the table, the RHNP allocated 5,031 new housing units to unincorporated Placer County for the 2013 to 2021 planning period. For analytical purposes, SACOG broke out the Tahoe Basin as a subarea. The County's total allocation assumes 328 units for the Tahoe Basin. The time frame for this Regional Housing Needs process is January 1, 2013, through October 31, 2021, (an 8 ¾-year planning period). The allocation is equivalent to a yearly need of approximately 575 housing units for the 8 ¾-year time period. Of the 5,031 housing units, 3,258 units are to be affordable to moderate-income households and below, including 1,365 very low-income units, 957 low-income units, and 936 moderate-income units.

SECTION II: RESOURCE INVENTORY

This section analyzes the resources and opportunities available for the development, rehabilitation, and preservation of affordable housing in Placer County. Included is an evaluation of the availability of land resources and the financial administrative resources available to support housing activities.

A. Availability of Land and Services

The State law governing the preparation of Housing Elements emphasizes the importance of an adequate land supply by requiring that each Housing Element contain "an inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites" (Government Code Section 65583(a)(3).

This section provides an inventory of the residential projects built or planned since the start of the Housing Element planning period (January 1, 2013) and the vacant land that is suitable and available within unincorporated Placer County for higher-density residential development. It compares this inventory to the County's RHNA-assigned need for new housing. In addition to this assessment, this section considers the availability of sites to accommodate a variety of housing types suitable for households with a range of income levels and housing needs. Finally this section discusses the adequacy

of public facilities, services, and infrastructure for residential development during the Housing Element planning period.

1. Residential Sites Inventory

The residential land inventory is required "to identify sites that can be developed for housing within the planning period and that are sufficient to provide for the jurisdiction's share of the regional housing need for all income levels" (Government Code Section 65583.2(a)). The phrase "land suitable for residential development" in Government Code Section 65583(a)(3) includes all of the following:

- Vacant sites zoned for residential use;
- Vacant sites zoned for nonresidential use that allows residential development;
- Residentially zoned sites that are capable of being developed at a higher density; and
- Sites zoned for nonresidential use that can be redeveloped for, and as necessary, rezoned for, residential use.

The inventory is required to include the following (Government Code Section 65583.2(b)):

- A listing of properties by parcel number or other unique reference;
- The size of each property listed and the general plan designation and zoning of each property;
- For non-vacant sites, a description of the existing use of each property;
- A general description of any environmental constraints to the development of housing within the jurisdiction, the documentation for which has been made available to the jurisdiction. This information need not be identified on a site-specific basis.
- A general description of existing or planned water, sewer, and other dry utilities supply, including the availability and access to distribution facilities. This information need not be identified on a site-specific basis.
- Sites identified as available for housing for above-moderate income households in areas not served by public sewer systems. This information need not be identified on a site-specific basis.
- A map that shows the location of the sites included in the inventory, such as the land use map from the jurisdiction's general plan for reference purposes only.

Characteristics of Areas Included in the Inventory

Placer County covers a large and diverse geographic area. While some areas in Southwest Placer County are relatively suburban, the foothill areas and High Sierras to the east are much more rural in nature. New high-density development within Placer County is generally constrained by the lack of public water and sewer infrastructure. Therefore, many of the inventoried sites are within specific plan areas or in sections of the county with adequate infrastructure, including the Tahoe Basin, North Auburn, Granite Bay, and west Placer County.

Auburn/Bowman

The Auburn/Bowman area can be characterized as a rapidly developing foothill community with a central urban downtown area and suburban development to the north and south, strip commercial development along the primary north-south road, Highway 49, and nodes of highway commercial activity to the east along Interstate 80.

More recent development of the Highway 49 corridor, especially between Dry Creek Road on the north and New Airport Road on the south, Dewitt Center to the west, and the Auburn Airport to the east, has resulted in the establishment of an office, commercial, and service-oriented urban area two to three miles north of the traditional center of the Auburn community.

This area now includes the hospital, airport, industrial centers, larger commercial facilities, county government complex, schools, parks, and a large number of multi- and single-family housing developments. This area has developed with urban-type development and has adequate infrastructure and services to handle higher-density housing. The County-owned Dewitt Center is strategically located in the center of North Auburn and is considered an appropriate affordable housing location. The County has proposed Program A-7, an update to the Dewitt Center Master Plan to identify sites appropriate for higher-density and mixed-use development.

Martis Valley

The Martis Valley area of Placer County consists of an area of land that is approximately 25,570 acres near the Town of Truckee in the central Sierra Nevada Mountains north of Lake Tahoe. Land use patterns consist of a wide range of urban and commercial areas, forest lands, public and private recreational areas and facilities, as well as areas designated for airport use.

Existing residential communities within the Placer County portion of Martis Valley consist of Ponderosa Palisades, Martiswood Estates, Ponderosa Ranchos, Sierra Meadows, Lahontan, Schaffer's Mill, Hopkins Ranch, and the Northstar-at-Tahoe resort community. The Northstar-at-Tahoe resort community consists of over 1,500 private homes and condominiums, some of which serve as rental properties. There is a workforce housing apartment complex, Sawmill Heights, at Northstar.

There is minimal undeveloped commercial land within the valley and several vacant multi-family housing parcels. Northstar-at-Tahoe, Lahontan, and Schaffer's Mill have workforce housing development requirements that are planned or under construction.

Sheridan

Sheridan is located in the northwest corner of the county near the Yuba County line. Highway 65 provides access to Wheatland to the north and the cities of Lincoln, Rocklin, Roseville, and Sacramento to the south. Sheridan is largely a rural residential community surrounded by agricultural uses and conservation lands.

Although a community plan was prepared in 1976 that would allow for a significant amount of new development around the Sheridan townsite, constraints on public sewer and water limit the potential to accommodate the urban levels of development. There is current capacity for 82 additional dwelling units within the townsite where water and public wastewater service and vacant multi-family zoned land are available.

Squaw Valley

Squaw Valley is a drainage basin located in the Sierras and is one of the principal recreation resources in the county. Development in Squaw originally began in the 1940s, although development of the ski facilities and the residential community was greatly accelerated by the 1960 Winter Olympics in Squaw Valley. The valley has a mix of open space, recreational areas, ski-related commercial uses, hotel accommodations, and residential uses, including townhouses, condominiums, single-family housing, and employee housing.

The County is currently (2013) processing a Specific Plan for the comprehensive development of approximately 101.5 acres of the previously developed Squaw Valley Olympic Village area located at the western end of Squaw Valley. The Specific Plan calls for development of a recreation-based, all-season resort community consisting of 1,335 fractional ownership residential and guest accommodation units that would include condominium hotels and semi-attached and detached fractional ownership residential properties. The plan area would develop a maximum of 387,000 square feet of commercial uses to serve resident and guest populations in the village. Employee housing would be required as part of the project.

Dry Creek/West Placer

The Dry Creek area is located in the southwest corner of Placer County. Much of the area is rural-residential with one- to two-acre or larger lots. Due to poor soil conditions, the Placer County Environmental Health Department has mandated that all development on lots less than seven acres be connected to a public sewer system. There is public sewer in the plan area adjacent to the city of Roseville and in the Walerga Road corridor.

Several medium-density subdivisions along with two Specific Plans have been approved for this area: Riolo Vineyards and Placer Vineyards. Sewer and water service must be extended to serve the Placer Vineyards project. There are three commercially-zoned properties outside of the Specific Plan areas suitable for affordable housing.

Foresthill

The Foresthill Divide comprises approximately 109 square miles located in the foothills of the western slope of the Sierra Nevada Mountains in central Placer County. Several small, rural communities are located on the Divide, including Foresthill, Todd's Valley, Baker Ranch, Michigan Bluff, and Yankee Jim's. The majority of the Plan Area is forested and/or part of the steeply-sloping topography that slopes to the Middle and North Forks of the American River.

Septic tank/leach field systems are the principal method of sewage disposal in the area. The only community sewerage systems (i.e., community leach fields, oxidation ponds) are those serving mobile home parks, two apartment complexes, and four houses on one lot. Future growth will continue to be served by septic systems making high-density, affordable housing unlikely on the Divide.

Granite Bay

Granite Bay, in the southeast corner of the county, is close to employment centers in Roseville, Sacramento, and Folsom. It offers a rural lifestyle characterized by the predominance of large lots in the northern section of the community, limited commercial development, and the prevalence of small agricultural and animal raising uses in the area.

Douglas Boulevard, Auburn-Folsom Road, and Sierra College Boulevard are the primary east-west and north-south roads in the area. There is some multi-family residentially-zoned land and several vacant commercial parcels that could be developed for affordable housing. Sewer capacity constraints in some portions of Granite Bay limit the potential of high-density housing construction.

Horseshoe Bar/Penryn

The Horseshoe Bar/Penryn is an area of approximately 25 square miles located in the foothills south of the unincorporated area of Newcastle and the city of Auburn, north of the Granite Bay community, west of Folsom Lake, and east of the Town of Loomis and cities of Rocklin and Roseville.

Over the past few decades, the land use pattern has been changing from rural-agricultural to residential development on small acreages. Several areas are built up beyond their capacity to utilize rural-type water and sanitary facilities, while public services, such as sewers, have been provided in areas that have not developed.

Higher densities occur in the "Penryn Parkway" area where public utilities are readily available. This is especially true due to the highly variable soils in the Plan area which make it difficult to provide septic systems and private wells on small lots.

Meadow Vista

Meadow Vista encompasses approximately 7,000 acres in the foothills approximately seven miles northeast of the city of Auburn. Since the 1970s, significant land development has taken place in Meadow Vista. The majority of this has been accomplished by minor land divisions (4 or fewer parcels).

One large development project in the Plan area is the Winchester Planned Unit Development consisting of 409 residential units surrounding a golf course. Since septic tanks will continue to be the source of sewage disposal in the area, high-density residential housing is not feasible.

Weimar/Applegate/Clipper Gap

The Weimar/Applegate/Clipper Gap area is located in the foothills between the cities of Auburn and Colfax. The area is attractive for residential development because of its rural character and location close to employment and recreation facilities. Since sewage disposal for the majority of the area is currently accommodated by individual septic systems, the area is predominantly single-family residential on large lots (minimum 2.3 acres in size per Placer County Environmental Health requirements). The County does provide sewer services for the Applegate commercial district where there is commercially-zoned land appropriate for higher density housing.

Tahoe Basin

The Tahoe basin features some of the most attractive and popular areas of Placer County. New development in the basin must comply with both County and Tahoe Regional Planning Agency regulations. In the basin, the housing problems faced by residents are different from those in the rest of the county. Unlike many jurisdictions, the Tahoe Region has a quantified, limited supply of suitable land available for development or redevelopment. The total quantity of housing is controlled by TRPA's release of residential allocations and the bonus unit incentive program. There are also height, coverage and density restrictions.

Density and Affordability

Density can be a critical factor in the development of affordable housing. In theory, higher density development can lower per-unit land cost and facilitate construction in an economy of scale. Pursuant to Government Code Section 65583.2(c)(3), the Housing Element must demonstrate appropriate density standards to accommodate a jurisdiction's regional need for all income levels, including lower-income households. To meet this statutory requirement, HCD recommends local governments provide an analysis demonstrating how adopted densities may or may not accommodate the regional housing need for lower income households. The analysis should include factors such as market demand, financial feasibility, and information based on development project experience within a zone or zones that provide housing for lower income households.

As an alternative to preparing the analysis described above, Government Code Section 65583.2(c)(3)(B) allows local governments to elect the option of using "default" density standards that are "deemed appropriate to accommodate housing for lower-income households." The default density option is not a mandated density, but instead provides a streamlined option for local governments to meet the density requirement. No analysis to establish the appropriateness of the default density is required and HCD must accept that density as appropriate in its review.

The default density option was adopted into State law in 2003 by consensus with local government representatives, builders, planners and advocates. Default densities are established using population based criteria, as follows:

- Incorporated cities within nonmetropolitan/rural counties and non-metropolitan counties with micropolitan areas (15 units or more per acre);
- Unincorporated areas in all non-metropolitan counties (10 units or more per acre);
- Suburban Jurisdiction (20 units or more per acre); and
- Metropolitan Jurisdictions (30 units or more per acre).

When the County updated its Housing Element in 2009, Placer County was considered a "suburban jurisdiction" with a default density standard of 20 units per acre. However, based on the release of the 2010 Census, which showed the population for the Sacramento Metropolitan Area exceeded two million, Placer County is now considered a "metropolitan jurisdiction" with a default density standard of 30 units per acre.

In Placer County, the highest residential density permitted by the General Plan and Zoning is 21 units per acre (see Tables 55 and 56). With a 35 percent density bonus, affordable housing developers are allowed up to 28 units per acre. Several specific plans allow even higher densities. For example, higher-density residential development is allowed within the Regional University Specific Plan up to 25 units per acre, within the Riolo Vineyards Specific Plan up to 23 units per acre, and within mixed-use areas of the Placer Vineyards Specific Plan up to 22 units per acre.

These higher densities for specific plan areas are appropriate for the southwestern part of the county, which is closer to urban areas and has access to infrastructure. However, such high densities could not be supported by the limited or non-existent public infrastructure in many of the more remote areas of the county, and would not fit within the community character. In the more rural areas, densities of 5-10 units per acre are considered high density and are adequate to accommodate affordable housing.

The increase in the default density standard comes at a time when Placer County's housing market is more affordable than ever. The following three-part analysis demonstrates that the adopted density ranges allowed in Placer County (up to 21 units per acre) encourage the development of housing for lower-income households given market demand, financial feasibility, and project experience in Placer County.

Market Demand

As demonstrated in the discussion of housing costs, home sale prices and the cost of land have declined dramatically in the county and throughout many parts of California. Additionally, as described earlier, market rents are generally affordable to lower-income households. Apartments in Colfax and Foresthill were advertised in the range of $600-700 for a one-bedroom, around $750 for a two-bedroom unit, and between $700-950 for a three bedroom unit. In North Auburn, rents are slightly higher, with two-bedroom apartments listed in the range of $775-1,000, and three-bedroom apartments in the range of $1,075-1,445. These rents are much lower than market-rate rents in the nearby urban areas, and demonstrate that market-rate apartments can be affordable to lower-income residents at allowed densities without financial subsidy.

Since apartments tend to be located within the cities in Placer County where infrastructure and services are available, there is more information on multifamily rental rates in the cities. Table 44 below shows the price range and median rents by bedroom size for apartments in the cities of Auburn, Rocklin, and Roseville. As shown in the table, market rate rents in the incorporated areas of the county can also be affordable to lower-income households without subsidy.

TABLE 44
MARKET RENTAL RATES FOR APARTMENTS IN CITIES
Placer County
2012

City	1 Bedroom		2 Bedrooms		3 Bedrooms		4 Bedrooms	
	Range	Median	Range	Median	Range	Median	Range	Median
Auburn	$800-950	$875	$895-936	936	$1,076-1,800	$1,385	--	--
Rocklin	$666-1,515	$890	$650-$2,015	$1,105	$850-2,015	$1,500	$1,185-1,193	$1,190
Roseville	$650-1,510	$935	$768-2,600	$1,225	$884-2,515	$1,610	$1,198-1,212	$1,200

Source: City of Auburn Housing Element, 2013.

High-density apartments are not the only source of affordable housing in the county. Many lower-income households live in other types of housing including duplexes, mobile homes, and modest single family homes. Many own their own homes. Sales prices for single family homes are well below the state median in many parts of the county and are generally affordable to the upper range of a low-income household.

Financial Feasibility

Placer County still has a significant amount of vacant land available for residential development that is inexpensive, especially in the current market. While land costs vary substantially across the county based on a number of factors, due to the collapse of the housing market prices are down considerably from the peak of the market several years ago. As properties begin to get closer to existing development with zoning regulations that allow for more dense development, the typical sale price per acre increases. However, based on current (2012) market data, the value of agricultural land is between $6,000 and

$8,000 per acre. For buildable parcels, sale prices typically range from $20,000 to $30,000 per acre depending on property attributes and if utilities available.

Land costs in Placer County are low enough that the number of units necessary to allow an affordable housing development project to achieve economies of scale is much lower than that of more urbanized areas. Given the availability of land and lower land prices in Placer County, densities in the range of 10 to 20 units per acre, depending on the location within the county, are appropriate for affordable housing.

Table 45 demonstrates the cost effectiveness of different densities in terms of land costs per unit. The table shows the per unit land cost at various densities based on an average land cost of $25,000 per acre in the unincorporated county, excluding the Tahoe Region, where land prices are much higher. The difference between per unit land costs at various densities is insignificant as a percentage of total development costs. Land costs per unit are approximately $2,500 at 10 units per acre and $833 per unit at 30 units per acre. Substantially lower land costs make MDR designated sites no less desirable than HDR designated sites for affordable housing.

TABLE 45
LAND COSTS PER UNIT AT DIFFERENT DENSITIES
Placer County
2012

Units per Acre	Land Costs per Unit
5	$5,000
10	$2,500
15	$1,667
20	$1,250
25	$1,000
30	$833

Source: Mintier Harnish, 2012.

In the Tahoe Region where land costs are closer to $1 million per acre, density can make a more significant difference in the overall financial feasibility of a project; however, densities in this area are determined by TRPA. Currently, densities are limited to 15 units per acre. While TRPA is proposing to allow Community Plans in the region that demonstrate environmental improvements to increase building height and density, TRPA still has the ultimate authority to determine densities within the region.

In early 2013, SACOG hosted a meeting with affordable housing developers from Mutual Housing and Mercy Housing to discuss the characteristics that make affordable housing projects feasible. When asked if there was a specific density needed to make a project financially feasible, both representatives responded that there was not. They said that it was more important that the affordable housing project fit within the character of the surrounding community. The cost of different construction types was mentioned at the meeting as well, particularly that housing costs can increase at higher densities because of the need to build steel frames instead of wood and provide podium or underground parking instead of surface parking. The developers with Mercy Housing and Mutual Housing were more concerned with the parcel sizes available and the incentives the jurisdiction would offer to encourage affordable housing. They mentioned that reduced parking is a primary incentive sought by affordable developers.

When choosing a site for an affordable housing development in Placer County, housing developers are less concerned with density of a potential site than with proximity to established communities and access

to basic infrastructure such as water and sewer. ~~There~~ As described earlier, there are few areas of the county where infrastructure is sufficient to support high density development.

Development Experience in Placer County

Unincorporated counties typically develop in different ways than urban areas. Affordable housing takes a variety of forms, including low-density apartment complexes, townhomes, duplexes, mobile homes, and modest single-family homes. Table 46 lists several affordable housing developments in Placer County that have been approved or built at densities of 20 units or fewer per acre. In fact, many affordable projects are built at densities of 10 units per acre or less. Affordable housing developers tend to seek out land zoned for medium-density residential development in addition ~~and~~ to land zoned for higher-density development.

TABLE 46
RECENT AFFORDABLE HOUSING DEVELOPMENTS
Placer County
2012

Development Project/Location	Maximum Allowable Density	Approved Density	Total Units	Location	Date Approved/Constructed
North Auburn					
Atwood Village	10	12.4	16 (4 deed restricted)	North Auburn	Completed 2008 (density bonus)
Quartz Ridge Apts.	10	10	64	North Auburn	Approved, Unbuilt
Terracina Oaks	15	18	56	North Auburn	Completed 1994
Timberline	15.0	10.6	78 units	North Auburn	Approved, Unbuilt
Kings Beach					
Kings Beach Housing	25	25	77 units	Kings Beach	Completed 2010-12
Martis Valley					
Timilick – Lot A	10	10	48	Martis Valley	Approved, Unbuilt
Timilick – Lot B	8	8	8	Martis Valley	Approved, Unbuilt

Source: Placer County, 2012.

In the unincorporated county, there has been little interest in density bonuses in the last ten years. Most developers have built affordable projects at or below the maximum allowed densities, with no need to request additional densities. This provides more evidence that density is not a determining factor in providing affordable housing since there is such little interest in higher-density projects on the part of affordable housing developers.

A recent survey of affordable housing development compiled by SACOG shows that the densities of existing affordable housing developers vary widely in the SACOG region. In the cities of Auburn, Lincoln, and Rocklin, which are all more urban than the unincorporated areas of Placer County, 90 percent of affordable housing projects were built at 20 units per acre or less; nearly 45 percent were built at densities of 15 units per acre or less. The survey helps support the finding that densities of 20 units per acre and lower are financially feasible for the development of affordable housing in Placer County.

Conclusion

In summary, the analysis demonstrates that adopted densities are adequate for providing lower-income housing in the unincorporated county. As shown in the following section, the County has more than sufficient vacant land to accommodate the projected housing need through 2021.

Inventory of Vacant Sites within Specific Plans

As described on page 173, Placer County has utilized the Sacramento Area Council of Government's (SACOG) Affordable Housing Compact as guidance for its affordable housing requirements. While the SACOG compact provides for voluntary production standards, the County has mandated a minimum of 10 percent of all units built within Specific Plan areas be made available to very low-, low-, and moderate-income households. The 10 percent goal is guided by the following rules:

- At least 4 percent of all new housing construction will be affordable to very low-income families.
- At least 4 percent of all new housing construction will be affordable to low-income families.
- Up to 2 percent of the 10 percent goal could be met by housing affordable to moderate-income families.

The Bickford Ranch, Placer Vineyards, Riolo Vineyards and Regional University Specific Plans have been approved by the Placer County Board of Supervisors with affordable housing requirements. More than 1,950 affordable housing units have been entitled. Current economic conditions have dampened new-home construction, therefore it is unlikely that construction will start on any homes in these projects in the near-term. However, it is possible that construction could begin before the end of the planning period, and the land is available and properly zoned for the affordable housing units required as a condition of their approval.

While the specific plans will provide affordable units through specific affordable housing agreements, not all of the locations of the affordable units are known making it difficult to project realistic development capacity within the time frame of the Housing Element. However, all of the specific plans include areas designated as high-density housing–some with allowed densities of up to 25 units per acre. The following describes the realistic capacity for medium and high-density housing as well as the affordability requirements. For the purpose of inventorying residential development capacity, the analysis focuses on the capacity on higher-density sites.

Bickford Ranch Specific Plan

The County approved the Bickford Ranch Specific Plan on December 18, 2001. The plan includes 17.3 acres of land designated Village Residential (VR) with an expected 172 units. This land use designation is intended to provide for high-density attached residential units that could include apartments, condominiums, or townhomes. Of the 172 units planned under this designation, 106 are expected to be built as senior, affordable units (parcel R-7C). The other units are expected to be townhomes, and will likely be affordable moderate-income households based on the expected density of 9.9 units per acre.

Pursuant to the terms of the executed Development Agreement, the developer of Bickford Ranch is required to develop or cause to be developed 180 below-market rate housing units, affordable to lower-income households earning not more than 80 percent of the Placer County median income. The developer is required to construct up to 106, and no less than 90, of the units on site. The Development

Agreement requires the developer to provide 'gap financing' needed to provide the balance of the below market rate units not constructed on site. Units may be developed as an affordable age-restricted multifamily project. Upon creation of the parcel designated "Village Residential," the landowner is required to record a notice of restriction on the parcel restricting the development and use of the property to affordable housing. The following is a description of the requirements for the affordable units in the Specific Plan:

The affordable housing will be constructed in a staged process as specified in the Development Agreement:

- Prior to approval of the final subdivision map creating the 900th residential lot, the landowner must obtain approval of the applicable development entitlement for the construction of a senior affordable multi-family project on the Village Residential site, or submit a complete application to the County or show proof of submission of a complete application to a city within the County for an off-site affordable housing project.
- Prior to County approval of the final subdivision map creating the 1,300th residential lot, the landowner shall have commenced construction of either the on-site or off-site affordable housing project.
- Prior to County approval of the final subdivision map creating the 1,500th residential lot, the landowner shall have commenced construction of the affordable housing units that constitute the remaining obligation pursuant to the Development Agreement.

Figure 7 shows the land use summary and phasing for Bickford Ranch. The plan claims that all residential development could occur within six to eight years from start to finish. The plan calls for residential development to generally occur from Sierra College Boulevard to the east. The parcel planned for senior affordable housing (see parcel R-7C of Figure 7) is located along the main arterial, Bickford Ranch Road, and within the area planned to be constructed during Phase I. Therefore, it is realistic to assume that the 106 units planned for affordable senior housing could be constructed within the timeframe of the Housing Element. Since the developer is only required to build 90 units on-site, this Housing Element inventories the R-7C parcel as having realistic capacity for 90 units.

This project is fully-entitled but not developed. It is currently bank-owned but it is being marketed for sale to investors and/or developers.

Placeholder for Figure 7
Bickford Ranch Specific Plan

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Bickford Ranch Specific Plan
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Regional University Specific Plan

The County Board of Supervisors approved the Regional University Specific Plan on November 4, 2008. The plan includes 44.3 acres of High Density Residential (HDR) land (16-25 units/acre), 139.9 acres of Medium Density Residential (MDR) land (8-15.9 units/acre), and 10 acres of Commercial Mixed Use (CMU) land. Based on HCD's "default density standard" the sites designated as HDR have a capacity for 931 very low-income residential units. The MDR sites have a capacity for 1,508 moderate-income units.

However, the plan calls for phasing. University Boulevard will be constructed in two phases. Phase I, which includes 59.1 acres of MDR and 16.4 acres of HDR, could realistically be completed during the timeframe of the Housing Element. These HDR and MDR sites have a realistic capacity for 295 very low-income units and 650 moderate-income units.

Figure 8 shows the land use summary of the Regional University Specific Plan. As shown in the figure, the HDR, MDR, and CMU designated sites are all located along the main arterial, University Boulevard. However, only the eastern part of University Boulevard is expected to be constructed during Phase I. Therefore, this Housing Element only inventories capacity on the sites included in Phase I of the plan.

The development agreement requires the following affordable units: 126 very low-income, 127 low-income, and 63 moderate-income. The higher-density sites have a greater capacity for affordable units than are required in the affordable housing agreement for the specific plan. The following is a description of the requirements for each level of affordable units in the Specific Plan:

Four percent very-low income. The developer has one of three options: A $5.04 million lump sum payment amount; $50,000 per required very-low income affordable unit based upon development milestones within the community; or a per-unit building permit fee equal to $2,500 per residential unit and adjusted annually based upon a construction cost index. The developer is obligated to construct 126 units of housing for very-low income households according to the "Campus Master Plan."

Low-income units. A deed restriction will be recorded on Parcel 15 within the community to accommodate 127 units of low-income affordable housing. There is no obligation to build, but the applicant must also execute and record an irrevocable offer to dedicate the site to the County within 15 years.

Moderate-income units. Sixty-three moderate affordable units are required and may be provided as affordable for-sale units within Parcels 5, 18 and 24, but may be transferred. Prior to the approval of each final residential lot subdivision map within these parcels, the parties shall enter into an Affordable Purchase or Rental Housing agreement for the residential units affordable to low-income households. Affordable units are deed restricted for a period of 30 years.

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Placeholder for Figure 8
Regional University Specific Plan

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Regional University Specific Plan
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Placer Vineyards Specific Plan

The Placer County Board of Supervisors approved the 14,132 unit Placer Vineyards Specific Plan on July 16, 2007. The specific plan provided a mechanism to ensure that the entire 5,230 acre plan area will be comprehensively planned. In October 2012, the Placer Vineyards Property Owners Group submitted an application to amend the Specific Plan to adopt a "Blueprint" Land Use Plan of 21,631 residential units. However, this inventory is based on the approved plan, not the revised plan. If the revised plan is approved prior to adoption of the Housing Element, the inventory will be revised to reflect any changes to the plan.

The approved plan included 205 acres of High Density Residential (HDR) land (7-21 units/acre) and 50.5 acres of Commercial Mixed Use (CMU) land (14-22 units/acre). Based on HCD's "default density standard" the sites designated as HDR have a realistic capacity for 2,881 very low-income residential units. The CMU sites have a realistic capacity for 636 very low-income units (see Table A-2).

The plan calls for Placer Vineyards "to invest and construct a Core Backbone Infrastructure in one phase and initial public service facilities that will allow all the major project developments in the Plan Area to proceed in a logical fashion." Core Backbone Infrastructure includes initial roadway improvements to the following roads: Base Line Road, Watt Avenue, West Dyer Lane, 16th Street, and 18th Street. The initial water, wastewater, and dry utilities infrastructure will support development along these initial roadway improvements.

The realistic capacity for higher-density sites is based on the assumption that all of the higher-density and mixed-use sites within the Placer Vineyards Specific Plan are located along the Core Backbone of roadways, will be some of the first areas to have access to infrastructure, and could therefore be developed within the time frame of the Housing Element. Figure 8 shows the land use summary of the Regional University Specific Plan. As shown in the figure, the majority of HDR and CMU designated sites (except sites 1 and 2) are located along Base Line Road, Watt Avenue, West Dyer Lane, and 16th Street.

The development agreement requires at least the following affordable units within the Placer Vineyards Specific Plan: 549 very low-income, 549 low-income, and 274 moderate-income. The revised plan would require 849 very low-income units, 849 low income units, and 424 moderate income units. The Development Agreement states that the "affordable units shall be developed generally concurrently and in proportion with development of the market rate units within the balance of the Property." The agreement requires the developer to complete the design and obtain all required approvals for the development of the affordable units prior to the issuance of the first building permit after building permits for 50 percent of the total number of single family residential units approved for the project have been issued. The developer must complete construction of the affordable units prior to the issuance of the first building permit after building permits for 75 percent of the total number of single family residential units approved for the project have been issued. Units may be either purchase or rental affordable units or a mixture of both and may be located anywhere on the property and must be maintained as affordable units for a period of 30 years.

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Placeholder for Figure 9
Placer Vineyards Specific Plan

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Placer Vineyards Specific Plan
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Riolo Vineyards Specific Plan

The Placer County Board of Supervisors approved the Riolo Vineyards Specific Plan on May 12, 2009. The plan includes 3.2 acres of High Density Residential (HDR) land (10-23 units/acre) and 36.3 acres of Medium Density Residential (MDR) land (5-10 units/acre). Based on HCD's "default density standard" the sites designated as HDR have a realistic capacity for 60 very low-income residential units. The MDR sites have a realistic capacity for 277 moderate-income units (see Table A-2).

The realistic capacity assumption is based on the location of the HDR- and MDR-designated sites. The 3.2-acre HDR site is located at the corners of two major roads: Watt Avenue and PFE Road. The 36.3 acres of MDR-designated sites is located along PFE Road to the east of the HDR site (see Figure 10).

The higher-density sites have less capacity for affordable units than are required in the affordable housing agreements for the specific plan. The following are the affordable units required by the development agreement: 37 very low-income, 37 low-income, and 19 moderate-income, and a total of 93 units as the Specific Plan builds out. The following is a description of the requirements for each level of affordable units in the Specific Plan:

The developer is required to provide 10 percent of the total residential units within its property as affordable housing (2% moderate, 4% low, 4% very-low income). A Specific Plan designation of High Density Residential (HD) will be applied to APN 23-200-056, a parcel located in the southwest corner of the Specific Plan area that will be available for and utilized to provide for development of affordable housing.

The developer is required to use its best efforts to construct or cause to be constructed, prior to the issuance of the 400th building permit on the property, a minimum of 54 affordable housing units on the HD parcel by working with a developer which specializes in the development of affordable housing projects.

The developer is required to record a deed restriction on the HD parcel prior to the issuance of the approval for recordation of the first final small lot map within the Property. The deed restriction shall limit the use of the HD parcel to the provision of affordable housing only. A per-unit building permit fee, initially equal to $1,800 per residential unit, will be paid upon issuance of each building permit for residential units within the property.

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Placeholder for Figure 10
Riolo Vineyards Specific Plan

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Riolo Vineyards Specific Plan
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Inventory of Built and Planned Projects with an Affordable Housing Component

Since the Housing Element planning period runs from January 1, 2013, to October 31, 2021, the County's Regional Housing Needs Allocation (RHNA) can be reduced by the number of new units built or approved since January 1, 2013.

County staff compiled an inventory of all residential projects with an affordable and/or multi-family housing component that have been constructed, are under construction, or are planned within the current Housing Element planning period as follows (residential projects without an affordable housing component are not shown in the inventory):

- Units built since the start of the current Housing Element planning period (January 1, 2013);
- Units currently (as of January 1, 2013) under construction; or
- Units currently (as of January 1, 2013) "planned" (whether approved or in the planning process) and scheduled to be built by the end of the current Housing Element planning period (October 31, 2021)

Table A-1 (in Appendix A) shows the inventory of built and planned projects by location within the Placer County unincorporated area. The effective inventory date is January 1, 2013, and the project status as of that date is used for inventory purposes. For each project the table shows the Assessor's Parcel Number(s) (APN), Placer County General Plan land use designation, zoning district, size, number of units, number of affordable units (by very low-, low-, and moderate-income categories), description of affordable units, project status, and additional notes. The following assumptions were used to determine income categories of units:

- Actual affordable categories when known;
- Default assumption of low-income units when not specified/not yet known;
- Employee/workforce housing as low-income;
- Mobile homes as low-income; and
- Market-rate multi-family units without income restrictions as moderate-income.

For many of the approved/proposed projects, there is no information available regarding pricing and/or affordability restrictions. Oftentimes the details on the affordable or workforce housing obligations for projects are negotiated after project approval. The County has made several assumptions for these projects to determine projected affordability levels. In 2003 Bay Area Economics completed a survey of seasonal workers in the nearby Town of Truckee. According to the survey, resort workers earned an average weekly wage of $306 in 2003, which is equal to $385 in 2012 when adjusted for inflation. These wages would qualify the average resort worker as extremely low- to very low-income. Based on the findings in this survey and other knowledge of the local seasonal workforce, employee/workforce housing is categorized as low-income in the inventory of projects. Other assumptions in the table regarding the number and type of required affordable units for approved projects are based on County policy and requirements imposed on existing projects.

Market rate attached housing (including apartments, duplexes, half-plexes, townhomes, and condos) outside of the Tahoe Basin are assumed to be moderate-income based on the rental/sales prices of existing units of this type. This assumption applies to the Premier Granite Bay subdivision, Pardee Court subdivision, Orchard at Penryn subdivision, and Morgan Place subdivision projects.

As shown in the table, there are a total of 654 planned and approved affordable units: 40 very low-income, 320 low-income, and 294 moderate-income units.

Inventory of Vacant Sites Available for Higher-Density Residential Development

In accordance with the requirements of Government Code Section 65583.2 described above, an assessment was conducted of the vacant land suitable for higher-density housing within unincorporated Placer County. The data was compiled by County staff and mapped using a Geographic Information System (GIS). Only vacant land allowing for higher-density residential development was included in the inventory. A complete inventory of all vacant residential land within unincorporated Placer County was not conducted. The inventory includes some vacant sites that were in the discussion or pre-application stages in the Placer County development project approval process as of the effective date of the inventory (January 1, 2013), but were not included in the inventory of built and planned projects.

The following criteria were used to map vacant residential sites allowing for higher-density residential development:

- **Location:** all parcels within unincorporated Placer County, but excluding Specific Plan areas and the Tahoe Basin. The inventory also does not include projects within the unincorporated Spheres of Influence (SOIs) of cities which have been given jurisdiction for the purposes of the RHNA/Housing Element. Specific Plan areas within County jurisdiction are accounted for as planned projects in Table A-1 (in Appendix A) and vacant sites in the Tahoe Basin are accounted for In Table A-3.
- **Vacancy:** vacant parcels were initially selected based on the County Assessor's use codes in the parcel database. Vacancy status was verified through aerial photographs and/or field observation. Since the Assessor's use codes are not completely accurate for all parcels, the vacant parcel list was supplemented with additional entries from County staff. The effective date of the vacancy status for each site is September 1, 2012. The sites inventory contains a few parcels that have existing uses which would require some demolition. The Hallmark Gardens parcels listed in Table A-2 (APNs 054-143-001, -005, -009, -015; and 054-171-008) are commercially-zoned (Highway Service) properties. The property owner did have a project in the pre-development stage but later withdrew the application. The two-phased project proposed a three-story, 182 unit senior independent living center along with a 100 unit hotel/conference center. Though a new project has not been proposed for the site, it is assumed that the owner is open to redeveloping the property to a higher density use with a residential component. There are no significant barriers to such redevelopment.
- **General Plan land use designations:** only parcels with the following land use designations that allow for multi-family development were retained in the inventory (see also Table 54 (Land Use Designations Permitting Residential Use)):

  - Medium Density Residential (MDR)
  - High Density Residential (HDR)
  - General Commercial (GC)
  - Tourist/Resort Commercial (TC)
  - Mixed Use (MU) (Auburn/Bowman Community Plan only)
  - Commercial (Auburn/Bowman Community Plan only)
  - Penryn Parkway (PP) (Horseshoe Bar/Penryn Community Plan only)
- **Zoning districts:** only parcels that have the land use designations listed above along with the following zoning districts that allow for multi-family development were retained in the inventory (see also Table 55 (Housing Types Permitted by Zone)):
  - Multi-Family Residential (RM)
  - Neighborhood Commercial (C1)
  - General Commercial (C2)
  - Commercial Planned Development (CPD)
  - Highway Services (HS)
  - Motel District (MT)
  - Resort (RES)
  - High Density Residential (HDR) (Squaw Valley Community Plan only)
- **Size:** all parcels less than one acre in size were excluded from the inventory under the assumption that is would not be economically feasible to develop such parcels for higher-density affordable housing. In addition, since some parcels had an appropriate land use designation or zoning that only covered a portion of the parcel, only the portions of parcels allowing for multi-family residential development larger than one acre were included in the inventory. While this one-acre minimum excludes some parcels that could potentially be developed for multi-family uses, it enabled the inventory to focus on larger parcels.

All parcels (or portions of parcels) that met the criteria above were reviewed by County staff to confirm vacancy status, ownership, adequacy of public utilities and services, possible environmental constraints such as flood zones and steep slopes, and other possible constraints to development feasibility. The site inventory accounts for all known environmental constraints on the sites. Any environmental constraints for particular sites are noted and accounted for in the inventory tables. For example the following are some of the identified environmental constraints in Table A-2: "unlikely to be developed at high density: steep slope," and "because of steep slope: assume development at 50% of max. capacity."

The following assumptions were made in the inventory:

- **Type of sites.** The table shows two types of sites that are classified by State law (Government Code Section 65583.2(a)) as "land suitable for residential development": 1) vacant sites zoned

for residential use and 2) vacant sites zoned for nonresidential use that allows residential development.

- **Relation of density to income categories.** The following assumptions were used to determine the inventoried income categories according to the maximum allowed density for each site:
  - Sites with a land use designation/zoning district combination with a maximum allowable density of at least 20 units per acre were inventoried as available for lower-income (i.e., very low- and low-income) residential development based on the analysis in the Density and Affordability section on page 78. It is possible, based on the density analysis, that affordable housing could be built at densities lower than 20 units per acre. For example, there are two sites in the Auburn/Bowman Community Plan Area that allow up to 15 units per acre, which could be feasible for the development of affordable housing. However, since there is more than enough capacity in the county to accommodate its lower-income need, these two sites were counted as moderate-income sites.
  - Sites with a land use designation/zoning district combination that allow multi-family housing with a maximum allowable density less than 19 units per acre are inventoried as available for moderate-income residential development. Based on existing developments in Placer County, these densities are adequate to provide for the provision of moderate-income housing.
- **Inventoried affordable units by category.** While the maximum allowed residential density was used to determine the income categories of the inventoried sites, the inventory uses the following assumptions about realistic unit buildout capacity for the sites.
  - 85 percent of maximum buildout capacity for parcels with residential land use designation and zoning. For example, a vacant site that allows a 20 unit per acre maximum density without a density bonus is inventoried with a development capacity of 17 units per acre (85 percent of 20 units per acre). [Note: since the site could be developed at up to 27 units per acre with a 35 percent density bonus, the inventoried density of 17 units per acre is only 63 percent of the maximum allowed density for affordable units].
  - 75 percent of maximum buildout capacity for parcels with a non-residential land use designation and zoning. For example, a vacant site that allows a 20 unit per acre maximum density without a density bonus is inventoried with a development capacity of 15 units per acre (75 percent of 20 units per acre). [Note: since the site could be developed at up to 27 units per acre with a density bonus, the inventoried density of 15 units per acre is only 56 percent of the maximum allowed density for affordable units].
  - For certain sites, based on specifically identified constraints, the inventoried percent of maximum buildout capacity has been reduced beyond the default assumption described above. The buildout assumption is stated in the notes for each site.
  - A number of the vacant sites in the table are inventoried as having no development potential for lower-income higher-density housing (they still might have some residential development potential). The reasons for each site are provided in the "notes" column and range from infrastructure limitations in a certain locations to other constraints such as steep slopes.

The County evaluated the implementation of its current multi-family development standards and on-site improvement requirements and determined that the imposition of the setback requirements, building height requirements, parking requirements, and open space requirements listed in Section III.A (Potential Governmental Constraints) allow maximum densities to be achieved. This is further demonstrated by projects that have been approved and constructed at densities at or above the 85 percent level. For example the following are recent projects that have been approved or built at densities close to the existing maximum densities for higher-density land use designations:

- Quartz Ridge Apartments, a 64-units affordable housing project by USA Properties, is approved on a 6.5-acre site at 100 percent maximum density.
- The Orchard at Penryn project is currently under construction. It consists of 150 condominium units on a 15.1-acre site with RM-DL10 PD=10 zoning. The density of 9.93 units per acre is close to the maximum allowed 10 units per acre
- The Colonial Village project was built as a 56-unit apartment complex on a 5.93-acre site with RM- DL10 zoning. The density of 9.4 units per acre is 94 percent of the maximum allowed 10 units per acre.
- The Pardee Court Subdivision project was approved for 35 for-sale townhomes on a 3.57-acre site with CPD-Dc 10 zoning. The density of 9.8 units per acre is close to the maximum allowed 10 units per acre.
- Auburn Court was built as a 60-unit apartment complex on a 3.7-acre site with RM-DL15-DC zoning. The density of 16.2 units per acre is over the maximum allowed 15 units per acre.
- Terracina Oaks was built as a 56-unit apartment complex on a 3.1-acre site with RM-DL15-DC zoning. The density of 18 units per acre is over the maximum allowed 15 units per acre.

Much of the County's vacant, commercially-zoned land available for residential development (see Table A-2) is in the Auburn area. A Fiscal Impact Analysis for the Auburn/Bowman Community Plan by Hausrath Economics Group in 1999, found an over-supply of non-residential land in the Community Plan area. Hausrath found that the Plan area is "generally well supplied with land designated for commercial and industrial uses: a 72 year supply of retail land, a 27 year supply of office land..."

The residential sites inventory (see Table A-2) lists several commercial sites throughout the county. While residential uses are allowed on all of the commercially-designated sites listed in the inventory, the County recognizes that not all of the sites in the table are suitable for residential uses. These sites, while identified in the table, are not inventoried as having capacity for high-density housing. The notes section identifies the reasons for the decision to not inventory the sites, such as "likely will be developed for commercial use–not inventoried as affordable residential." The sites that are counted as having capacity are those that are most suitable for residential development. The majority of these suitable sites are in the Auburn/Bowman Community Plan area, which, as previously stated, has an oversupply of commercially-designated land and therefore increased capacity for residential uses on commercial land. As described previously, an assumption of 75 percent of maximum buildout capacity has been made for these parcels unless noted otherwise in the table.

Table A-2 (in Appendix A) shows the inventory of vacant higher-density residential sites within the Placer County unincorporated area. The effective inventory date is January 1, 2013 and the status of the parcel as of that date is used for inventory purposes. For each site the table shows the Assessor's Parcel

Number(s) (APN), Placer County General Plan land use designation, zoning district, maximum allowable density based on the land use designation and zoning, size, number of affordable units (by very low-, low-, and moderate-income categories) based on maximum density, number of affordable units inventoried (by category), and additional notes.

As shown in the table, Placer County has a total inventoried capacity of 5,053 affordable units (~~3,718 very low-, 286 low-, and 1,049 moederate income~~ 3,974 lower- and 1,079 moderate-income) on vacant sites with residential land use designations and zoning allowing higher density housing; and ~~2,947~~ 2,877 affordable units (~~2,947~~ 2,877 lower- and 0 moderate-income) on vacant sites with non-residential land use designations and zoning allowing higher density housing.

Inventory of Vacant Sites in the Tahoe Basin

The vacant residential land inventory discussed above did not include an analysis of sites located in the Tahoe Basin. Since development in the Tahoe Basin occurs under a different regulatory framework (for details see Section III(A)(13) (Impediments to Affordable Housing Production in the Tahoe Region) in this document), potential higher-density housing sites are analyzed separately.

Table A-3 (in Appendix A) shows the inventory of sites within the Tahoe Basin that met the following criteria as of January 1, 2013:

- Vacant parcels one acre or larger in size as delineated in TRPA's GIS parcel database and as verified by County staff through aerial photographs and/or field observation.
- In Plan Area Statements (PASs) that allow multi-family dwellings

For each site, the table shows the Assessor's Parcel Number(s) (APN), PAS, size, maximum allowable density, maximum number of affordable units, , number of inventoried affordable units inventoried (by very low-, low-, and moderate-income categories), TRPA incentives that apply to the site, and additional notes.

All of the sites except for one allow a maximum density of 15 units per acre. This is the maximum allowed under current TRPA regulations. These sites were inventoried as available for low-income residential development. The one site with a maximum allowed density of 8 units per acre was inventoried as available for moderate-income residential development.

The inventory uses the following an assumption of 85 percent of maximum buildout capacity for the inventoried unit buildout capacity for all the sites.

As shown in the table, there is a total inventoried capacity in the Tahoe Basin of 408 lower-income units (0 very low-, 393 low-, and 15 moderate-income) on vacant sites.

2. Total Residential Holding Capacity vs. Projected Needs by Housing Type and Income Group

Table 47 provides a summary of residential holding capacity in Placer County compared its share of the regional housing need for lower income households as assigned in the RHNA. The figures for built and planned projects with an affordability component are from Table A-1 (in Appendix A). The figures for residential holding capacity on vacant land with residential and non-residential designations are from Table A-2 (in Appendix A). The figures for residential holding capacity on vacant land in the Tahoe Basin are from Table A-3 (in Appendix A).

As shown in the table, Placer County has a total residential capacity (~~9,062~~ 8,992) in excess of its RHNA for affordable units (3,258). Additionally, Placer County has sufficient capacity for above moderate-income (market rate) housing to meet its RHNA numbers. However, as described previously, a complete inventory of all vacant residential land within unincorporated Placer County was not conducted.

TABLE 47
AFFORDABLE RESIDENTIAL HOLDING CAPACITY COMPARED TO RHNA BY INCOME
Unincorporated Placer County
January 1, 2013 to October 31, 2021

	Very Low	Low	Moderate	TOTAL AFFORDABLE
RHNA	**1,365**	**957**	**936**	**3,258**
Affordable Residential Holding Capacity	~~6,705~~ ~~999~~ 7,604		~~1,358~~ 1,388	~~9,062~~ 8,992
Approved and Planned Projects with an Affordability Component (see Table A-1)	~~40~~ ~~320~~ 360		294	654
Residential Holding Capacity on Vacant Land w/ Residential Designations (see Table A-2)	~~3,718~~ ~~286~~ 3,974		~~1,049~~ 1,079	5,053
Residential Holding Capacity on Vacant Land w/ Non-Residential Designations (see Table A-2)	~~2,947~~ ~~0~~ 2,877		0	~~2,947~~ ~~0~~ 2,877
Residential Holding Capacity on Vacant Land in Tahoe Basin (see Table A-3)	393		15	408

Source: Placer County, TRPA. Mintier Harnish, 2013.

3. Land Available for a Variety of Housing Types

State Housing Element Law (Government Code Section 65583(c)(1) and 65583.2(c)) requires that local governments analyze the availability of sites that will "facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobile homes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing."

This section discusses the availability of sites and relevant regulations that govern the development of the types of housing listed above and also discusses sites suitable for redevelopment for residential use (as required by Government Code Section 65583(a)(3)) and second units.

Multi-Family Rental Housing

Placer County's High Density Residential (HDR) land use designation and the compatible Multi-Family Residential (RM) zoning district allow multi-family housing up to 21 units per acre in density (more with density bonuses). Placer County regulations make no distinction between rental and ownership housing.

It is County policy that high-density residential projects should be located only in areas where the infrastructure can support this type of use and such that an array of services and employment opportunities are within close proximity. Allowable maximum density varies amongst the County's 17 community plans to maintain the scale and general character of the specific geographic areas within the unincorporated county.

Manufactured Housing

Manufactured housing can serve as an alternative form of affordable housing in low-density areas where the development of higher density multi-family residential units is not allowed. Placer County's Zoning Ordinance states that mobile homes are allowed, with zoning clearance, in all zones that allow single-family dwellings, and the same permitting process for single family homes applies to mobile homes. In addition, the Zoning Ordinance allows mobile home parks in multi-family residential, neighborhood commercial, and general commercial zones. Placer County meets all State requirements for allowing the development of manufactured units.

Manufactured Homes on Lots

Sections 65852.3 and 65852.4 of the California Government Code specify that a jurisdiction shall allow the installation of manufactured homes on a foundation on all "lots zoned for conventional single-family residential dwellings." Except for architectural requirements, the jurisdiction is only allowed to "subject the manufactured home and the lot on which it is placed to the same development standards to which a conventional single-family residential dwelling on the same lot would be subject." The architectural requirements are limited to roof overhang, roofing material, and siding material.

The only two exceptions that local jurisdiction are allowed to make to the manufactured home siting provisions are if: 1) there is more than 10 years difference between the date of manufacture of the manufactured home and the date of the application for the issuance of an installation permit; or 2) if the site is listed on the National Register of Historic Places and regulated by a legislative body pursuant to Government Code Section 37361.

Section 17.56.150 of the Placer County Zoning Ordinance states that mobile homes are considered "manufactured homes" and can be placed in all zones allowing single-family residential units when they meet the following criteria:

- Be certified under the National Manufacturing Housing Construction and Safety Standards Act of 1974;
- Be placed on a permanent foundation system;
- Have siding materials, roofing materials, and roof overhangs which are consistent with similarly constructed homes in the vicinity when located in Single-family Residential (RS), Multi-family Residential (RM), Resort (RES), and Motel (MT) districts.

Mobile homes that do not meet these criteria can only be placed in Agricultural Exclusive (AE), Farm (F), Agricultural Residential (RA), and Forest Residential (RF) districts on lots that are 10 acres or larger. Mobile homes are permitted with Zoning Clearance (C) in all residential districts, the Motel (MT) district, the Resort (RES) district, the Agricultural Exclusive (AE) district, and the Farm (F) district. The number of mobile homes that may be placed on a single parcel is the same as the number of single-family units allowed.

Mobile Home Parks

Section 69852.7 of the California Government Code specifies that mobile home parks shall be a permitted use on "all land planned and zoned for residential land use." However, local jurisdictions are allowed to require use permits for mobile home parks.

The Placer County Zoning Ordinance allows mobile home parks in multi-family residential, neighborhood commercial, and general commercial zones, with a Conditional Use Permit (CUP). The Zoning Ordinance allows a maximum of eight spaces per acre.

Housing for Employees

Caretaker and employee housing (excluding farmworker housing) is permanent or temporary housing that is secondary or accessory to the primary use of the property. Such dwellings are used for housing a caretaker employed on the site of a nonresidential use where a caretaker is needed for security purposes, or to provide twenty-four hour care or monitoring, or where work is located at remote locations.

Caretaker and employee housing is allowed in Placer County with either a Zoning Clearance (C) or Minor Use Permit (MUP) in all zoning districts, except the residential districts (RS, RM, RA, and RF), Open Space (O), and Water Influence (W) zones. No more than one caretaker or employee housing unit is allowed for any principle use, except in the case of temporary employee housing or if authorized by the Planning Commission based on specific findings that support the necessity for the number of units approved.

Housing for Agricultural Employees (Permanent and Seasonal)

The provisions of Section 17020 (*et seq.*) of the California Health and Safety Code relating to employee housing and labor camps supersede any ordinance or regulations enacted by local governments. Such housing is allowed in all jurisdictions in California pursuant to the regulations set forth in Section 17020. Section 17021.5(b) states, for example:

> "Any employee housing providing accommodations for six or fewer employees shall be deemed a single-family structure with a residential land use designation for the purposes of this section. For the purpose of all local ordinances, employee housing shall not be included within the definition of a boarding house, rooming house, hotel, dormitory, or other similar term that implies that the employee housing is a business run for profit or differs in any other way from a family dwelling. No conditional use permit, zoning variance, or other zoning clearance shall be required of employee housing that serves six or fewer employees that is not required of a family dwelling of the same type in the same zone."

Section 17021.6, concerning farmworker housing, states that:

> "no conditional use permit, zoning variance; or other zoning clearance shall be required of employee housing that serves 12 or fewer employees and is not required of any other agricultural activity in the same zone."

Program F-4 in the 2008-2013 Housing Element committed the County to amending its Zoning Ordinance to ensure that permit processing procedures for farmworker housing do not conflict with Health and Safety Code Section 17021.6. The Placer County Board of Supervisors amended the Zoning Ordinance on November 6, 2012 to define Agricultural (Farm) Employees, Farmworker Dwelling Units, and Farmworker Housing Complexes and to permit them in six zone districts that allow farm uses.

Farmworker labor housing is an allowed use in the Agricultural Exclusive (AE), Farm (F), Residential Farm (RF), Forestry (FOR), Timberland Protection Zone (TPZ), and Residential Agricultural (RA) zoning districts.

Emergency Shelters, Transitional Housing, Supportive Housing, and Other Group Living

SB 2, passed in 2007 and in effect as of January 1, 2008, amended State Housing Element Law (California Government Code Sections 65582, 65583, and 65589.5) regarding shelter for homeless persons. This legislation requires local jurisdictions to strengthen provisions for addressing the housing needs of homeless persons, including the identification of a zone or zones where emergency shelters are allowed as a permitted use without a conditional use permit.

While SB2 added specific new requirements for local governments to meet in terms of planning for emergency shelter facilities, Government Code Section 65583(a)(5) also states that "transitional housing and supportive housing shall be considered a residential use of property, and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone."

Emergency Shelters

California Health and Safety Code Section 50801(e) defines "emergency shelters" as:

> "housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay."

The new legislation added provisions to State Housing Element Law (Section 65583(a)(4)(A)) that require local governments to identify:

> "a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit. The identified zone or zones shall include sufficient capacity to accommodate the need for emergency shelter identified in paragraph (7), except that each local government shall identify a zone or zones that can accommodate at least one year-round emergency shelter. If the local government cannot identify a zone or zones with sufficient capacity, the local government shall include a program to amend its zoning ordinance to meet the requirements of this paragraph within one year of the adoption of the housing element. The local government may identify additional zones where emergency shelters are permitted with a conditional use permit. The local government shall also demonstrate that existing or proposed permit processing, development, and management standards are objective and encourage and facilitate the development of, or conversion to, emergency shelters."

The provisions go on to discuss that emergency shelters "may only be subject to those development and management standards that apply to residential or commercial development within the same zone" along with a list of exceptions that may be made.

The Placer County Board of Supervisors amended the Zoning Ordinance on June 21, 2011 to define Emergency Shelters and designate the zone districts in which they are allowed. Emergency Shelters with 60 or fewer beds are allowed with a Zoning Clearance (C) in the Residential Multi-Family (RM) district. A Minor Use Permit (MUP) is required for shelters with 61 or more beds in the RM district. The vacant sites inventory identifies approximately 148 acres of vacant RM-zoned land. Most RM-zoned land is located near services, such as transit.

Shelters of any size within the Neighborhood Commercial (C1), Highway Service (HS) and Resort (RES) districts require a MUP. In the General Commercial (C2) and Commercial Planned Development (CPD)

districts, all shelters require a Conditional Use Permit (CUP). Development standards have been established that do not constrain the development of Emergency Shelters.

There is also an existing emergency shelter programs that operates seasonally and rotates among multiple facilities. The County partners with the Gathering Inn, a non-profit, faith-based ministry providing physical, mental and spiritual restoration for homeless men, women and children in Placer County, thereby helping them to overcome the problems contributing to their homelessness. The center provides case management services allowing the guests to overcome the issues that caused their homelessness. The Gathering Inn serves up to 50 people each night from November 15th through March 13th. The site of the hosting church changes from one night to the next.

Transitional Housing

Transitional housing is designed to assist homeless individuals and families in moving beyond emergency shelter to permanent housing. California Health and Safety Code Section 50675.2(h) defines "transitional housing" and "transitional housing development" as:

> "buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months."

In Placer County regulations, for transitional housing facilities that do not involve group living, location of the facilities is subject to the same land use regulations as other housing developments of similar type, size, and density.

The Placer County Board of Supervisors amended the Zoning Ordinance on June 21, 2011 to define group living Transitional Housing and designate the zone districts in which they are allowed. The Zoning Ordinance defines "transitional housing" as "a facility or use that provides housing accommodations and support services for persons and families, but restricts occupancy to no more that twenty-four (24) months. Support services may include meals, counseling, and other services, as well as common areas for residents of the facility. Transitional housing shall be considered a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same zone." Transitional Housing with 60 or fewer beds are allowed with a Zoning Clearance (C) in the Residential Multi-Family (RM) district. A Minor Use Permit (MUP) is required for Transitional Housing facilities with 61 or more beds in the RM district. ~~The vacantsites inventory identifies approximately 148 acres of vacant RM-zoned land. Most RM-zoned land is located near services, such as transit.~~

Transitional Housing facilities of any size within the Neighborhood Commercial (C1), Highway Service (HS) and Resort (RES) districts require a MUP. In the General Commercial (C2) and Commercial Planned Development (CPD) districts, all facilities require a Conditional Use Permit (CUP). While the definition of transitional housing Zoning Ordinance complies with State law, the provisions dictating where transitional housing need to be updated for consistency with State law. Program F-8 addresses this need.

The County has made transitional housing a priority and has been actively pursuing the provision of such housing opportunities in conjunction with non-profit agencies. Placer County's Ten-Year Plan to End Homelessness exceeds the federal challenge to end chronic homelessness by encompassing families, youth, and others who may be transitional or chronically homeless. The Plan recognizes the need to eliminate homelessness rather than just managing it. A focus has been placed on preventing homelessness through a variety of means including the provision of affordable housing and appropriate

services. Transitional housing programs that provide temporary housing for homeless persons up to two years with intensive support services will be maintained and expanded.

Supportive Housing

California Health and Safety Code Section 53260© defines "supportive housing" as:

> "housing with no limit on length of stay, that is occupied by the target population, and that is linked to onsite or offsite services that assist the tenant to retain the housing, improve his or her health status, maximize their ability to live and, when possible, to work in the community. This housing may include apartments, single-room occupancy residences, or single-family homes."

Section 53260(d) defines the "target population" for transitional housing as:

> "adults with low incomes having one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health conditions, or individuals eligible for services provided under the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may, among other populations, include families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, or homeless people."

Section 5116 ("Zoning Preemption") of the California Welfare and Institutions Code (Zoning of Homes or Facilities for Mentally Disordered, Handicapped Persons, or Dependent and Neglected Children) states:

> "Pursuant to the policy stated in Section 5115, a state-authorized, certified, or licensed family care home, foster home, or group home serving six or fewer mentally disordered or otherwise handicapped persons or dependent and neglected children, shall be considered a residential use of property for the purposes of zoning if such homes provide care on a 24-hour-a-day basis. Such homes shall be a permitted use in all residential zones, including, but not limited to, residential zones for single-family dwelling."

Based on this State zoning preemption, supportive housing facilities that involve group living are a permitted use in all residential zones.

The Placer County Board of Supervisors amended the Zoning Ordinance on June 21, 2011 to define group living Supportive Housing and designate the zone districts that they are allowed. The Zoning Ordinance defines "supportive housing" as "a facility or use that provides housing with no limit on length of stay, that is occupied by the target population, as defined by Section 53260(d) of the California Health and Safety Code, and that is linked to on-site or off-site services that assist the tenant to retain the housing, improve his or her health status, maximize their ability to live and, when possible, to work in the community. Supportive housing shall be considered a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same zone." Supporting Housing with 60 or fewer beds are allowed with a Zoning Clearance (C) in the Residential Multi-Family (RM) district. A Minor Use Permit (MUP) is required for Supportive Housing facilities with 61 or more beds in the RM district. The vacant sites inventory identifies approximately 148 acres of vacant RM-zoned land. Most RM-zoned land is located near services, such as transit. Supportive Housing facilities of any size within the Neighborhood Commercial (C1), Highway Service (HS) and Resort (RES) districts require a MUP. In the General Commercial (C2) and Commercial Planned Development (CPD) districts, all facilities require a Conditional Use Permit (CUP). While the definition of supportive housing Zoning Ordinance

complies with State law, the provisions dictating where supportive housing need to be updated for consistency with State law. Program F-8 addresses this need.

Placer County continues to provide technical assistance to individuals and organizations on housing development, rehabilitation and accessibility of all housing types, including enriched affordable housing, permanent supportive housing, and other housing types for special needs populations.

Second Units

A second dwelling unit is an additional self-contained living unit, either attached to, or detached from, the primary residential unit on a single lot. It has cooking, eating, sleeping, and full sanitation facilities. Second dwelling units can be an important source of affordable housing since they can be constructed relatively cheaply and have no associated land costs. Second dwelling units can also provide supplemental income to the homeowner, allowing the elderly to remain in their homes or moderate-income families to afford houses.

To encourage establishment of second dwelling units on existing developed lots, State law requires cities and counties to either adopt an ordinance based on standards set out in the law authorizing creation of second dwelling units in residentially-zoned areas, or where no ordinance has been adopted, to allow second dwelling units on lots zoned for single family or multi-family use that contain an existing single family unit subject to ministerial approval ("by right") if they meet standards set out by law. Local governments are precluded from totally prohibiting second dwelling units in residentially-zoned areas unless they make specific findings (Government Code, Section 65852.2).

The Placer County Zoning Ordinance establishes standards for secondary dwelling units that comply with State law. Secondary dwelling units are permitted with an Administrative Review Permit (ARP) in all residential districts, the Resort (RES) district, the Agricultural Exclusive (AE) district, and the Farm (F) district subject to the following standards:

- The lot contains an existing single-family dwelling;
- If construction of a secondary unit is proposed on a vacant lot, elevations and floor plans for both the main unit and the secondary unit must be submitted for approval, along with a representative photograph of the main unit;
- In zoning districts where the minimum lot area is 10,000 square feet or less, the minimum lot area for the lot containing the secondary unit shall be 150 percent the minimum lot area for that specific zoning district;
- Secondary dwellings on parcels smaller than one acre in size shall either be attached to the primary unit or integrated with a detached accessory building (such as a garage);
- The maximum floor area allowed for a secondary dwelling shall be based on the area of the lot as shown in Table 48 below.
- The secondary dwelling shall be architecturally compatible with the primary residence. For attached units, the appearance of the building shall remain that of a single-family residence; and
- A secondary dwelling of 640 square feet or less shall be provided one off-street parking space; a larger secondary dwelling shall be provided two spaces.

TABLE 48
MAXIMUM FLOOR AREA ALLOWED FOR SECOND UNITS
Placer County
2007

Lot Area of Site	Maximum Floor Area (sq. ft.)
Less than 1 acre	640
1 acre to 2.29 acres	840
2.3 to 4.59 acres	1,000
4.6 acres or more	1,200

Source: Placer County Zoning Ordinance, Section 17.56.200

In the Tahoe Basin, the Placer County Zoning Ordinance applies the same standards to the construction of secondary units with the following distinctions (Zoning Ordinance Section 17.56.202):

- The minimum lot area required to allow a secondary dwelling under this section is ten thousand (10,000) square feet.
- The maximum floor area allowed for a secondary dwelling shall be based on the area of the lot as shown in Table 49 below.
- A second unit of 840 square feet or less shall be provided one off-street parking space; a larger second unit shall be provided two spaces.

TABLE 49
MAXIMUM FLOOR AREA ALLOWED FOR SECOND UNITS
Tahoe Basin Portion of Placer County
2007

Lot Area of Site	Maximum Floor Area (sq. ft.)
10,000 sq. ft. to 2.29 acres	840
2.3 to 4.99 acres	1,000
5 acres or more	1,200

Source: Placer County Zoning Ordinance, Section 17.56.202

While the County's Zoning Ordinance establishes standards for second units in the Tahoe Basin, TRPA's regulations regarding second units supersede the County's regulations. TRPA limits the construction of second units to lots larger than one acre. Further, a second unit is considered a residential unit, and is therefore subject to the same residential allocation limitations and transfer provisions. Prior to construction of a second unit, the developer must obtain a building allocation from TRPA, unless the second unit is deed-restricted affordable housing. In many cases, the TRPA Code restricts second units to a greater extent than what State law allows. This poses an "actual constraint" for Placer County in its ability to meet the requirements of State law since TRPA regulations that further the realization of the TRPA Regional Plan can preempt State law.

Placer County has a strong interest in permitting secondary units on parcels less than one acre in size within the Tahoe Basin. The Placer County Board of Supervisors has found that establishment and

operation of secondary dwellings in the Basin are necessary in order to implement Section 65852.2 of the California Government Code that will increase the availability of affordable housing in Placer County.

In early 2012, documentation was submitted to the Tahoe Regional Planning Agency to certify Placer County's local government housing program. Complying with TRPA Code Section 18.2.B(2) is required prior to entering into a Memorandum of Understanding (MOU) between TRPA and the County to allow secondary units on parcels less than one acre in size. As required by TRPA, each secondary dwelling unit on parcels less than one acre in size would be restricted to affordable housing. The maximum floor areas for the second units on parcels less than one acre in size would be 840 square feet. TRPA is currently reviewing the draft MOU and zoning text changes necessary to allow the secondary dwelling units on the smaller parcels.

In 2010, 20 building permits were issued for the development of second units in Placer County. In 2011, 24 permits for second units were issued.

Sites Suitable for Redevelopment for Residential Use

An Affordable Housing Development Incentive Study (2007) by PMC for the former Placer County Redevelopment Agency focused on identifying potential incentives and locations for the development of affordable housing on infill sites throughout the County's unincorporated areas. The study, funded by a Community Development Block Grant (CDBG) technical assistance grant to guide infill implementation strategies, identified four ideal sites for the implementation of an infill affordable housing incentives ordinance. Using criteria of: site size; proximity to transit, services, and schools; and current zoning that allows residential uses by right or with a minor or conditional use permit; the study identified the following sites (not a comprehensive list of appropriate infill sites):

- North Auburn, 2.61 acre site near Virginian Apartments and Gateway Court (Virginian Condo project has been approved for this site- 32 units);
- North Auburn, 1.86 acre site at the corner of Gateway Court and Plaza Way;
- North Auburn, 1.86 acre site located at 11815 Edgewood Road; and,
- Granite Bay, 3.7 acre site located on Douglas, east of Auburn-Folsom Road (Premier Granite Bay subdivision project proposed for this site- 52 halfplex units).

In addition, it recommended four sites that are not suitable for an infill ordinance, but may still be appropriate for affordable housing development and use of the density bonus program:

- Penryn, 9.9 acre site located on Taylor Road southwest of Penryn Road (Orchard at Penryn planned for this site- 150 attached units);
- Granite Bay, 18.1 acre site located at the corner of Auburn-Folsom and Fuller Road;
- Dry Creek, 4.1 acre site at the corner of PFE Road and Watt Avenue (included in the Riolo Vineyards Specific Plan); and,
- North Auburn, 3.3 acre site off Highway 49 south of Ivy Lane.

In 2002, the County received a CDBG Planning and Technical Assistance grant and conducted the Affordable Housing Site Analysis Study. This study developed a database of 37 potential affordable

housing sites in the North Auburn, Granite Bay, Penryn, Dry Creek and Newcastle areas. It also developed a system to identify such sites utilizing the County's Geographic Information System (GIS). This study was completed in 2004.

In 2003, another CDBG Planning and Technical Assistance grant was received to produce the Affordable Housing Site Concept Feasibility Study. This study selected two of the sites identified in the 2004 report and paid to have Stantec Engineering Consultants to perform a site analysis and preliminary affordable housing site plans. The selected sites were a mixed-use commercial and residential site in Granite Bay and the second, an affordable single-family housing site in North Auburn.

Stantec also developed a methodology for analyzing sites to maximize affordability and environmental compatibility. A map showing opportunities and constraints was produced. These studies were completed in 2005.

Single-Room Occupancy Units

While State Housing Element law requires an analysis of the availability of sites for single-room occupancy units, State law does not define single-room occupancy (SRO) housing. California Health and Safety Code Section 50519(a)(1) defines a "residential hotel" as:

> "any building containing six or more guestrooms or efficiency units, as defined by Section 17958.1, intended or designed to be used, or which are used, rented, or hired out, to be occupied, or which are occupied, for sleeping purposes by guests, which is also the primary residence of those guests, but does not mean any building containing six or more guestrooms or efficiency units, as defined by Section 17958.1, which is primarily used by transient guests who do not occupy that building as their primary residence."

However, this definition includes include all types of hotels or motels that are primarily used for permanent housing and covers more types of units than single room occupancy hotels.

Health and Safety Code Section 37912(k) states:

> "A dwelling unit shall be deemed to be used on a nontransient basis for such purpose if the term of the tenancy is one month or longer or if the tenant has resided in the unit for more than 30 days. In a residential hotel, individual dwelling units shall lack either cooking facilities or individual sanitary facilities, or both. However, for purposes of this subdivision, a residential hotel does not include dormitories, fraternity and sorority houses, hospitals, sanitariums, rest homes, or trailer parks and courts."

The 2009 Housing Element Program G-4 called for the County to 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.

On June 4, 2013, the Placer County Board of Supervisors amended the Zoning Ordinance to define Single Room Occupancy Residential Hotels and to complexes with 30 or fewer units with an Administrative Review Permit (ARP) in the Residential Multi-Family (RM) district. A Minor Use Permit (MUP) is required for complexes with 31 or more units in the RM district and for complexes of any size in the Highway Service (HS) and Resort (RES) districts.

4. Adequacy of Public Facilities, Services, and Infrastructure

This section addresses the adequacy of public facilities, services, and infrastructure to accommodate planned residential growth through the end of the Housing Element planning period (October 31, 2021). County facilities, services, and infrastructure are generally adequate to accommodate development of vacant residential sites to meet the identified housing need of 5,031 units.

Water

The Placer County Water Agency (PCWA) is the largest supplier of potable and raw water in Placer County. The PCWA provides water for residential and agricultural use to over 220,000 customers throughout the cities and unincorporated communities of western Placer County, with the exception of parts of the cities of Roseville and Lincoln, which are served by municipal water agencies. About 20 percent of the water supplied by PCWA is treated drinking water, and the remaining 80 percent of water is used for irrigation. PCWA operates eight individual treated water systems: Alta, Applegate, Bianchi, Auburn/Bowman, Colfax, Foothill-Sunset, Lahontan, and Monte Vista. Six of the water systems are supplied through water treatment plants that treat surface water supplied via the PCWA canal system. The Bianchi system serves surface water purchased from the City of Roseville, and the Lahontan system is supplied by wells.

Other smaller water suppliers also serve the county. The San Juan Water District (SJWD) serves customers in the Granite Bay area of southwestern Placer County with surface water from Folsom Lake treated at its own water treatment plant. The Nevada Irrigation District (NID) serves approximately 2,457 connections and an estimated population of 5,700 in the north Auburn area. Placer County does provide potable water to the town of Sheridan from public water wells.

According to supply-demand analyses for future water use in Placer County contained in the PCWA 2006 Integrated Water Resources Plan, there is adequate water supply from groundwater, reclaimed water and surface water to meet projected demand for a future population of approximately 622,000 people. Based on DOF and SACOG population projections, the County's population will reach roughly half this size during the Housing Element planning period. PCWA's analyses were based on land use information from general plans and community plans, proposed development projects including Placer Vineyards and Bickford Ranch, as well as SACOG projections of future population and employment growth. PCWA has the capacity to supply surface water to all of the currently planned Specific Plans in unincorporated Placer. Some areas on well water have issues finding adequate water, particularly in the foothills.

Sewer

The Placer County Facility Services Department oversees three sewer maintenance districts: Sewer Maintenance District 1 (SMD 1), located to the north of the City of Auburn near Applegate; Sewer Maintenance District 2 (SMD 2), east of Roseville and Rocklin, bordering the southern boundary of the county; and Sewer Maintenance District 3 (SMD 3), adjacent to SMD 2. The Facility Services Department also operates and maintains five County Service Area zones: Livoti Sanitary Sewer (CSA 28, Zone 55), Blue Canyon Sanitary Sewer (CSA 28, Zone 23), Dry Creek Sanitary Sewer (CSA 28, Zone 173), , Sheridan Sanitary Sewer (CSA 28, Zone 6), and Sunset- Whitney Sanitary Sewer (CSA 28, Zone 2A3)

Wastewater Treatment Plant (WWTP) 1 in Auburn treats wastewater from SMD 1, and WWTP 3 in Loomis serves SMD 3. Two treatment plants in Roseville treat the wastewater from SMD 2 and the five County Service Areas. The community of Sheridan has its own wastewater treatment ponds which have

recently been upgraded. Placer County is pursuing a regional sewer project with the City of Lincoln to treat SMD 1 wastewater at the City of Lincoln WWTP. SMD 1 would then be decommissioned. In addition, a project is moving forward to convey the SMD 3 wastewater to the City of Roseville's regional WWTP. The SMD 3 WWTP would then be taken offline. The South Placer Municipal Utility District serves part of the unincorporated areas of the county, as well as the City of Rocklin and Town of Loomis. Wastewater from this area is treated by the City of Roseville.

The North Tahoe Public Utilities District and the Tahoe City Public Utility District collect and transport wastewater in the Tahoe area. The wastewater is directed outside the Basin to the Truckee Tahoe Sanitation Agency treatment plant.

According to sources at the Placer County Facility Services Department, current (2012) sewer capacity is inadequate in Sewer Maintenance District 1, but Districts 2 and 3 have adequate capacity. In Sheridan, the county historically discharged treated wastewater into Yankee Slough during heavy rains; however, the permit expired necessitating construction of another pond to accommodate the runoff. A building moratorium in Sheridan was in place through 2011 when upgrades to the treatment plan were completed.

Infrastructure Financing

Section 4 of the Placer County General Plan articulates the principle of ensuring the timely development of public facilities and the maintenance of specified service levels for these facilities:

> "Where new development requires the construction of new public facilities, the new development shall fund its fair share of the construction. The County shall require dedication of land within newly developing areas for public facilities, where necessary."

Through the development review process, the County also ensures that adequate public facilities and services are available to serve new development. Therefore, new development must contribute its fair share toward the provision of water, wastewater, electric, parks and recreation, police and fire services, as well as school funding.

Summary

As growth occurs, the capacity of the applicable WWTP and conveyance system are analyzed to verify if there is existing capacity available or if improvements are necessary to serve the growth. Placer County generally has adequate public facilities, services, and infrastructure to accommodate planned residential growth during the timeframe of this Housing Element (to October 31, 2021). These facilities are adequate to meet population growth associated with the development of Placer County's share of the regional housing sites identified in this Housing Element. The County's Public Facility and Services section of the General Plan will not affect the County's ability to accommodate its share of the Regional Housing Needs Allocation.

B. Inventory of Local, State, and Federal Housing and Financing Programs

Placer County has access to a variety of resources available for affordable housing activities. This includes programs from local, State, Federal, and private sources. Due to the high cost of housing project development and the competition for funding sources, it is generally necessary to leverage several funding sources to construct an affordable housing project. The following section describes the most significant housing resources in Placer County.

1. Local Agencies and Programs

Placer County Housing Successor Entity replaced the former Placer County Redevelopment Agency

The Placer County Redevelopment Agency was created in 1996 and eliminated on February 1, 2012. Placer County elected to retain the housing assets, functions, and powers previously performed by the redevelopment agency, excluding amounts on deposit in the Low and Moderate Income Housing Fund. As the housing successor entity the County continues to operate its first time homebuyer, owner occupied rehabilitation programs as well as completing the multi-family housing development in Kings Beach and the proposed multi-family housing development in North Auburn.

In 2007, the Redevelopment Agency signed an agreement with Domus Development for $1,136,500 to assist with redevelopment of up to eight scattered residential sites in Kings Beach for approximately 100 affordable housing units. In February 2008, the Redevelopment Agency Board approved the use of $3.9 million for the purchase of three parcels in the Domus proposal, and approved an option agreement with Domus for development of the three parcels.

This project was also submitted and subsequently accepted, as one of the five Community Enhancement Program (CEP) Proposals for the Tahoe Regional Planning Agency's (TRPA) Pathway 2007 Plan. Through the CEP, TRPA invited developers to submit proposals for innovative, infill development projects that focused on the revitalization of downtown areas and were oriented around different modes of transit. The focus of the CEP is to encourage revitalization projects in downtown and recreation areas that demonstrate substantial environmental, as well as social and economic benefits. Developers whose projects are selected for the program receive incentives including Commercial Floor Area (CFA), Tourist Accommodation Bonus Units (TABU), and Multi-residential Bonus Units (MRBU). Incentives may also involve easing density limitations and building heights.

Domus Development formed the Kings Beach Housing Associates, LLC, and began construction of 77 multi-family new construction units on five sites in Kings Beach. In 2011, 14 units were completed, with the remaining units completed in 2012.

It is expected that these projects, in turn, will be catalysts for revitalization of Basin community centers, transit nodes and neighborhood centers. Since Community Enhancement Projects are intended to provide clear public benefit, many of the projects are proposing to provide affordable housing units.

Community Development Block Grant (CDBG) Funds

The purpose of the CDBG Program is to provide adequate housing, a suitable living environment, and expanded economic opportunities, particularly for persons of low and moderate-income. CDBG funds may be used for a wide range of community development activities serving low-income households, including acquisition/rehabilitation, homebuyer assistance, community facilities, infrastructure in support of new affordable housing, economic development, and neighborhood revitalization. The Placer County unincorporated area, because it is under 120,000 in population, does not qualify as an entitlement jurisdiction to receive CDBG funding directly from HUD; consequently, the County applies for State-administered CDBG program funds, on a competitive basis. At least 70 percent of the State's CDBG grant funds must be used for activities benefitting low- and moderate-income persons over a one-, two-, or three-year time period selected by the State.

Between 1998 and February 2012, the County received approximately $5.8 million in CDBG funds for housing rehabilitation, public works, economic development, and planning and technical assistance projects.

Placer County applies CDBG funds to preserve the existing stock of affordable housing through the County Housing Rehabilitation Program. This program provides housing rehabilitation and weatherization loans (to a maximum of $125,000 and services to low-income households throughout the county.

$42,000 from the 2002 CDBG grant was used to rehabilitate Sierra House, a Lazarus-owned transitional living facility for previously homeless men in unincorporated Roseville. Program income was used to fund a $100,000 loan for Roseville Home Start, a transitional living facility for homeless individuals in 2005. The National Alliance for the Mentally Ill received a $94,600 Program Income Loan in 2006 to renovate their facility.

The County also uses CDBG funding for public works projects aimed at low-income households, such as conversions from septic systems to sewers and extensions of public water services.

The Handy Person Program, run by Senior First (a local non-profit corporation specializing in services for seniors in Placer County), provides county funding for home repairs up to $1,300 for low- and moderate-income seniors who are 65 years or older or individuals with disabilities of any age, living in the unincorporated areas of the county. An average 175 home repairs per year have been assisted through this program since 2003.

Home Investment Partnership Act (HOME Program)

The HOME Program is a Federal housing program enacted pursuant to Title 11 of the National Affordable Housing Act (1990). The purposes of the HOME Program are to: 1) expand the supply of decent, affordable housing for low and very low-income families, with emphasis on rental housing; 2) increase State and local capacity to carry out affordable housing programs; and 3) provide for coordinated assistance to participants in the development of affordable low-income housing. Although Placer County is not eligible to receive HOME funds directly from HUD, the County can apply to the State for specific HOME program funds. Community Housing Development Organizations (CHODOs) can also apply for HOME funds from the State.

First-Time Homebuyer Program

The County established a First-Time Homebuyer Program using a $500,000 HOME grant received in fiscal year 2000, and $120,000 of Redevelopment set-aside funds. The program assists low- and moderate-income first-time homebuyers in Placer County by offering deferred shared-net appreciation loans for the down payment and/or eligible closing costs and fees. Eleven homebuyers were assisted. $400,000 was dedicated to the program in fiscal year 2003/2004 which funded six loans.

For the 2005/2006 fiscal year, the County received a HOME grant of $800,000 to make loans of up to $150,000 to qualified first-time home buyers. Three first-time homebuyer loans were funded with the balance used for housing rehabilitation.

For the 2008/2009 fiscal year, the County received a HOME grant of $800,000and funded eight first-time homebuyer loans.

For the 2010/2011 fiscal year, the County received a HOME grant of $800,000. Due to the reduction in the median sales price of homes in the county, the maximum loan amount has been reduced to $125,000. The County funded four first-time homebuyer loans and funds remain to assist additional homebuyers or for owner occupied-rehabilitation assistance.

For the 2012/2013 fiscal year, the County will be applying for $700,000 of HOME funds. The maximum application amount has been reduced from $800,000 to $700,000.

Generally with the loan assistance, low-income families can afford homes under $325,000. The maximum purchase price for a home allowed in the program is $362,790. The median purchase price for the county unincorporated areas in 2012 is $275,000.

The County also received $600,000 from CalHome, Proposition 1C funding for First-Time Homebuyers in 2007. The maximum funding per home in this program is $36,650, seven loans were made with these funds.

For fiscal year 2012/2013, a new award of $300,000 of CalHome funds has been received and the county anticipates assisting up to six first time homebuyers.

Employee Housing Policy

The Placer County General Plan requires new commercial development in the Sierra Nevada and Lake Tahoe areas to provide for affordable employee housing. For example, resorts must provide for employee housing equal to 50 percent of the increased housing demand generated by the project through one of the following methods: construction of employee housing onsite, construction of employee housing offsite, dedication of land, or payment of an in-lieu fee. The employee housing requirements are triggered when a new development is built or when an existing development is expanded. The employee housing policy is applied as a condition of a use permit, tentative map, or development agreement.

The Martis Valley Community Plan (MVCP) contains a similar employee housing policy for new development in Martis Valley, such as Northstar-at-Tahoe, Timilick, Siller Ranch, Hopkins Ranch, and Martis Ranch. Table 50 summarizes employee housing projects that the County has required in the Sierra Nevada and Lake Tahoe Areas through this program. One project, the 96-unit Sawmill Heights employee housing project at Northstar Village and 10 townhouse units at Hopkins Ranch were completed

under this policy. As of August 2012, one employee housing unit is under construction at Sugar Bowl. Four other projects have been approved and two projects are being proposed.

TABLE 50
EMPLOYEE HOUSING PROJECTS
Sierra Nevada And Lake Tahoe Areas, Placer County
January 1, 2013

Project Name	Status	Description of Employee Housing Requirement
Sawmill Heights	Completed	96 employee rental units (or 240 dormitory beds with a capacity for up to 400) for Northstar
Hopkins Ranch	Approved/UC	50 affordable ownership units for Siller Ranch 10– units have been completed.
Squaw Creek Resort	Approved	9 employee units for Phase II. Housing Mitigation Plan required.
Northstar	Approved	174 additional employee units to serve through Phase 6. Housing Mitigation Plan required.
Sugar Bowl	Under Construction	Provide affordable employee housing in each phase of expansion to house 50 percent of the employees generated by 62 condominiums and 1,900 square feet of retail development; One, 3BR unit required.
Timilick	Approved	8 moderate income units and 48 affordable/employee housing units
Homewood	Approved	13 workforce housing units for 26 employees. Workforce housing plan required.
Tahoe Timeshare	Entitlements	3 workforce housing units
Squaw Valley Specific Plan	Entitlements	unknown

Source: Placer County Planning Department, August 2012.

Housing Trust Fund

A Housing Trust Fund has been established to increase and improve the supply of affordable housing. The funding sources for the Fund include in-lieu fees and employee housing needs fees. The Housing Trust Fund has approximately $900,000 as of June 2012

Placer County Department of Health and Human Services (HHS)

The Department of Health and Human Services functions as the Housing Authority Agent for the Board of Supervisors. HHS administers the following housing-related programs:

Housing Choice Voucher Program

The Housing Choice Voucher (HCV) Program (formerly Section 8 Rental Assistance) is a Federal program that provides rental assistance to low- and very low-income persons in the form of tenant-based vouchers. The Health and Human Services Department administers the Section 8 HCV Program for the Placer County Housing Authority. Section 8 vouchers cover the difference between the fair market rent payment standards established by HUD and what a tenant can afford to pay (generally between 30 and 40 percent of their income for rent and utilities). Many of those receiving Section 8 vouchers are elderly or disabled households.

As of July 2012, Placer County has 311 vouchers available and currently 286 are being used. Placer County has received 35 vouchers from HUD for the HUD/VASH (Veterans Affairs Supportive Housing) which is included in the total number of allocated vouchers. Eligible voucher holders have had difficulty locating properties to rent due to the lack of landlord participation and the "gap" between the payment

standard set by HUD and the cost of market rate rental housing in Placer County. Often, housing eligible within the HUD payment standards is among the subsidized rental stock in Placer County, a market that is very limited and often has long wait lists. Currently, the most availability is in subsidized complexes in Lincoln. The Section 8 Program also requires voucher holders to secure a lease on an apartment within 60 days (and Placer County occasionally has to extend the search period to 120 days), which can be difficult due to the shortage of properties to which tenants can apply their vouchers. As a result, allocated vouchers may be underutilized.

The waiting list for HCV vouchers reopened for two weeks in October 2007, during which time the Housing Authority received 1,500 applications. Previously, the waiting list for Section 8 vouchers was opened for two weeks in February 2001; during this period, the Housing Authority received nearly 900 applications.

Placer County HHS-ASOC-Housing Programs

Adult System of Care (ASOC) has programs that provide rental assistance and supportive services to qualified individuals. The basic requirement is that individuals be homeless, Placer County resident and have a documented disabling condition.

Other Local Organizations

Placer Independent Resource Services (PIRS)

This service is for referrals and advocacy, personal attendant registry and minor home modifications for accessibility. Internet use to look for housing is available.

2. State and Federal Funding Programs

In addition to the funding programs available through the County Department of Health and Human Services, and other local organizations, there are a number of State and Federal funding programs available that assist first-time homebuyers, build affordable housing, and help special needs groups, such as seniors and large households.

For many programs entities other than the County, including for-profit and non-profit developers, apply for funds or other program benefits. For example, developers apply directly to USDA for Section 515 loans or to HUD for Section 202 and Section 811 loans or to the California Tax Credit Allocation Committee (TCAC) for low-income tax credits.

County financial support of private sector applications for funding to outside agencies is very important. Funding provided by the County can be used as matching funds required by some programs. Local funding is also used for leverage. County support of private sector applications enhances the competitive advantage of each application for funds.

Table 51 summarizes several of the State and Federal funding programs that are available to fund affordable housing opportunities.

TABLE 51 FINANCIAL RESOURCES FOR HOUSING 2012	
Program Name	**Program Description**
Federal Programs	
Community Development Block Grant (CDBG)	Provides grants for acquisition, rehabilitation, home buyer assistance, economic development, homeless assistance, and public services
HOME	Provides grants to jurisdictions on a competitive basis for acquisition, rehabilitation, home buyer assistance, and rental assistance
Home Ownership for People Everywhere (HOPE)	HOPE program provides grants to low income people to achieve homeownership. The three programs are: HOPE I—Public Housing Homeownership Program HOPE II—Homeownership of Multifamily Units Program HOPE III—Homeownership for Single-family Homes
Housing Opportunities for Persons with AIDS (HOPWA)	Funds are made available countywide for supportive social services, affordable housing development, and rental assistance to persons with HIV/AIDS.
Low Income Housing Tax Credits (LIHTC)	Provides Federal and state income tax credits to persons and corporations that invest in low-income rental housing projects.
Mortgage Credit Certificate (MCC) Program	Provides income tax credits to first-time homebuyers to buy new or existing homes.
Federal Emergency Shelter Grant Program (FESG)	Provides grants to jurisdictions to implement a broad range of activities that serve the homeless. Eligible activities include shelter construction, shelter operation, social services, and homeless prevention.
Section 8 Rental Voucher Program	Provides financial assistance to public housing authorities to fund rental assistance payments to owners of private market-rate units on behalf of very low-income tenants.
Section 108 Loan Guarantee Program	Provides loan guarantees to CDBG entitlement jurisdictions for capital improvement projects that benefit low- and moderate-income persons, or aid in the prevention of slums. Maximum loan amount can be up to five times the jurisdiction's recent annual allocation. Maximum loan term is 20 years. Eligible activities include acquisition, rehabilitation, home buyer assistance, economic development, homeless assistance, and public services.
Section 202	Provides an interest-free capital advance to cover the costs of construction, rehabilitation, or acquisition of very low-income senior housing. The sponsor does not have to repay the capital advance as long as the project serves the target population for 40 years. Rental assistance funds are provided for three years, and are renewable based on the availability of funds. The program is available to private, non-profit sponsors. Public sponsors are not eligible for the program.
Section 811	Provides an interest-free capital advance to cover the costs of construction, rehabilitation, or acquisition of housing for persons with disabilities. The sponsor does not have to repay the capital advance as long as the project serves the target population for 40 years. Rental assistance funds are provided for three years, and are renewable based on the availability of funds. The program is available to private, non-profit sponsors. Public sponsors are not eligible for the program.
Shelter Plus Care Program (S+C)	Provides rental assistance for hard-to-serve homeless persons with disabilities in connection with supportive services funded from sources outside the program.
Supportive Housing Program	Provides funding for transitional housing and supportive services for homeless persons.
U.S. Department of Agriculture (USDA) Housing Programs (Section 514/516)	Provides below market-rate loans and grants for new construction or rehabilitation of farmworker rental housing.
State Programs	
Affordable Housing Innovation Program– Catalyst Community Grant Program	Provides grants for construction, rehabilitation, or acquisition of capital assets in designated Catalyst Communities.
Affordable Housing Innovation Program– Golden State Acquisition Level	Provides quick acquisition financing for the development or preservation of affordable housing. Loans with terms up to 5 years are provided to housing sponsors and developers through a nonprofit fund manager.
Affordable Housing Innovation Program – Local Housing Trust Fund	Provides matching grants (dollar-for-dollar) to local housing trust funds that are funded on an ongoing basis from private contributions or public sources (that are not otherwise restricted). The grants may be used to provide loans for construction of rental housing

TABLE 51
FINANCIAL RESOURCES FOR HOUSING
2012

Program Name	Program Description
	that is deed-restricted for at least 55 years to very low-income households, and for down-payment assistance to qualified first-time homebuyers.
Building Equity and Growth in Neighborhoods (BEGIN)	A homeownership program that provides grants to local governments that reduce regulatory constraints to housing. The grants are used for down-payment assistance, in the form of a low-interest loan, to low- and moderate-income first-time homebuyers.
CalHOME	Provides grants to local governments and non-profit agencies for local home buyer assistance and owner-occupied rehabilitation programs and new development projects. Funds can be used to finance the acquisition, rehabilitation, and replacement of manufactured homes.
California Self-Help Housing Program (CSHHP)	Provides grants for sponsor organizations that provide technical assistance for low- and moderate-income families to build their homes with their own labor.
Disaster Recovery Initiative (DRI) / Disaster Recovery Enhancement Fund (DREF)	Provides grants for the construction, acquisition, rehabilitation, and preservation of affordable rental and ownership housing, homeless shelters and transitional housing; public services; public facilities and infrastructure projects for the primary benefit of low- and moderate-income persons; where applicable, the development or retention of jobs for lower income workers; and forward thinking hazard mitigation planning activities.
Emergency Housing and Assistance Program Capital Development (EHAPCD)	Provides grants and loans to support emergency housing. Two types of assistance are available: 1) deferred payment loans for capital development activities; and 2) grants for facility operating costs.
Emergency Solutions Grants Program	Provides grants to fund projects that serve homeless individuals and families with supportive services, emergency shelter, and transitional housing; assist persons at risk of becoming homeless with homelessness prevention assistance; and provide permanent housing to the homeless.
Enterprise Zone Program	Provides State income tax-based credits to support the establishment, expansion and retention of businesses within designated zones.
Governor's Homeless Initiative (GHI)	Provides deferred payment permanent loans through HCD's Multifamily Housing Program (MHP-SH); construction, bridge and permanent loans from the California Housing Finance Agency (CalHFA); and grants for rental assistance from the Department of Mental Health (DMH) to fund new construction, rehabilitation, acquisition, and rehabilitation of permanent rental housing, and conversion of nonresidential structures to rental housing.
HOME Investment Partnerships Program (HOME)	Provides grants to municipalities that do not receive HOME funds from HUD for the rehabilitation, new construction, and acquisition and rehabilitation of single-family and multifamily housing projects; first-time homebuyer mortgage assistance; owner-occupied rehabilitation; and tenant-based rental assistance programs.
Housing-Related Parks Program	Provides grants for the creation of new parks or the rehabilitation and improvement of existing parks and recreational facilities.
Infill Infrastructure Grant Program (IIG)	Provides grants to assist in the new construction and rehabilitation of infrastructure that supports higher-density affordable and mixed-income housing in locations designated as infill.
Joe Serna, Jr. Farmworker Housing Grant Program	Provides matching grants and loans for the acquisition, development, and financing of ownership and rental housing for farmworkers.
Mobilehome Park Resident Ownership Program (MPROP)	Provides loans to mobile home park resident organizations, non-profit entities, and local public agencies to finance the preservation of affordable mobile home parks by conversion to ownership control.
Multi-family Housing Program (MHP)	Deferred payment loans for the new construction, rehabilitation, and preservation of rental housing, supportive housing, and housing for homeless youth.
Office of Migrant Services (OMS)	Provides grants to local government agencies that contract with HCD to operate OMS centers located throughout the state for the construction, rehabilitation, maintenance, and operation of seasonal rental housing for migrant farmworkers.
Predevelopment Loan Program (PDLP)	Provides short-term predevelopment loans to finance the start of low-income housing projects.
State Community Development Block Grant Program (CDBG)	Provides grants to fund housing activities, public works, community facilities, public service projects, planning and evaluation studies, and economic assistance to local businesses and low-income microenterprise owners serving lower-income people in small, typically rural communities.

TABLE 51 FINANCIAL RESOURCES FOR HOUSING 2012	
Program Name	**Program Description**
TOD Housing Program	Provides grants and/or loans for the development and construction of mixed-use and rental housing development projects, homeownership mortgage assistance, and infrastructure necessary for the development of housing near transit stations. (Note: applies to specific transit stations in particular cities)
Private Resources	
California Community Reinvestment Corporation (CCRC)	Non-profit mortgage banking consortium that provides long-term debt financing for multi-family affordable rental housing. CCRC specializes in programs for families, seniors, citizens with special needs, and mixed-use developments. Both non-profit and for-profit developers are eligible.
Federal Home Loan Bank Affordable Housing Program	Provides direct subsidies to non-profit and for-profit developers, and public agencies for the construction of affordable low-income ownership and rental projects.
Federal National Mortgage Association (Fannie Mae)	A shareholder-owned company with a Federal charter that operates in the secondary mortgage market. Fannie Mae provides a variety of mortgages for single- and multi-family housing, and has programs specifically designed for affordable housing.
Freddie Mac Home Works	A government-sponsored enterprise that provides first and second mortgages.
Savings Association Mortgage Company (SAMCO)	Statewide loan pool that provides thirty-year permanent loans for the construction and redevelopment of affordable housing projects, serving persons earning up to 120% of the median income.

Source: Compiled by Mintier Harnish, September 2012

3. Assisted Housing Projects in Placer County

There are numerous assisted housing projects in Placer County, including four projects in the unincorporated area of North Auburn: Snow Cap View Apartments, Auburn Court Apartments, Colonial Village, and Terracina Oaks. Snow Cap View Apartments is an 80-unit apartment complex serving low-, median-, and moderate-income tenants in North Auburn. In 2002, the Placer County Redevelopment Agency provided funds to extend the affordability for residents. Auburn Courts, a 60-unit apartment complex in North Auburn, also received funds from the Redevelopment Agency in 2001 to provide affordable housing to very low and low-income households. The Placer County Redevelopment Agency provided funds along with California Federal Tax Credits, HOME New Construction, and Infill Infrastructure Funds for 77 units of restricted affordable housing in the North Tahoe Basin in Kings Beach. The units were completed in 2011 and 2012 on five sites. Table 52 lists all assisted housing projects in unincorporated Placer County. The developer of Terracina Oaks has asked the County to support an application for tax exempt bond financing for rehabilitation of the property. The affordability restrictions will be extended for an additional 55 years with a new expiration date of 2067. The County's loan for Sawmill Heights was forgiven in exchange for an extension of the affordability restrictions. Sawmill Heights affordability would have expired in 2026, the affordability has been extended until 2061.

TABLE 52
ASSISTED RENTAL HOUSING PROJECTS
Placer County
2012

Property	Units	Bedrooms	Target Population	Subsidy	Expiration
Snowcap View Apartments *3540 Snowcap View Circle (N. Auburn)*	80	1, 2, and 3	Low-, median-, and moderate-income	Section 515	4/12/2022
Auburn Court Apartments *12199 Gateway Court (N. Auburn)*	60	2, 3, and 4	Very low- and low-income	Tax credits	2/14/2056
Sawmill Heights *Northstar Village*	12	Studio, 2, and 4	Low	Housing Trust Fund (HTF)	6/2061
Terracina Oaks *12200 Gateway Court (N. Auburn)*	56	2 and 3	Very low and low	Tax credits, Tax-Exempt Bond Financing	2067
Colonial Village *2205 Colonial Village (N. Auburn)*	56	2 and 3	Very low and low	Tax credits	2045
Foresthill Apartments *5771 Gold Street*	34 (29 affordable units)	1, 2, and 3	Family	Section 515	11/20/2016
Kings Beach Housing	77	1, 2, and 3	Very low and low	Tax credits	2067

Source: SACOG Housing Element Data Profiles, November 2012; "Multifamily Affordable Housing in Placer County,2012", and "Housing in Placer County," ASOC Housing Team, 2012

4. Preserving At-Risk Units

State law requires that housing elements include an inventory of all publicly assisted multi-family rental housing projects within the local jurisdiction that are at risk of conversion to uses other than low-income residential ten years from the start of the current planning period (January 1, 2013through January 1, 2023)

California Government Code Section 65863.10 requires that owners of federally-assisted properties must provide notice of intent to convert their properties to market rate twelve months and six months prior to the expiration of their contract, opt-outs, or prepayment. Owners must provide notices of intent to public agencies, including HCD, the local redevelopment agency, and the local public housing authority, and to all impacted tenant households. The six-month notice must include specific information on the owner's plans, timetables, and reasons for termination. Under Government Code Section 65863.11, owners of federally-assisted projects must provide a Notice of Opportunity to Submit an Offer to Purchase to Qualified Entities, non-profit or for-profit organizations that agree to preserve the long-term affordability if they should acquire at-risk projects, at least one year before the sale or expiration of use restrictions. Qualified Entities have first right of refusal for acquiring at-risk units.

According to County staff, preserving existing affordable housing costs roughly half the cost of creating new units and has therefore been a County priority. As of September 1, 2012, Placer County had not received any notices of intent to convert within the coming year. Snowcap View Apartments, a Section 515 property with 80 units in North Auburn, had provided HCD with notice of intent to convert in 2005. Through CDBG loans, the County Redevelopment Agency provided a rehabilitation loan to the owners to

extend the covenant for 15 years. The affordability covenant on Foresthill Apartments–a Section 515 property with 34 units in the Foresthill community–is scheduled to expire in 2016, making it at risk of conversion to market rate during the Housing Element planning period.

Foresthill Apartments provides 34 units, 29 of which are affordable–residents pay 30 percent of adjusted income. The amount of the subsidy is based on debt servicing and operating cost for the project. If Foresthill Apartments is able to retain its rental subsidies through Rural Development, the estimated cost of continuing to subsidize the 29 assisted is $165 per unit per month based on the difference between the 2012 HUD FMR rate of $1,021 and the $856 for a 2-bedroom unit that a very low-income household can afford to pay. Over a 30-year period, the estimated cost of subsidizing 29 units is $1.72 million.

Table 53 shows the estimated costs of constructing new units to replace the 29 units at Foresthill Apartments if the at-risk project were to convert to market rate housing. Assuming that the 29 units were to be replaced, the total replacement cost would be approximately $6.73 million ($232,000 per unit). This estimate is based on the total development costs identified in this Housing Element Background Report (see Section B. Non-Governmental Constraints). It would require additional funding sources to replace these affordable units.

TABLE 53
ESTIMATED NEW CONSTRUCTION/REPLACEMENT COSTS OF FORESTHILL APARTMENTS

Fee/Cost Type	Total Project Cost	Cost Per Unit
Land Acquisition (NOTE: would need about 1.4 acres site (21 units/acre) at $300,000/acre)	$420,500	$14,500
Construction ($200/sq. ft. x 800 sq. ft./unit x 29 units)	$4,640,000	$160,000
Typical Residential Development Fees (See Table 60)	$800,000	$28,000
Financing/Other Soft Costs	$870,000	$30,000
Total Estimated Cost	**$6,730,000**	**$232,000**

Source: Mintier Harnish, 2013

Table 54 shows the estimated costs of acquiring and rehabilitating an at-risk affordable housing project. It would require approximately $145,000 per unit to acquire and rehabilitate the 29 affordable units at Foresthill Apartments. Rehabilitation would cost an estimated $87,500 less per unit than replacement.

TABLE 54
ESTIMATED REHABILITATION COSTS OF FORESTHILL APARTMENTS

Fee/Cost Type	Total Project Cost	Cost Per Unit
Acquisition	$3,500,000	$120,000
Rehabilitation	$500,000	$17,000
Financing/Other Soft Costs	$290,000	$10,000
Total Estimated Cost	**$4,290,000**	**$145,000**

Source: Mintier Harnish

In 2003, the Placer County Redevelopment Agency contacted the property managers of Foresthill Apartments, who indicated that the owners were not interested in rehabilitation loans and would likely extend the affordability on their own. Through Programs E-1, E-2, and E-3, the County will monitor the status of this project and contact owners concerning their plans to continue in or opt out of the subsidy programs. If necessary, the County will identify potential buyers of the at-risk project, such as those listed as qualified entities. The County will also identify possible sources of County funding, including housing set-aside funds, to supplement primary state and federal sources.

There are a variety of Federal, State, and local programs available for the preservation of at-risk affordable units.

Federal Programs to Preserve At-Risk Units

For below-market properties, Section 8 preservation tools include the Mark-Up-to-Market program, which provides incentives for for-profit property owners to remain in the Section 8 program after their contracts expire. The Mark-Up-to-Market program allows non-profit owners to increase below-market rents to acquire new property or make capital repairs while preserving existing Section 8 units. For above-market properties, Mark-to-Market provides owners with debt restructuring in exchange for renewal of Section 8 contracts for 30 years.

For Section 236 properties, Interest Reduction Payment (IRP) Retention/ Decoupling enables properties to retain IRP subsidy when new or additional financing is secured.

Due to the termination of two major federal preservation programs (LIHPRHA and ELIHPA), and the limitations of existing federal tools such as Mark-to-Market, state and local actors must assume a greater role in preserving HUD-assisted properties.

Section 515 enables USDA to provide deeply subsidized loans directly to developers of rural rental housing. Loans have thirty year terms and are amortized over fifty years. The program gives first priority to individuals living in substandard housing.

Several resources are available for preservation of Section 515 resources. Non-profit organizations can acquire Section 515 properties and assume the current mortgage or receive a new mortgage to finance acquisition and rehabilitation of the structures. Section 538 Rental Housing Loan Guarantees are available for the Section 514 and 516 loans and grants are also available for purchase and rehabilitation of Section 515 properties that are occupied by farmworkers. Section 533 provides a Housing Preservation Grant Program, which funds rehabilitation, but not acquisition.

State Programs to Preserve At-Risk Units

At the state level, the California Housing Finance Agency offers low interest loans to preserve long-term affordability for multi-family rental properties through its Preservation Acquisition Finance Program.

The Division of Financial Assistance within Housing and Community Development offers the Preservation Interim Repositioning Program (PIRP) to provide short-term acquisition loans for assisted rental units at-risk of conversion to market rate. As of September 2007, HCD had committed all available funds and was not accepting new applications.

The Division of Financial Assistance also offers Multifamily Housing Program (MHP), which provides deferred payment loans for preservation of permanent and transitional rental housing, as well as new construction and rehabilitation.

The HOME Investment Partnerships Program provides grants to cities and counties and low-interest loans to state-certified community housing development organizations to create and preserve affordable housing for single- and multi-family projects benefitting lower-income renters or owners.

Local Programs to Preserve At-Risk Units

Placer County can apply for and receives HOME and CDBG funds that it can direct through grants and loans to extend affordability covenants on expiring properties.

Community Housing Development Organizations (CHDOs) can apply directly to the State for HOME funds for preservation. The only local group in this category is Mercy Housing, but it has not pursued HOME funds for preservation purposes. The only locally-based non-profit organization in the county involved in preservation is Project Go, which owns Colonial Village Apartments in North Auburn.

Qualified entities are non-profit or for-profit organizations with the legal and managerial capacity to acquire and manage at-risk properties that agree to maintain the long-term affordability of projects. The following is a list of Qualified Entities for Placer County:

- ACLC, Inc. (Stockton)
- Affordable Housing Foundation (San Francisco)
- Christian Church Homes of Northern California, Inc. (Oakland)
- Eskaton Properties, Inc. (Carmichael)
- Project Go, Inc. (Rocklin)
- Mercy Housing California
- St. Joseph Community Land Trust (South Lake Tahoe)

C. Energy Conservation Opportunities

State Housing Element Law requires an analysis of the opportunities for energy conservation in residential development. Energy efficiency has direct application to affordable housing because the more money spent on energy, the less available for rent or mortgage payments. High energy costs have particularly detrimental effects on low-income households that do not have enough income or cash reserves to absorb cost increases and must choose between basic needs such as shelter, food, and energy. In addition, energy price increases combined with rolling electricity blackouts over the past decade have led to a renewed interest in energy conservation. This section describes opportunities for conserving energy in existing homes as well as in new residential construction. It discusses the factors affecting energy use, conservation programs currently available in Placer County, and examples of effective programs used by other jurisdictions.

All new buildings in California must meet the standards contained in Title 24, Part 6, of the California Code of Regulations (Building Energy Efficiency Standards for Residential and Nonresidential Buildings).

These regulations respond to California's energy crisis and need to reduce energy bills, increase energy delivery system reliability, and contribute to an improved economic condition for the state. They were established in 1978 and most recently updated in 2010 (effective date of January 1, 2011). Local governments through the building permit process enforce energy efficiency requirements. All new construction must comply with the standards in effect on the date a building permit application is made.

There is a new section within the California Building Code that now includes green building regulations. This is referred to as CALGreen. This is the nation's first mandatory state-wide green building code, intended to encourage more sustainable and environmentally friendly building practices, require low pollution emitting substances that can cause harm to the environment, conservation of our natural resources, and promote the use of energy efficient materials and equipment.

CALGreen Requirements for New Buildings:

- Reduce water consumption by 20 percent.
- Divert 50 percent of construction waste from landfills.
- Install low pollutant-emitting materials.
- Requires separate water meters for nonresidential buildings' indoor and outdoor water use.
- Requires moisture-sensing irrigation systems for larger landscape projects.
- Requires mandatory inspections of energy systems (e.g., heat furnace, air conditioner and mechanical equipment) for nonresidential buildings over 10,000 square feet to ensure that all are working at their maximum capacity and according to their design efficiencies.

Placer County fully enforces the provisions of Title 24 of the California Administrative Code. The code is a comprehensive and uniform regulatory code for all residential, commercial, hospital and school buildings. The standards found in Title 24 create energy savings of approximately 50 percent over residential construction practices used prior to the standards.

The primary energy conservation program for older homes in Placer County is the free weatherization program sponsored by Sierra Pacific Power, WP Natural Gas, and Project Go, Inc., an independent, private non-profit organization that specializes in home repairs. The program provides a free weatherization service and energy-efficient home improvements to low-income and elderly people. Services include attic insulation, energy-efficient showerheads, faucet aerators, water heater blankets, door weather-stripping, caulking, and glass storm windows. Recipients of CalWORKS and State Disability Insurance are automatically eligible.

Placer County will also encourage participation in the California Multifamily New Homes (CMFNH) program, sponsored by PG&E. The program facilitates energy-efficient design and construction in multifamily housing through design assistance and cash incentives. CMFNH benefits include energy efficiency services for developers, architects, engineers, energy consultants, and property owners.

Placer County encourages energy efficiency in residential construction by emphasizing energy-efficient construction practices. The County provides an information sheet to builders that discusses the short and long-run costs and benefits of energy-efficient design and construction, and provides a list of the local dealers, contractors, and suppliers of conservation materials.

To encourage investments in energy efficiency, Placer County also sponsors the mPower Placer program for commercial and multi-family properties. The program, launched in 2010, provides special assessment financing for energy efficiency and renewable energy projects. Loans are repaid through property taxes.

mPOWER Placer provides financing to make water and energy efficiency improvements on non-residential buildings, as well as power generation improvements such as solar photovoltaic for commercial and multi-family property owners in Placer County. Other eligible projects include installation of energy-efficient lighting, energy monitoring systems, cool and green roofs, insulation, HVAC upgrades, and smart cooling systems.

When mPOWER was started, financing was available to both residential and commercial property owners. However, due to directives from the Federal Home Finance Agency (FHFA), the regulatory agency that oversees Fannie Mae and Freddie Mac, the single-family residential portion of the program has been suspended. Placer County is aggressively pursuing resolution to this action so that homeowners will have the same opportunities as commercial property owners.

SECTION III: POTENTIAL HOUSING CONSTRAINTS

State housing law requires the County to review both governmental and non-governmental constraints to the maintenance and production of housing for all income levels. Since local governmental actions can restrict the development and increase the cost of housing, State law requires the Housing Element to "address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing" (Government Code Section 65583(c)(3)).

A. Potential Governmental Constraints

Local governments have little or no influence upon the national economy or the Federal monetary policies which influence it. Yet these two factors have some of the most significant impacts on the overall cost of housing. The local housing market, however, can be encouraged and assisted locally. Part of the housing element's purpose is to require local governments to evaluate their past performance in this regard. By reviewing local conditions and regulations that may impact the housing market, the local government can prepare for future growth through actions that protect the public's health and safety without unduly adding to the cost of housing production.

Placer County's primary policies and regulations that affect residential development and housing affordability include land use controls, development processing procedures and fees, impact fees, on- and off-site improvement requirements, and building and housing codes and enforcement. This section discusses these standards and assesses whether any serve as a constraint to affordable housing development. Because development in the Tahoe Basin falls under the jurisdiction of both Placer County and the Tahoe Regional Planning Agency (TRPA), the discussion of government constraints also reviews impediments to affordable housing production due to the regulatory framework of TRPA.

As part of the governmental constraints analysis, the Housing Element must also analyze potential and actual constraints upon the development, maintenance, and improvement of housing for persons with disabilities. Additional analysis of these constraints is included at the end of this section.

1. General Plan and Zoning

Land use controls guide local growth and development. The Placer County General Plan, community plans, and Zoning Ordinance establish the amount and distribution of land allocated for different uses, including housing. The following discussion focuses on their general intent and their impact on housing production.

General Plan Land Use Designations

Placer County's General Plan was adopted in 1994. The Land Use Element of the General Plan sets forth the County's policies for guiding local land use development. As summarized in Table 55 below, the Land Use Element establishes four residential land use designations and two commercial land use designations that permit residential uses.

TABLE 55
LAND USE DESIGNATIONS PERMITTING RESIDENTIAL USE
Placer County

General Plan Designation	Compatible Zoning Ordinance Classification	Residential Uses Allowed	Dwelling Units per Acre
RR-Rural Residential	RA (Residential-Agricultural) RF (Residential-Forest)	Detached single-family and secondary dwellings	1 unit/acre
LDR-Low Density residential	RA (Residential-Agricultural) RS (Residential Single-Family)	Detached single-family and secondary dwellings	1-5 units/acre
MDR-Medium Density Residential	RS (Residential Single-Family) RM (Residential Multifamily) -DL (Density Limitation Combining District)	Detached and attached single-family, secondary dwellings, and smaller-scale multi-family	5-10 units/acre
HDR-High Density Residential	RM (Residential Multifamily) -DL (Density Limitation Combining District)	Detached and attached single-family, secondary dwellings, and all types of multi-family	10-21 units/acre
GC-General Commercial	CPD (Commercial Planned Development) C1 (Neighborhood Commercial) C2 (General Commercial) HS (Highway Services)	Multi-family housing as the primary land use or as part of a mixed-use project allowed	0-21 units/acre
TC-Tourist/Resort Commercial	HS (Highway Services) MT (Motel District) RES (Resort)	Multi-family	11-21 units/acre

Source: Placer County General Plan

Other Local Plans

Placer County has adopted seventeen community plans, some of which include affordable housing policies intended to supplement those found in the General Plan and Housing Element. All of the policies related to housing production support the need for affordable housing and do not result in additional constraints to housing production beyond those associated with the General Plan.

Zoning Districts

The following discussion reviews the types and densities of housing permitted and relevant development standards in the Placer County Zoning Ordinance.

Residential Districts and Permitting

The Placer County Zoning Ordinance has four residential districts: Residential Single-Family (RS), Residential Multi-Family (RM), Residential-Agricultural (RA), and Residential-Forest (RF). There are also eight non-residential zoning districts that allow residential uses. Table 56 below shows minimum lot area and average residential density allowed in each zoning district that allows residential uses.

TABLE 56
DENSITY STANDARDS FOR RESIDENCES
Placer County
2007

Zoning District	Minimum Residential Lot Area	Maximum Residential Density (units/acre)
Single-Family Residential (RS)	10,000 square feet	4
Multi-Family Residential (RM)	6,000 square feet	single-family: 7 multi-family: 21
Agricultural-Residential (RA)	40,000 square feet	1
Forest-Residential (RF)	10 acres	0.1
Neighborhood Commercial (C1)	6,000 square feet-corner lots 5,000 square feet-interior lots	Lake Tahoe area: 14 all other areas: 21
General Commercial (C2)	6,000 square feet-corner lots 5,000 square feet-interior lots	21
Commercial Planned Development (CPD)	not specified	21
Highway Services (HS)	6,000 square feet	21
Motel District (MT)	10,000 square feet	single-family: 4 multi-family: 15
Resort (RES)	40,000 square feet	single-family: 1 multi-family: N/A
Agricultural Exclusive (AE)	20 acres	0.05
Farm (F)	200,000 square feet	0.2

Source: Placer County Zoning Ordinance, 2012.

Table 57 summarizes the allowed residential uses and applicable permit requirements for the zoning districts. If the housing type is allowable in a zone, the use is subject to one of the following land use permit requirements:

Allowed Use (A). These uses are allowed without land use permit approval. No land use permit is required for "A" uses because they typically involve no or minimal construction activities, are accessory to some other land use that will be the primary use of a site, or are otherwise consistent with the purposes of the particular zone.

Zoning Clearance (C). Zoning clearance is a ministerial land use approval that involves Planning Department staff checking a proposed development to ensure that all applicable zoning requirements will be satisfied. If so, the permit is issued.

Administrative Review Permit (ARP). ARP approval is a discretionary action required for certain land uses that are generally consistent with the purposes of the zone, but could create minor problems for adjoining properties if they are not designed with sensitivity to surrounding land uses. The purpose of an ARP is to allow Planning Department staff and the Zoning Administrator to evaluate a proposed use to assess the potential for problems to occur, to work with the project applicant to resolve problems, or to disapprove the project if identified problems cannot be corrected.

Minor Use Permit (MUP). MUP approval is required for certain land uses that are generally consistent with the purposes of the zone, but could create problems for not only adjoining properties, but also the surrounding area if such uses are not designed to be compatible with existing uses. The purpose of a MUP is to allow Planning Department staff and the Zoning Administrator to evaluate a proposed use to determine if problems may occur, to provide the public an opportunity to review the proposed project and express their concerns in a public hearing, to work with the project applicant to resolve problems, or to disapprove the project if identified problems cannot be corrected.

Conditional Use Permit (CUP). CUP approval is required for certain land uses that may be appropriate in a zone, depending on the design of the project and site characteristics. Such a project can either raise major land use policy issues or could create serious problems for adjoining properties and the surrounding area if such uses are not appropriately located and designed. The purpose of a CUP is to allow Planning Department staff and the Placer County Planning Commission an opportunity to evaluate a proposed use to determine if problems may occur, to provide the public an opportunity to review the proposed project and express their concerns in a public hearing, to work with the project applicant to resolve problems, or to disapprove the project if identified problems cannot be corrected.

TABLE 57
HOUSING TYPES PERMITTED BY ZONE
Placer County
2012

Housing Types Permitted	RS	RM	RA	RF	C1	C2	CPD	HS	RES	AE	F
Caretaker and employee housing	-	-	-	-	C	C	C	C	MUP	MUP	MUP
Emergency Shelter, 30 or less beds		C			MUP	CUP	CUP	MUP	MUP		
Emergency Shelter, 31 or more		MUP			MUP	CUP	CUP	MUP	MUP		
Farmworker Dwelling Unit			A	A						A	A
Farmworker Housing Complex			A	A						A	A
Home occupations	C	C	C	C	C	C	C	C	MUP	C	C
Mobile home parks	-	CUP	-	-	CUP	CUP	-	-	-	-	-
Mobile homes	C	C	C	C	-	-	-	-	C	C	C
Multifamily dwellings, 20 or less units	-	C	-	-	MUP	CUP	CUP	MUP	MUP	-	-
Multifamily dwellings, 21 or more	-	MUP	-	-	MUP	CUP	CUP	MUP	MUP	-	-
Residential care homes, 6 or less beds	C	C	C	C	-	-	-	-	C	-	C
Residential care homes, 7 or more	-	MUP	MUP	-	-	-	-	-	-	-	MUP
Secondary dwellings	ARP	ARP	ARP	ARP	-	-	-	-	ARP	ARP	ARP
Senior housing developments	-	CUP	-	-	CUP	CUP	CUP	CUP	-	-	-
Single-family dwellings	C	C	C	C	-	-	-	-	C	C	C
SRO Housing Units, 30 or less units		C						MUP	MUP		
SRO Housing Units, 31 or more		MUP						MUP	MUP		
Supportive Housing, 30 or less beds		C			MUP	CUP	CUP	MUP	MUP		
Supportive Housing, 31 or more		MUP			MUP	CUP	CUP	MUP	MUP		
Transitional Housing, 30 or less beds		C			MUP	CUP	CUP	MUP	MUP		
Transitional Housing, 31 or more		MUP			MUP	CUP	CUP	MUP	MUP		

Source: Placer County Zoning Ordinance, 2012.

The setback requirements for residential uses in residential and commercial zones, as specified in the Placer County Zoning Ordinance, are shown below in Table 58. The Zoning Ordinance states that residential dwellings proposed in any commercial zones shall provide side and rear setbacks as required in the Multi-Family Residential districts, except when the dwelling is located within a commercial building. The setbacks, maximum coverage, and height requirements are similar to other communities throughout the state and are not considered a constraint to the development of affordable housing.

TABLE 58
SETBACK, LOT COVERAGE, AND HEIGHT REQUIREMENTS IN RESIDENTIAL ZONES
Placer County

Zone Designation	Front Setback	Side Setback	Rear Setback	Maximum Coverage	Maximum Height
Residential					
Single-Family Residential	20 ft.	15 ft. total, 5 ft. min.-one story; 7 ½ ft. min.-two stories or more	10ft. min-one story; 20 ft. min. two stories or more	40% max.-one story; 35% max. two or more stories	30 ft.
Multi-Family Residential	20 ft.	15 ft. total, 5 ft. min.-one story; 7 ½ ft. min.-two stories or more	10ft. Min-one story; 20 ft. min.-two stories or more	40% max.-one story; 35% max. two or more stories	36 ft.
Residential-Forest	50 ft.	30 ft.	30 ft.	10%	36 ft.
Residential-Agricultural	50 ft.	30 ft.	30 ft.	35%	36 ft.
Commercial[1]					
Neighborhood Commercial	10 ft.	15 ft. total, 5 ft. min.-one story; 7 ½ ft. min.-two stories or more	10 ft. min-one story; 20 ft. min.-two stories or more	40%	30 ft.
General Commercial	10 ft.	15 ft. total, 5 ft. min.-one story; 7 ½ ft. min.-two stories or more	10 ft. min-one story; 20 ft. min.-two stories or more	40%	50 ft.
Commercial Planned Development	n/a[2]	15 ft. total, 5 ft. min.-one story; 7 ½ ft. min.-two stories or more	10 ft. min-one story; 20 ft. min.-two stories or more	50%	50 ft.
Highway Services	25 ft.	15 ft. total, 5 ft. min.-one story; 7 ½ ft. min.-two stories or more	10 ft. min-one story; 20 ft. min.-two stories or more	40%	35 ft.

Source: Placer County Zoning Ordinance, 2012
[1]The side and rear setbacks described in the table apply to stand-alone residential projects in commercial zones. A 5- foot side and rear setback applies to buildings in most commercial zones that contain a mix of residential and commercial uses. The exception is in the Highway Services district where a 10-foot rear setback is required.
[2]As required by CUP or MUP. The CPD setbacks are determined by the use permit except for senior housing projects, which are specified to have a front setback of 20' and the sides and rear are a 10' minimum.

Overlay and Combining Districts

The Zoning Ordinance includes combining districts, which are used in conjunction with the zone districts to address special needs or characteristics of specific areas. The following are combining zones which impact residential development in the county:

- **Density Limitation.** Density Limitation (-DL) is a multi-faceted combining district that provides special minimum lot size and density standards for certain areas where residential development may occur and where sensitive site characteristics or other special circumstances exist. The DL combining district allows for increased flexibility on lots that may be difficult to develop and encourages infill development through reduced set back and lot size requirements. This district also allows greater maximum lot coverage than the base residential zone districts (RS and RM).

  In the RS and RM zone districts, the front setback is 20 feet, the side setbacks are 15 feet total, a 5 feet minimum for one story and a 7.5 feet minimum for two stories, and the rear setback is 10 feet minimum for one story and twenty feet for two stories. The maximum site coverage is 40 percent for one story and 35 percent for two stories. In the combining DL district these standards are relaxed. The front setback is reduced to 12.5 feet, the side setback is 5 feet for one story and 7.5 for two stories or more, and the rear setback is ten feet. The maximum coverage is increased to 50 percent for one story and 40 percent for two stories.

  The DL zone district helps implement the General Plan and is some cases higher densities may not be appropriate. In cases where higher densities are appropriate, the combing DL district allows for' greater lot coverage than the base residential zone and can permit up to 22 units per acre, which is the maximum permitted by the Zoning Ordinance.

- **Building Site**. The Building Site (-B) combining district allows parcels in new subdivisions to differ in size from what the zoning ordinance would otherwise allow. The parcel size is based upon special characteristics of the site such as environmental characteristics and community character. The building site combining district allows lots as small as 3,000 square feet.

- **Design Review.** The design review (-Dc, -Dh, -Ds) combining districts create regulations for protecting and enhancing the aesthetic value of lands or specific buildings. The three design review combing districts are "design scenic corridor" (-Dc), "design sierra" (-Ds), and "design historic"(-Dh).

  Dc and Ds designations are applied to areas of special natural beauty and aesthetic interest that contribute to the county's tourism economy. The Dh designation establishes regulations for areas or buildings of historical or cultural significance in the county. These areas require special considerations to preserve existing residential structures as a community resource. Development restrictions are imposed in this overlay zone related to the demolition, removal, relocation, or alteration of any residential building, structure, or site in the Dh combining zone without a permit. Once a design review designation has been made by the zoning board, no new construction or changes to existing buildings can be made without gaining design review approval.

- **Planned Residential Development.** The Zoning Ordinance implements the Planned Residential Development land use overlay through the Planned Residential Development (PD) combining zone. This designation allows flexibility of standards and density requirements, and encourages cluster development, mixed-use, apartments, and condominiums in areas specified in the County General Plan and other community plans. All PDs are to be consistent with the goals and policies set forth in the general plan and all community plans, and are to follow the design guidelines applicable to the specific PD area. The designation is a combined land use designation, and the population density and building intensity standards of the base designation apply. The allowable density in the PD zone is determined by multiplying the residential intensity allowed in the base designation by the net buildable area of the site.

2. Growth Management

Growth management is a tool that local governments use to prevent urban sprawl and preserve natural resources and agriculture. Growth management measures, such as urban limit lines (ULLs), can in some instances increase the cost of affordable housing by limiting the amount of land for new development. While Placer County does not have a ULL, it does have a policy in its 1994 General Plan that references growth management. Policy 1.M.1 in the Land Use Element states:

> "The County shall concentrate most new growth within existing communities emphasizing infill development, intensified use of existing development, and expanded services, so individual communities become more complete, diverse, and balanced."

The General Plan also recognizes that as the county continues to grow, additional areas may be identified as being suitable for development at urban or suburban densities and intensities.

The County requires the preparation of individual General Plan Amendments and specific plans for new development areas to determine the most appropriate arrangement and mixture of land uses, circulation system layout, extent of infrastructure and public services, and institutional framework necessary to accommodate development. Where appropriate, annexation is considered first for proposed urban projects. The County supports logical, planned growth, contiguous to existing urban areas and in recent years approved four significant specific plans (Bickford Ranch, Riolo Vineyards, Regional University, and Placer Vineyards) and is currently processing the Squaw Valley Specific Plan.

3. Building Codes and Enforcement

Overview

Building codes and their enforcement influence the style, quality, size, and costs of residential development. Such codes can increase the cost of housing and impact the feasibility of rehabilitating older properties that must be upgraded to current code standards. In this manner, buildings codes and their enforcement act as a constraint on the supply of housing and its affordability.

On January 1, 2011, significant changes to California Building Codes (CBC) became effective. Changes include the adoption of the first in the nation set of mandatory state green building standards which are known as CALGreen and the addition of mandatory residential fire sprinklers in all new one and two family, town-home and manufactured housing construction. The CBC determines the minimum residential construction requirements throughout California.

Placer County has not made significant additions to the CBC for residential construction in the lower elevations of the County not subject to annual snowfall. Slight modifications, such as special roof design requirements to accommodate snow loads and avalanche protection standards, have been made for construction above a 5,000-foot elevation. These modifications limit the use of new manufactured housing on individual lots, which limits the affordable housing options on vacant lots in the Tahoe Basin portion of the county and in situations where a unit beyond rehabilitation needs replacement.

Beginning in 2008, new fire safety amendments in Chapter 7A of the California Building Code. Wildland-Urban Interface building standards became more stringent. The broad objective of the Wildland-Urban Interface Fire Area Building Standards is to establish minimum standards for materials and material assemblies and provide a reasonable level of exterior wildfire exposure protection for buildings in

Wildland-Urban Interface Fire Areas. It requires the use of ignition resistant materials and design to resist the intrusion of flame or burning embers projected by a vegetation fire (wildfire exposure).

The County has also adopted the State's Uniform Housing Code and the Uniform Code for the Abatement of Dangerous Buildings. The Uniform Housing Code regulates the condition of habitable structures with regard to health and safety standards and provides for the conservation and rehabilitation of housing in accordance with the CBC. The Uniform Code for the Abatement of Dangerous Buildings covers the repair, vacation or demolition of dangerous buildings.

As with most jurisdictions, the County responds to code enforcement problems largely on a complaint basis. The usual process is to conduct a field investigation after a complaint has been submitted. If the complaint is found to be valid, the immediacy and severity of the problem is assessed. The County's philosophy is to effectively mitigate serious health or safety problems, while allowing the property owner a reasonable amount of time and flexibility to comply. The more pressing the problem, the more urgent the County action. The County usually achieves compliance with the Uniform Codes through a combination of letters, phone calls, and/or site visits. In cases where the problems are severe and appeals to voluntary solutions to them are unsuccessful, the County will take more aggressive action. In rare cases, the units may be declared hazards and posted as such and/or legal compliance' may be forced through action taken by the District Attorney or County Counsel's office.

Conclusions

The County's building codes are consistent with the codes used in other jurisdictions throughout California, and do not negatively impact the construction of affordable housing. The County attempts to find a balance between ensuring that housing is safe and avoiding the potential loss of affordable housing units through unnecessarily strict enforcement practices. Based on discussions with the County, there is no indication that code enforcement practices have unduly penalized older dwellings or have inhibited rehabilitation.

4. Design Review

Overview

Design review requirements can sometimes increase the cost of housing, particularly those that require additional costly features be provided in a multi-family housing development. As discussed earlier in the element, the Zoning Ordinance allows establishment of design review combining zones in which all new construction or changes to existing lands or structures cannot occur without design review approval. Construction in specific areas of the county must adhere to design standards described in the Placer County Design Guidelines, Rural Design Guidelines, North Auburn Design Guidelines, and North Tahoe Design Guidelines.

The Placer County General Plan includes policies and programs to allow flexibility in the design review process in order to promote affordable housing projects. Program 2.13 states that the County will amend the Zoning Ordinance to allow:

> "...increased flexibility in evaluating a project's architectural conformity to the Placer County Design Guidelines Manual. The design review should encourage simple projects which are attractive and generally consistent with County policy, but are constructed at a lesser cost than market-rate projects."

The Placer County Code, Zoning Ordinance, and Design Guidelines authorize the County to allow flexibility in applying design guidelines based on the merits of individual projects for issues such as buildings arrangements, setbacks, walls, off-street parking, and landscaping.

Conclusions

Design review is not a significant impediment to the development of affordable housing in Placer County. The County allows flexibility in the design guidelines for affordable housing projects.

5. Processing and Permit Procedures

Overview

Similar to other jurisdictions, the County has a number of procedures it requires developers to follow for processing development entitlements and building permits. Although the permit approval process must conform to the Permit Streamlining Act (Government Code Section 65920 (*et seq.)),* housing proposed in the County is subject to one or more of the following review processes: environmental review, zoning, subdivision review, specific plan development and review, use permit control, design review, and building permit approval.

The County employs a Zoning Administrator to serve as a hearing officer who is assigned the authority and original jurisdiction to investigate, consider, and approve or deny Administrative Review Permits, Minor Use Permits, and Variances. The usual turn-around for a Zoning Administrator decision is 30 to 60 days after the receipt of a complete application.

Residential development projects requiring environmental review and a discretionary planning approval (Conditional Use Permit) that are on flat ground with available sewer, water, and electricity would take an average six to eight months to process through the Placer County Planning Department; more complicated sites typically take more time. Longer processing times may result from site constraints (wetlands, vernal pools, steep slopes, paleontology or archaeology finds), inadequate application materials, and/or review and comment by numerous other agencies.

Placer County now requires pre-development meetings with applicants of larger projects prior to submission of formal applications to better define the information needed to review a project. Pre-development meetings have helped to shorten the review process and allows for better communication between applicants and County departments.

As required by the California Environmental Quality Act (CEQA), the County's permit processing procedures include an assessment of the potential environmental impacts of the proposed project. The environmental review process helps protect the public from significant environmental degradation and locating inappropriate developments sites. It also gives the public an opportunity to comment on project impacts. However, if a project requires an Environmental Impact Report (EIR), additional processing, cost, and time is required. EIRs may take nine months or longer to complete depending on its complexity. The Placer County Environmental Review Ordinance provides an exemption for residential construction totaling no more than four dwelling units and for no more than six dwelling units in urbanized areas. Projects consisting of seven or more units may not have an environmental exemption.

CEQA compliance is the first step in the review of a project, prior to scheduling any permit or application before a hearing body. If, after completing the Initial Study, County staff determines that the proposal will have no significant adverse impact upon the environment, the applicant will be notified that a Negative Declaration (or Mitigated Negative Declaration) will be prepared by the County. If staff

determines that the project may have a significant impact, an EIR is required. An EIR is an in-depth analysis of the potentially significant environmental impacts of a project. Once it has been determined that the EIR is acceptable, the EIR is distributed for public review. After either the Negative Declaration or EIR has been completed, the applicant may file the tentative map or Subsequent Entitlement Application, and a public hearing will be set to consider the CEQA document and any other entitlements.

Residential project which are permitted as a "matter of right" and do not need discretionary approval include: single family residences, secondary dwellings, and multi-family project comprising 20 or less units within the Residential Multi-Family zone district. The processing time for these permits which are primarily tied to the Building Plan Check process typically ranges from four to six weeks.

Some projects require discretionary review (minor use permit or conditional use permit). As previously shown in Table 57, multi-family projects in the Residential multifamily (RM) zone district with more than 20 units, and all multi-family projects in the Neighborhood Commercial (C1) district require a minor use permit which is reviewed by the Planning Department staff and Zoning Administrator and discussed at a public hearing.

Residential projects require a conditional use permit in the General Commercial (C2) district. The findings for conditional use permits that are used by the County for project approval include the following:

1. A comparison of the benefits or adverse impacts of the proposal versus traditional lot-and-block development of the property, and a conclusion that the Planned Development proposal is or is not the superior method of development for the site in question.

2. A summary of the benefits or adverse impacts to the community as a result of density increases realized by the project by using this process, and a conclusion regarding the appropriateness of any increased density in the project based upon specific features of the Planned Development proposal.

3. The physical design of the proposal and the manner in which the design does or does not make adequate provision for public services, control over vehicular traffic and the amenities of light and air and recreation and visual enjoyment.

4. The site for the proposed development is physically suitable for the type and proposed density of development.

5. The proposed use is consistent with the character of the immediate neighborhood and will not be contrary to its orderly development.

The County expedites permit processing for development projects containing a low-income residential component through its Permit-Streamlining Program, and prioritizes low-income and senior housing projects in the development review process.

Processing and permit procedures do not constitute a development constraint in Placer County. The County's Permit-Streamlining Program places priority on affordable and senior housing projects, expediting the process.

The Policy Document contains a program to address multi-family development in C1 and C2 zone districts (Program B-12: Multi-Family Housing on Commercial Sites). Amendments such as those outlined in

Program B-11 would allow multi-family residential housing with 20 or fewer units per acre "by right" in C1 and C2 zones, while higher densities in the same zones will be considered with a Minor or Conditional Use Permit. The County anticipates first addressing this issue as part of a larger General Plan Update before adopting any changes to the Zoning Ordinance.

TABLE 59
TIMELINE FOR PERMIT PROCEDURES
Placer County
2012

Type of Approval or Permit	Typical Processing Time	Approval Body
Annexation**	1 year	Board of Supervisors
EIR	1-2 years	Planning Commission
Mitigated or Negative Declaration	3 to 6 months	Zoning Admin/Planning Commission
General Plan Amendment	6 months to 2 years	Board of Supervisors
Planned Development	6 months to 1 year	Planning Commission
Site Plan & Design Review*	1 to 3 months	Design/Site Review Committee
Density Bonus	Included with entitlement processing; not a stand-alone process	Varies
Specific Plan**	2 to 3 years	Board of Supervisors
Subdivision Map	6 months to 2 years	Planning Commission
Conditional (Major) Use Permit	6 months to 1 year	Planning Commission
Minor Use Permit	30 to 90 days	Zoning Admin* or Planning Commission
Variance	30 to 60 days	Zoning Admin/Planning Commission
Rezone**	1 to 2 years	Board of Supervisors

Notes:
* When exempt from CEQA; otherwise approval body is Planning Commission
** Upon recommendation from the Planning Commission
Source: Placer County Planning Department, 2012.

TABLE 60
TYPICAL PROCESSING PROCEDURES BY PROJECT TYPE
Placer County
2012

	Single Family Unit	Single Family Unit (Master Plan)	Subdivision**	Multifamily**
	Building Permit/Plan Check	Building Permit	Tentative Map	Site Plan and Design Review
			Initial Study/Mitigated or Negative Declaration	Categorical Exemption
			Final Map	Initial Study/Mitigated or Negative Declaration
			Development Agreement (optional)	Development Agreement (optional)
Est. Total Processing Time	**4 to 6 weeks**	**2 to 4 weeks**	**6 months to 2 years**	**6 months to 1 year**

Source: Placer County Planning Department, 2012.

6. Development Fees and Exactions

The County collects fees to help cover the costs of permit processing, environmental review, building inspections, and capital improvements. Fees collected by the County in the review and development process do not exceed the County's costs for providing these services. Fees charged for building permits are based on the construction values prescribed by the Uniform Building Code. The County collects capital improvement fees (impact fees) in accordance with California Government Code Sections 66000-66025 for the provision of services such as water, sewers, and storm drains. These fees are generally assessed based on the number of units in a residential development. When raising fees, the County complies with applicable provisions of the government code. Table 61 shows the major application-related fees according to the 2012 fee schedule for Placer County.

TABLE 61
MAJOR FEES ASSOCIATED WITH NEW HOUSING DEVELOPMENT
Placer County
July 2012

Type of Fee	Amount
Planning Review	
Plan Check Building Permit	Total Valuation x .0035 Total Valuation x .007
Inspection Fees (plumbing, elec., mech.)	Total Valuation x .001 for each
Conditional Use Permit	o Type A: $3,997 minimum fee/deposit plus staff costs
Minor Use Permit	o Type A: $2,988 o Type B: $2,028 o Type C: $1,991
Tentative Map	(four lots or less): $1,361/lot (five lots or more): $1,377 minimum fee/deposit plus staff costs +$110/lot
Major Subdivision (50+ units)	Staff cost of project review
Design Review	o Type A: $3,982 minimum fee/deposit plus staff costs o Type B: $3,982 minimum fee/deposit plus staff costs o Type C: $1,879 o Type D: $742 o Single-Family Dwelling: $225
Annexation/Policy Changes	
Variance	$1,361
Minor Boundary Line Adjustment	$871 per adjustment
Voluntary Merger	$128
Minor Land Division	$1,361per resulting lot
General Plan Amendment	$3,576 min. fee/deposit plus staff costs
Rezoning/Zoning Text Amendment	$3,047 minimum fee/deposit plus staff costs
Other	
Appeals to Staff and Planning Commission	$529
Development Impact Fees	
Fire Development Fees	Fees dependent upon location - set by local fire protection agencies in unincorporated Placer County
Sewer	o Single family dwelling hook-up fee: $8,179 o Annexation Fee: $1,500-6,344/acre o Single-family dwelling average user fee* = $82 per month
Traffic Mitigation Fees	(See Table 61)
Park Fee	o Single-family dwelling: $4,105 o Multi-family/Second Dwelling/Mobile Home: $2,990 o Senior Dwelling: $2,710 o Subdivision: $655 per lot

Source: Placer County Fee Schedule, July 2012
* Average fee based on service fees effective 11/10/11 for three sewer districts in the county.

The County waives 50 percent of the development fees (over which it has direct control) for residential projects that contain 10 percent of units affordable at the very low-income level, or 20 percent of units affordable at the low-income level. Service and mitigation fees, such as water, sewer, and school impacts, will be considered for waivers if an alternative source of funding is identified to pay these fees. However, service and mitigation fees, also known as capital improvement fees, are the largest component of residential development fees.

Residential development in the Tahoe Basin portion of the county is subject to additional TRPA fees. TRPA's filing fee schedule categorizes residential projects into two groups: single-family and multi-family new construction. Table 62 shows the base fees for the two groups of residential developments.

TABLE 62
TRPA BASE FEES FOR NEW RESIDENTIAL CONSTRUCTION

Tahoe Basin
Effective June 8, 2009

Residential Use Category	Base Fee
Single-family Dwelling, Summer Home, Secondary Residence, one Mobile Home Dwelling, and one Employee Housing unit	$1 per sq. ft. of floor area $5,000 cap. $500 min.
Multiple Family Dwelling, Multiple Person Dwelling, Nursing and Personal Care, Residential-care, more than one Employee Housing unit, more than one Mobile Home Dwelling	$2,200 + $40/unit (extra unit cost does not apply to affordable housing) $5,000 cap.

Source: Tahoe Regional Planning Agency Application Filing Fee Schedule, Effective June 8, 2009

Depending on the required level of review (i.e., staff, hearing officer, or governing board review) and the location of the project, the total fee may be greater than the base fee. The majority of projects are reviewed at the staff level. The TRPA Hearings Officer or Governing Board generally only review residential projects identified as a "Special Use" in the applicable Plan Area Statement. Fees for revisions to the original plan are also determined by applying a multiplier to the original project fee. Table 63 summarizes TRPA's fee multipliers.

TABLE 63 TRPA FEE MULTIPLIERS Tahoe Basin Effective June 8, 2009	
Level of Review	**Multipliers**
Staff Level Review	1.00
Hearing Officer Review	1.40
Governing Board Review	1.80
Plan Revisions	
Minor—A non-substantive change to a permitted project. A project that will not cause changes to any TRPA permit conditions, does not require new field review by TRPA staff, does not require a public hearing, and does not involve any modifications to building size, shape, land coverage, location, or scenic rating score.	0.40
Major— A substantial change that does not significantly exceed the original scope of the project. Revisions that significantly exceed the original scope of a project, or which require a public hearing, shall be treated as new or modified projects, as the case may be.	0.70
Special Planning Area	
For projects located in an adopted community plan area, or subject to an adopted redevelopment, specific, or master plan.	1.25

Source: Tahoe Regional Planning Agency Application Filing Fee Schedule, Effective June 8, 2009

Projects are subject to other TRPA filing fees such as the $88 I.T. surcharge applied to each application for maintenance of the TRPA database, and the $400 Shoreland scenic review fee applied to projects located in the Shoreland area of Lake Tahoe. Table 64 lists these and other fees charged by TRPA in the land development process.

TABLE 64 OTHER TRPA FEES Tahoe Basin Effective June 8, 2009	
Category	**Fee**
Shoreland Scenic Review Fee—For new construction projects, and additions and other construction modifications to existing structures located in the "shoreland" area of Lake Tahoe.	$400 min. fee, deposit account
Information Technology (I.T.) Surcharge—applied to all applications	$88
Bonus Unit Allocation Transfer	$530
Land Coverage Transfer	$530
Lot Line Adjustment	$960 (2 lots) + $100 per add. lot

Source: Tahoe Regional Planning Agency Application Filing Fee Schedule, June 2009

In addition to the project application fees, mitigation fees are required by TRPA for all projects in the Lake Tahoe Basin. No exemptions for affordable housing are provided. These fees are the same for single-family or multiple family housing:

- **Water quality mitigation fee:** $1.86 per square foot of land coverage;
- **Off-site land coverage mitigation fee:** $8.50 to $25 per square foot of coverage depending on watershed;
- **Air Quality mitigation fee:** $325.84 per daily vehicle trip end (DVTE) for single-family dwellings only; and
- **Construction inspection fee:** approximately $1,500.

Together, TRPA mitigation fees for a 2,000 square foot single-family home would cost an estimated $7,500.

Traffic Mitigation Fees

In 1996, Placer County adopted the Countywide Traffic Impact Fee Program, which requires new development within the unincorporated areas of the county to mitigate impacts to the roadway system by paying impact fees. The fees collected through this program are used to construct the roads and other transportation improvements that are needed to accommodate new development. The program divides the county into eleven benefit districts, and the fees collected within each district are applied only to roadway improvements within the particular benefit district (see Table 65).

TABLE 65
TRAFFIC MITIGATION FEES BY BENEFIT DISTRICT
Placer County
2012

Benefit District	County Fee per DUE[1]	Highway 65 Fee per DUE	SPRTA Regional Fee per DUE	PC/CR Fee Per DUE	Total Fee per DUE
Auburn	$4,705	-	-	-	$4,705
Dry Creek	$3,362	-	$667	$861	$4,890
Foresthill	$4,425	-	-	-	$4,425
Granite Bay	$5,928	-	$848	$57	$6,833
Meadow Vista	$4,863	-	-	-	$4,863
Newcastle/Horseshoe Bar/Penryn	$4,634	-	$1,398	$37	$6,069
Placer Central	$1,995	-	$1,834	$43	$3,872
Placer East	$3,227	-	-	-	$3,227
Placer West	$2,471	-	$1,864	$91	$4,426
Sunset	$1,600 per 1000 sq.ft. of land use	$2,091	$1,429	$233	varies
Tahoe	$4,587	-	-	-	$4,587

Notes: [1] DUE = Dwelling Unit Equivalent. DUE is a term used to compare the vehicular traffic generated by different land uses to that of a single-family residential unit. The DUE factor for each land use category takes into account the number of trips made within the afternoon peak hour, the average length of each trip in miles, and the percentage of new trips resulting from that land use. The DUE for a single-family unit would be equal to one since it is the standard. Non-residential uses are typically expressed in terms of DUEs per 1,000 square feet. For example, a 2,000 square foot office building would have a DUE of about 7.9 times that of a single-family unit. County fees effective 8/1/2009; SPRTA fees effective 10/1/2010; Hwy 65 JPA fees effective 7/5/2011

Source: Placer County Department of Public Works, 2012

Typical Residential Development Fees

Table 66 summarizes the typical fees that would apply to a typical single-family residence and multi-family unit in Placer County. Together these development fees cost approximately $41,788 for a typical, 1,500 square foot single-family home, and $29,688 for an 800-square-foot multi-family unit.

TABLE 66 TYPICAL RESIDENTIAL DEVELOPMENT FEES Placer County 2012		
Type of Fee	**Single-Family**	**Multi-Family**
Sewer Hook-up Fee	$8,179	$5,839
School Fee	$2-$5/sq. ft. $5,250 avg. based on 1500 sq. ft. residence	$2-$5/sq. ft. $2,400 avg. based on 800 sq. ft. unit
Building Permit Fee	$2,361 based on 1500 sq. ft. residence	$1,461based on 800 sq. ft. unit
County Traffic Fee	Low: $3,227 High: $6,833	Low: $1,981, High: $4,195
Fire Fee	$.68/sq. ft. $1,020 based on 1500 sq. ft. residence	$.68/sq. ft. $544based on 800 sq. ft. unit
Facility Fee	$33,683	$2,684
Park Fee	$4,105	$2,990
Water (PCWA)- base connection	Low: $9,927 High: $14,414	Low: $6,949 High: $14,414
TOTAL AVERAGE COST	**$41,788**	**$29,688**

Source: Placer County Fee Schedule, Placer County Fire Districts, PCWA

7. On/Off–Site Improvement Requirements

Placer County requires the installation of certain on-site and off-site improvements to ensure the safety and livability of its residential neighborhoods. On-site improvements typically include street, curb, gutter, sidewalk, and utilities as well as amenities such as landscaping, fencing, streetlights, open space, and park facilities. Off-site improvements typically include the following:

- Road improvements, including construction of sections of roadway, medians, bridges, sidewalks, bicycle lanes, and lighting;
- Drainage improvements, including improvement to sections of channel, culverts, swales, and pond areas;
- Sewage collection and treatment;
- Water systems improvements, including lines, storage tanks, and treatment plants. Public facilities for fire, school, and recreation; and
- Geological hazard repair and maintenance where appropriate.

Typically, on-site and off-site improvement costs associated with residential projects are passed on to the homebuyer as part of the final cost of the home.

Parking

Since off-street parking often requires large amounts of land, parking requirements are one of the development standards that can most negatively impact the development of affordable housing. Off-street parking requirements increase the cost of development, limiting the funds available for providing housing. Parking standards in most jurisdictions have been arbitrarily established and do not necessarily

represent the needs of the people living in the developments. This is especially true for senior and affordable housing developments where occupants are less likely to require more than one parking space.

The cost of land associated with parking, in addition to the costs of construction, paving, and maintenance, drive up the overall cost of development, reducing funds available for the development of affordable housing.

Placer County's off street parking standards for residential uses as required by Zoning Ordinance Section 17.54.060 are as follows:

- Single family dwellings: two spaces per dwelling unit
- Two-family dwellings and townhouse units: two spaces per dwelling unit
- Multiple-family dwellings:
  - Studio and One-Bedroom: one space per dwelling unit plus one guest space for each 4 dwelling units
  - Two-Bedroom or larger: two spaces per dwelling unit plus one guest space for each 4 dwelling units
- Senior housing: One and a half spaces for each dwelling unit
- Second unit dwellings:
  - 640 sq. ft. or less–one space (Lake Tahoe Basin: 840 sq. ft. or less)
  - More than 640 square feet–two spaces

The Placer County Zoning Ordinance requires parking spaces to be a minimum of 9 feet in width and 20 feet in depth. Including access lanes and landscaping requirements, the average parking space in a large parking lot requires 300 to 350 square feet of land.

The County has produced a draft ordinance that would establish an in-lieu parking fee program for the North Tahoe Parking Districts. Developers proposing projects within the Parking Districts could choose to pay a fee in place of providing off-street parking. As of January 1, 2007, the in-lieu of fee was $16,350 per parking space.

In the Kings Beach, Tahoe Vista, Tahoe City and West Shore areas in the Tahoe Basin, shared parking is permitted. Shared parking facilities may be approved if two or more users/applicants execute and record reciprocal agreements for shard parking if and when the uses have different peak periods and parking demand will not overlap.

If requested by the applicant, Placer County grants parking reductions to affordable housing developers. The reductions are consistent with the Statewide Parking Standards for Affordable Housing (see Density Bonus), and can significantly reduce the costs associated with parking.

Placer County Zoning Code allows for administrative relief from the zoning code standards for infill and/or affordable housing projects. Up to a ten percent reduction in the parking standards is allowed provided that the required amount of parking is unreasonable given the type of development.

Placer County's parking standards are similar to those in other jurisdictions, and therefore do not represent a development constraint above-and-beyond that of other counties. Additionally, the County offers reduced parking standards as an incentive for affordable housing developers.

Streets

The County does not require street improvements for single-family dwellings, but does require street improvements for new development in the following zoned areas: R-2, R-3, C-1, C-2, C-1 and 2, C-3, C-4, M, M-P, S-C, APT and HS (these zones do not correspond to the zones listed in the zoning ordinance).

The standard required improvements for new developments and new phases of established developments are as follows:

- Road widening on the project's frontage to one-half the total amount indicated in the Land Use/Circulation Diagrams and Standards found in the General Plan;
- Construction of up to one lane of road widening plus shoulders or on-street parking, except where additional widening for tapers, driveways, transitions or turning lanes are associated with the project in which case such additional widening may also be required;
- Street lighting may be required in major commercial areas; and
- Concrete curb, gutter and sidewalk are required in urban areas and may be required for any development.

Site improvements in the county consist of those typically associated with development for on-site improvements (fronting streets, curbs, gutters, sewer/water, and sidewalks), and off-site improvements (drainage, parks, traffic, schools, and sewer/water). Therefore, these are costs that will be added to the sale or rental price of housing. Because residential development cannot take place without the addition of adequate infrastructure, site improvement requirements are not a constraint to the development of housing within Placer County.

Other

Typical off-site improvements for both single family and multifamily developments might include: recreational trail facilities, traffic control needed to serve the development, street trees, and landscaping. Utilities may need to be upgraded or installed to serve the development, including water mains, sewer mains, storm water pollution prevention measures, and under grounding of electric utilities.

Summary Conclusion

The requirements for on- and off-site improvements are similar to those of many other communities across California, and as such do not represent an undue constraint on the development of affordable housing. Placer County does provide some flexibility in standards for affordable housing projects.

8. Open Space and Park Requirements

Overview

Open space and park requirements can decrease the affordability of housing by decreasing the amount of land available on a proposed site for constructing units. The Land Use Element requires that open space

be included within certain new developments as identified in the General Plan. Policy 1.B.9 states that the County shall require all residential development to provide private or public open space.

The County requires new development to provide a minimum of 5 acres of improved parkland and 5 acres of passive recreation area or open space for every 1,000 new residents of the area covered by the development. Applicants may meet the requirement through the dedication of land and/or payment of fees, in accordance with State law (Quimby Act) to ensure funding for the acquisition and development of public recreation facilities.

To fund the acquisition and maintenance of County parks and open space, the County charges a park fee to all development projects. The park fee is currently (2012) $4,105 per single-family dwelling; $2,990 per multi-family dwelling, second unit dwelling, or mobile home; $2,710 per senior dwelling; and $650 per subdivided lot.

The fees are set and adjusted as necessary to provide for a level of funding that meets the actual cost to provide for all of the public parkland and park development needs generated by new development.

Conclusions

The requirements for open space and park facilities are similar to those of many other communities across California, and as such do not represent an undue constraint on the development of affordable housing. Placer County does provide some flexibility in standards for affordable housing projects.

9. Inclusionary Housing

Overview

The only inclusionary requirements in the county apply to Specific Plan projects. There are no inclusionary requirements in the unincorporated county. The Placer County Planning Commission recently (2007) rejected a proposed countywide inclusionary zoning ordinance. The County is not likely to adopt such an ordinance within the next eight years. Roseville is the only city in the county with an inclusionary ordinance.

Conclusions

Placer County's inclusionary housing requirements within Specific Plan project areas do not represent an undue constraint on the development of affordable housing and are responsible for the provision of more affordable housing than would otherwise be built.

10. Density Bonus

Overview

A density bonus is the allocation of development rights that allows a parcel to accommodate additional square footage or additional residential units beyond the maximum for which the parcel is zoned. On January 1, 2005, SB 1818 (Chapter 928, Statutes of 2004) revised California's density bonus law (Government Code 65915) by reducing the number of affordable units that a developer must provide in order to receive a density bonus. The legislation also increased the maximum density bonus to 35 percent. The minimum affordability requirements are as follows:

- The project is eligible for a 20 percent density bonus if at least 5 percent of the units are affordable to very low-income households, or 10 percent of the units are affordable to low-income households; and

- The project is eligible to receive a 5 percent density bonus if 10 percent of for purchase units are affordable to moderate-income households.

The law also established a sliding scale, which determines the additional density that a project can receive. A developer can receive the maximum density bonus of 35 percent when the project provides either 11 percent very low-income units, 20 percent low-income units, or 40 percent moderate-income units. In 2005, SB 435 was passed. This legislation served to clarify California's density bonus law by explaining that a project can only receive one density bonus.

Prior to SB 1818 and SB 435, jurisdictions were required to grant one incentive, such as financial assistance or development standard reductions, to developers of affordable housing. The new laws require that cities and counties grant more incentives depending on the percentage of affordable units developed. Incentives include reductions in zoning standards, reductions in development standards, reductions in design requirements, and other reductions in costs for developers. Projects that satisfy the minimum affordable criteria for a density bonus are entitled to one incentive from the local government. Depending on the amount of affordable housing provided, the number of incentives can increase to a maximum of three incentives from the local government. If a project provides affordable units but uses less than 50 percent of the permitted density bonus, the local government is required to provide an additional incentive.

Additionally, the new laws provide density bonuses to projects that donate land for residential use. The donated land must satisfy all of the following requirements:

- The land must have general plan and zoning designations which allow the construction of very low-income affordable units as a minimum of 10 percent of the units in the residential development;
- The land must be a minimum of 1 acre in size or large enough to allow development of at least 40 units; and
- The land must be served by public facilities and infrastructure.

SB 1818 also imposes statewide parking standards that a jurisdiction must grant upon request from a developer of an affordable housing project that qualifies for a density bonus. When local parking requirements are higher, the statewide parking standards supersede the local requirements. The developer may request these parking standards even if they do not request the density bonus. The new parking standards are summarized in Table 67 below. These numbers are the total number of parking spaces including guest parking and handicapped parking.

TABLE 67
STATEWIDE PARKING STANDARDS FOR AFFORDABLE HOUSING
California
2007

Number of Bedrooms	Number of On-Site Parking Spaces
0 to 1 bedroom	1
2 to 3 bedrooms	2
4 or more bedrooms	2 ½

Source: Goldfarb & Lipman, LLC., SB 1818 Q & A

Placer County Code Section 17.54.120 is consistent with State law requirements related to density bonus. The County offers a 20 percent density bonus to developers that provide either: 1) at least 10 percent of units for low-income households; or 2) at least 5 percent of units for very low-income households. The County also offers a 5 percent density bonus to developers of a condominium project or planned unit development with at least 10 percent of units reserved as affordable to moderate-income households. The developer can decide to increase the percentage of affordable or senior units to receive a maximum 35 percent density bonus. Additionally, the County offers affordable housing developers up to three density bonus incentives as required by State law. The County also offers density bonuses to projects that donate land for affordable housing and offers parking ratio reductions consistent with the statewide parking standards shown in Table 67.

Placer County's Code Section 17.56.210 states that the County offers a 25 percent density bonus for housing projects that reserve at least 50 percent of residential units for senior households. A project is granted additional density bonuses based on certain criteria including, but not limited to, affordability of units, meals served, distance to shopping centers and distance to transportation services. A senior project can acquire a maximum 250 percent density bonus depending on the criteria that it meets.

Conclusions

Placer County's treatment of the density bonus provision does not represent a constraint on the production of affordable housing. The County's density bonus ordinance is consistent with State law and promotes affordable housing by offering an incentive to developers who produce units affordable to seniors, very low-, and low-income households.

11. State of California, Article 34

Overview

Article 34 of the State Constitution requires voter approval for specified "low rent" housing projects that involve certain types of public agency participation. Generally, a project is subject to Article 34 if more than 49 percent of its units will be rented to low-income persons. If a project is subject to Article 34, it will require an approval from the local electorate. This can constrain the production of affordable housing, since the process to seek ballot approval for affordable housing projects can be costly and time consuming, with no guarantee of success.

The provisions of Article 34 allow local jurisdictions to seek voter approval for "general authority" to develop low-income housing without identifying specific projects or sites. If the electorate approves general parameters for certain types of affordable housing development, the local jurisdiction will be able to move more quickly in response to housing opportunities that fall within those parameters.

Placer County has not built housing itself (it has only provided financial assistance to affordable housing projects), so it has not needed Article 34 authorization. Most affordable housing projects are built by private developers, who seek financial assistance from the State and Federal governments.

Conclusions

The lack of Article 34 authorization has not served as a constraint to the development of affordable housing.

12. Development, Maintenance, and Improvement of Housing for Persons with Disabilities

Overview

In accordance with SB 520 (Chapter 671, Statutes of 2001), the County has analyzed the potential and actual governmental constraints on the development of housing for persons with disabilities (see Responses to SB 520 Analysis Questions in Appendix A). On an ongoing basis, the County reviews its zoning laws, policies, and practices to ensure compliance with fair housing laws. Placer County has adopted the 2010 California Building Code, including Title 24 regulations of the code concerning accessibility for persons with disabilities. The County has not adopted any additional universal design elements in its building code beyond Title 24 requirements.

In 2008, Placer County adopted Section 17.56.185 into the Zoning Ordinance to establish a formal procedure for persons with disabilities, seeking equal access to housing, to request reasonable accommodation in the application of the County's land use regulations. Persons with disabilities can request reasonable accommodation by submitting an application, which is reviewed by the Planning Director. If the request is made in conjunction with another discretionary approval, such as a use permit, the request is submitted and reviewed concurrently with the application for the discretionary approval. There is no application fee associated with the request for reasonable accommodation.

Conclusions

The reasonable accommodation ordinance allows certain deviations from development standards to accommodate accessibility improvements in existing structures. The ordinance demonstrates the County's efforts to remove governmental constraints to meeting the need for housing for persons with disabilities.

13. Impediments to Affordable Housing Production in the Tahoe Region

Tahoe Regional Planning Agency (TRPA)

The Tahoe Regional Planning Agency (TRPA) was established in 1969 as a Bi-State Compact between California and Nevada and later approved by Congress to oversee development and protect the natural resources of the Tahoe Basin. TRPA's mission is to preserve, restore, and enhance the natural and human environment in the Lake Tahoe basin. The Agency's Regional Plan is the long-term plan for the development of the Lake Tahoe region. In some cases, regulations that further the realization of TRPA's Regional Plan can preempt California and Nevada state law.

TRPA's Code of Ordinances establishes specific regulations and thresholds for, among other things, land use, density, rate of growth, land coverage, excavation, and scenic impacts. These regulations are designed to bring the Tahoe regions into conformance with the threshold standards established for water quality, air quality, soil conservation, wildlife habitat, vegetation, noise, recreation, and scenic resources. However, while these regulations serve to protect and enhance the Tahoe Basin, they create additional costs and requirements that can constrain development and housing production despite the great need for such housing. TRPA employs some measures to promote affordable housing in the Basin, many of the environmental regulations limit the feasibility of affordable housing projects for lower-income and moderate-income residents.

TRPA is currently (2012) working to update its Regional Plan which is expected to go before the TRPA Board for approval in December 2012. Providing a variety of housing choices around the basin has been

identified as a top priority. The current TRPA regulations will be changing when the update is adopted and implemented. Given the need for regulatory consistency between the TRPA RPU and the County's Community Plan, staff has been providing regular feedback and proposing modifications to the Regional Plan Update to address areas of inconsistency related to land use/zoning district designations and development standards.

Placer County also has a strong interest in permitting secondary units on parcels less than one acre in size within the Tahoe Basin. The County is working with TRPA to certify its local government housing program before entering into a Memorandum of Understanding (MOU) between the County and TRPA to allow secondary units on parcels smaller than one acre. Those secondary dwelling units would be deed restricted units as is allowed in the city of South Lake Tahoe. Consideration of the County's request is expected after TRPA adopts in Regional Plan.

Zoning

Overview

Under the previous Regional Plan, Plan Area Statements and Community Plans are the equivalents of a general plan land use designations and zoning districts in TRPA regulations. Each parcel of land within the region was assigned to a Plan Area Statement (PAS) or Community Plan (CP) district. Each of these documents defined the "permissible uses" for the given area. The PAS used "flexible zoning" that often allows a variety of residential uses without requiring rezoning. There are currently 54 PAS and CP areas in the Tahoe Basin portion of Placer County (see Appendix B, Plan Area Statements and Permissible Residential Uses for Tahoe Basin Portion of Placer County).

Placer County is currently updating its Tahoe Basin Community Plans to be consistent with the upcoming Regional Plan. Community Plans replace the Plan Area Statements for the areas within the community plan boundaries, but are required to retain certain features of the plan area statements as set forth in the Regional Plan.

In Placer County, all PAS districts are being replaced with Transect Zone Districts. One of the goals of the Regional Plan Update is to create a more efficient planning system that integrated TRPA requirements into the plans and permits of other government agencies.

Staff has reviewed and considered the RPU policies as they relate to the County's land use planning policy efforts in the Basin. To further ensure consistency between the RPU and the Community Plan Update, staff will work to incorporate RPU policies into the development of the Community Plan policy document where necessary.

TRPAs draft policies create incentives for restoration of sensitive lands and increases the feasibility of "environmental redevelopment."The RPU proposes to eliminate regulatory barriers to redevelopment of rundown buildings. Current protective policies on land coverage, height, density, combined with the cap of development rights make redevelopment projects infeasible. TRPA is proposing to allow Community Plans that demonstrate environmental improvement to increase building height and density.

Conclusions

TRPA's current PAS system of land use designations and zoning does not serve as a constraint to affordable housing in the Tahoe Basin. The flexible zoning mechanism provides for a wide range of permissible uses.

TRPA's RPU vision is for an improved planning and permitting system where all requirements are addressed in coordinated area plans.

Land Coverage Limitations

Overview

Paved areas like roads, parking lots and building (i.e., impervious surfaces) negatively impact water quality in Lake Tahoe. TRPA created rules for land coverage because of the link to the lake's world-famous clarity.

There are two systems that regulate land coverage in the Lake Tahoe Basin. The Bailey Land Capability Classification System, in place since 1971, regulates land coverage for all uses except single-family housing development. Single-family housing falls under the Individual Parcel Evaluation System (IPES), which was adopted by TRPA under the 1987 Regional Plan.

The Bailey classification system uses a land development capability scoring system that ranges from 1 to 7. Low-capability scores (less suitable for development) range between 1 and 3, and high-capability scores (more suitable for development) range between 4 and 7. The IPES system, used only for vacant residential parcels, uses a land development capability scoring system that ranges between 0 and 1,200, with scores under 726 considered low-capability and above 726 considered high-capability. Landowners are permitted to cover between 1 percent and 30 percent of a parcel's surface with "base coverage" (structures and parking), depending on the Bailey classification or IPES score.

In addition to the "base coverage", owners can transfer additional units of land coverage up to a specific maximum based upon the parcel size. This transferred land coverage is purchased either privately or from a land bank in accordance with hydrologic transfer area restrictions. These rules enable coverage to be moved around within a sub watershed, but remain within the cap that was created to protect Lake Tahoe.

In a 1987 Settlement Agreement, TRPA agreed to lover the IPES line from 726 to 1 subject to a number of environmental "safeguards." These safeguards include requirements to install a water quality monitoring program and retirement of environmentally-sensitive parcels. Currently (2008), every jurisdiction in the Tahoe Basin, with the exception of Placer County, has had its IPES line reduced to 1. The stagnation of the IPES line at 726 in Placer County limits the land available for residential development.

TRPA's current land coverage system has made redevelopment of many older properties cost prohibitive. The RPU is proposing an evolution of land coverage regulations to promote the redevelopment of older buildings and improvements to lake clarity. TRPA is proposing to encourage land coverage be relocated to town centers, where greater density, walkability and links to transit are planned. TRPA would also allow excess coverage to be removed and converted to development rights and also allow coverage to be regulated at a neighborhood scale, rather than parcel-by-parcel, if overall coverage and coverage on sensitive lands is reduced.

Conclusions

Land coverage limitations often pose a constraint to the achievement of maximum residential density for multi-family uses but proposed changes in the RPU will help facilitate higher-density development in the basin. The stagnation of the IPES line at 726 limits the land available for residential development and is a constraint on the production of housing in the Tahoe Basin portion of the county.

Density Limitations

Overview

The maximum permissible density for multi-family housing in the Tahoe Basin is currently 15 units per acre. Affordable housing is allowed a 25 percent density bonus (which would allow up to 18.75 units per acre) when the following two specific findings can be made: 1) the project, at the increased density, satisfies a demonstrated need for additional affordable housing; and 2) the additional density is consistent with the surrounding area., Maximum densities are generally not achievable due to other site constraints which limit land coverage availability but may be more achievable with proposed changed to the RPU. Placer County is expected to propose higher densities in its Community Plan Update though this would require an amendment to the RPU in order to be implemented.

Conclusions

Density limits can be a constraint to the production of affordable housing in the Tahoe Basin. Developers of affordable housing often require higher densities to make a project financially feasible. Although density bonuses are available to some affordable housing developments, maximum densities are often not achievable due to other site limitations such as land coverage limitations, height restrictions, and setbacks.

Affordable Housing Incentives

Overview

TRPA has various provisions to reduce the regulations for affordable housing projects. To encourage the development of moderate-income housing, TRPA has developed a Moderate-Income Housing Program, which local jurisdictions must develop in collaboration with TRPA.

In April 2004, the TRPA amended its Regional Plan in an effort to encourage the development of moderate-income housing units in the Tahoe Basin. The TRPA amendments stipulate that multi-residential bonus units be made available to moderate-income housing projects that are designed as transit oriented developments. Additionally, to qualify, local jurisdictions must deed restrict eligible moderate-income units in perpetuity.

On July 27, 2005 the TRPA Governing Board certified the Moderate Income Housing Program Plan submitted by the former Redevelopment Agency. The adopted plan allows the County to provide an incentive to developers to create moderate-income (80 percent of the county median income) and very low income (50 percent of the county median income) housing projects in the Tahoe Basin. This program qualifies moderate-income projects for "bonus units" which are equivalent to an allocation and which would otherwise need to be purchased on the market or transferred from another project. New, affordable low and very-low income housing units are exempt from development allocations.

Conclusions

While TRPA regulations create constraints on the production of housing, low-income housing projects have fewer, yet still significant, restrictions. Regulations on moderate-income housing are more restrictive. TRPA also has various provisions to promote the production of moderate-income housing units. Placer County does not have any authority to change the TRPA regulatory environment but can work with TRPA to implement changes to remove barriers to production of affordable housing in the basin.

14. Local Efforts to Remove Barriers

Placer County continues to work with TRPA to modify policies that are negatively impacting the creation of affordable housing such as restrictions on the construction of secondary dwelling units. County staff will also continue to be involved in the ongoing TRPA Regional Plan update. The Draft RPU, Policy HS-3.1 states:

> *TRPA shall regularly review its policies and regulations to remove identified barriers preventing the construction of necessary affordable housing in the region. TRPA staff will work with local jurisdictions to address issues including, but not limited to, workforce and moderate income housing, secondary residential units and long term residency is motel units in accordance with the timeline outlined in the Implementation Element.*

The County will also continue to implement the employee housing requirements established on new commercial developments in the Tahoe region.

B. Potential Non-Governmental Constraints

The availability and cost of housing is strongly influenced by market forces over which local governments have little or no control. Nonetheless, State law requires that the Housing Element contain a general assessment of these constraints, which can serve as the basis for actions to offset their effects. The primary non-governmental constraints to the development of new housing in Placer County can be broken into the following categories: availability of financing, development costs, and community sentiment.

1. Availability of Financing

For credit-worthy projects, residential construction loan rates are currently (2012) extremely low. However, since interest rates reflect deliberate monetary policy selected by the Federal Reserve Board, it is not possible to forecast what will happen to interest rates during the upcoming Housing Element planning period, but rates are not expected to drop from the historic lows of today (2012). If interest rates rise, not only will it make new construction more costly (since construction period loans are short term and bear a higher interest rate that amortized mortgages), but it will also lower the sales price that buyers can afford to pay.

Mortgage interest rates are also currently (2012) historically low. This makes it easier for households to finance house purchases. However, due to the recent collapse of the "sub-prime" mortgage market, loan qualification standards are considerably stricter and the availability of financing is considerably reduced. As a note, in the calculations for the ability to pay for housing examples shown earlier in this document, a seven-percent interest rate was used to accommodate a potential increase in interest rates in the future. Recent changes in the mortgage industry also require larger down-payments when purchasing a home.

2. Development Costs

Land Costs

Costs associated with the acquisition of land include both the market price of raw land and the cost of holding the property throughout the development process. Land acquisition costs can account for over half of the final sales price of new homes in very small developments and in areas where land is scarce.

Raw land costs vary substantially across the county based on a number of factors and due to the collapse of the housing market, prices are down considerably from the peak of the market several years ago. The main determinants of land value are location, proximity to public services, zoning, and parcel size. Land in a desirable area that is zoned for residential uses will likely be more valuable than a remote piece of land that is zoned for agricultural uses.

As properties begin to get closer to existing development with zoning regulations that allow for more dense development, the typical sale price per acre increases. Based on market data, pure agricultural values appear to be between $6,000 and $8,000 per acre. For buildable parcels, sale prices typically range from $20,000 to $30,000 per acre depending on property attributes and if utilities available.

Land within spheres of influence typically sells within the $27,000 to $40,000 per acre range. Recent land sales (2009-2012) put approved, but unimproved lots selling in the $16,000 to $20,000 range (down from $50,000 at the height of the market in 2005-06). Ready-to-build lots in subdivisions have been selling for between $60,000 and $100,000 per lot (2012).

Based on a small sample of properties listed for sale in the Tahoe Basin, raw land was listed for around $800,000 per acre, and some entitled lots were listed at nearly $2 million dollars for a 5,000 square foot subdivided lot.

Construction Costs

Construction costs vary widely depending on the type, size, and amenities of the development. According to Placer County Supervising Building Inspector Ken Sibley, the average construction costs in Placer County in 2012 are approximately $100 to $135 per square foot.

In the Tahoe Basin portion of Placer County, construction costs are somewhat greater. A developer with experience building affordable housing in the Tahoe Basin estimated that construction costs are currently (2012) between $125 and $175 per square foot in the Tahoe Basin. This cost does not include land cost, fees, and entitlement costs–all of which cost significantly more in the Tahoe Basin than in other areas of the county.

The competition for labor and materials during the housing boom ending in 2005 caused an increase in labor and material costs; however, this competition has now diminished with the recent decline in the housing market, causing labor costs to drop and material prices to stabilize. While the economy is now beginning to recover from the recession, a study by McGraw-Hill Construction shows that 69 percent of architect, engineer, and contractor professionals expect workforce shortages in the next three years. The downturn in construction activity caused many workers to leave the profession and few of these workers are expected to return.

High construction costs coupled with high land costs make it difficult for private sector developers to provide housing for lower-income residents. Subsidies, incentives, and other types of financial assistance are available to private sector developers to bridge the gap between actual costs of development and the sale price of affordable housing.

Total Housing Development Costs

As shown in Table 68, the total of all housing development costs discussed above for a typical entry-level single-family home (1,500 square feet) in the unincorporated county is roughly $258,000 including site improvements, construction costs, fees and permits, and land costs.

TABLE 68
ESTIMATED SINGLE-FAMILY HOUSING DEVELOPMENT COSTS
Placer County
2012

Type of Cost	Amount (Per Unit)
Land Costs (one acre)	$25,000
Site Improvement Costs	$15,000
Total Construction Cost	$176,250
Total Development Impact Fees	$41,788
Total Housing Development Costs	**$258,038**

Source: Placer County, 2012.

TABLE 69
ESTIMATED MULTIFAMILY HOUSING DEVELOPMENT COSTS
Placer County
2012

Type of Cost	Amount (Per Unit)
Land Costs	$25,000
Site Improvement Costs	$20,000
Total Construction Cost (1,000 ft. at 125/sf)	125,000
Total Development Impact Fees	$29,688
Total Housing Development Costs	**$199,688**

Source: Placer County, 2012.

3. Community Sentiment

Community attitude toward housing can play a crucial role in determining the type and cost of housing that will be built. While there is a general recognition of the need for more affordable housing in Placer County's communities, during the Housing Element workshops, meetings, and hearings, some residents voiced a concern about the design incompatibility of many affordable housing projects. Some community members perceive the concentration of affordable, high-density housing as a potential for the development of slums. Applying local design guidelines and standards can help lessen the public's negative perceptions of affordable housing.

Developers of potentially controversial housing complexes can deal with opposition by addressing legitimate community concerns regarding the type of housing, noise, traffic, and the impact that the proposed development will have on County services. A key to successfully obtaining development approvals is to obtain the support of local community groups and organizations. Involving the community in the early phases of the project is essential for creating the basis for cooperation and constructive participation in the planning process.

SECTION IV: EVALUATION

A. Housing Accomplishments

1. 2007 to 2012 Accomplishments

One important step that the County has undertaken to provide greater housing opportunities is the approval of the Placer Vineyards Specific Plan in July 2007. The Placer Vineyards Specific Plan will guide development of approximately 5,230 acres of land located in the southwest corner of Placer County approximately 15 miles north of the City of Sacramento. The project will include 14,132 dwelling units. An application was received in October 2012 to revise the Specific Plan to allow for 21,631 dwelling units.

Placer County has adopted the Sacramento Area Council of Government's (SACOG) Affordable Housing Compact. The SACOG compact provides for voluntary production standards that the County applies to Specific Plan projects. At least 10 percent of all new housing construction should meet an affordability standard. The 10 percent goal is guided by the following rules:

- At least 4 percent of all new housing construction will be affordable to very low-income families.
- At least 4 percent of all new housing construction will be affordable to low-income families.
- Up to 2 percent of the 10 percent goal could be met by housing affordable to moderate-income families.

Placer Vineyards' 1,372 affordable units (2,122 units if proposed Specific Plan amendment is approved) must be developed concurrent with market rate units or upon established triggers for construction as set forth in the development agreement.

There are two additional Specific Plans that have been approved since 2007. The 506-acre Riolo Vineyards Specific Plan proposal includes a maximum of 933 residential units consisting of low, medium, and high density development as well as rural and agricultural residences in the Dry Creek area of Western Placer County. This project has an affordable housing component of 93 units. The Specific Plan was approved by the County in 2009.

The Regional University Specific Plan includes 1,136 acres in the unincorporated portion of southwest Placer County. The site is located south of Pleasant Grove Creek between Brewer Road and the western boundary of the City of Roseville. A total of 3,232 dwelling units are planned with 316 units designated as affordable according to the ten percent affordability requirement. The Specific Plan was approved in 2008.

Workforce Housing

An employee housing ordinance was drafted in 2003 but has not been adopted. The County requires residential and commercial projects in the Tahoe-Sierra region to comply with the Housing Element Policy C-2. New projects in the Sierra Nevada and Lake Tahoe areas are required to mitigate potential impacts to employee housing by housing 50 percent of the full-time equivalent employees (FTEE) generated by the development.

Placer County has required resorts to provide or finance workforce housing since 1992. But the policy allows resorts to pay in-lieu fees that are insufficient to develop housing. The proposed ordinance would

extend requirements to other types of development around Lake Tahoe and close the existing loopholes by indexing in-lieu fees to inflation. Commercial, industrial, recreational, resort, and office developments that generate fewer than five full-time equivalent employees are exempt, as are renovation projects where the building size, the number of dwelling units or the number of employees is not increased. An in-lieu fee and dedication of land are options available to certain project types.

Several workforce housing projects have been approved in the Lake Tahoe region. Sawmill Heights, a 96-unit affordable housing development with 240 bedrooms was built at the Northstar development as part of the ski resort's expansion project. The County Housing Trust Fund loaned $350,000 to Northstar Community Housing for deeper targeting to restrict 12 units to low-income affordability. The employee housing development which opened in late-2006 is located off of Highway 267 at Northstar Drive. The County recently forgave its loan to the project and the affordability restriction was extended for an additional 35 years until 2061.

Hopkins Ranch, currently under construction, will provide 50 affordable duplex-style units in Martis Valley. The units are being constructed to meet the affordable housing conditions associated with the Martis Camp housing and golf course development.

One project in the entitlement stage, the Squaw Valley Specific Plan, is expected to have a significant workforce housing requirement. The specific plan proposes a recreation-based, all-season resort community consisting of 1,335 residential and guest accommodation units and commercial space to be built in four phases over a 12 to 15 year period. The workforce housing obligation for the project has not been determined as of yet.

Children's Shelter

The County has shown continual dedication to meeting the needs of families. In late-March 2008, the County opened its new state-of-the-art Children's Emergency Shelter and Health Center in North Auburn. It replaced the county's existing Children's Receiving Home for children who have been abused or neglected. The new Children's Emergency Shelter on 3.6 acres includes an administration building, the residential and common living spaces of the shelter, an education building, and gymnasium, as well as outdoor recreation areas. Total project cost was $11.5 million and included $300,000 from the Housing Trust Fund.

Emergency Shelters/Transitional Housing

The County updated its Zoning Ordinance to bring the Code into compliance with State housing law for emergency shelters, transitional housing, single-room occupancy residential units, and supportive housing. The amendments established definitions for each, identified appropriate zoning districts where these uses are allowed, and development standards that apply to the units.

Farmworker Housing

The County amended the Zoning Ordinance to ensure that permit processing procedures for farmworker housing do not conflict with Health and Safety Code Section 17021.6. Agricultural farm employee housing is now an allowed use in the Residential-Agricultural (RA), Residential Forest (RF), Agricultural Exclusive (AE), Farm (F), Forestry (FOR), and Open Space (O) zone districts.

Community House of Kings Beach (Mental Health and Support Services)

The Placer County Board of Supervisors recently (October 2012) committed $500,000 in State funding to support the Community House of Kings Beach, a proposed drop-in center for mental health and support services. The funds will help finance the purchase and renovation of a former motel and residence at 265 Bear Street in Kings Beach by the Community House of Tahoe Truckee Community Foundation. The property will be turned into a community center that will house the project's three main partners: the Tahoe Safe Alliance, North Tahoe Family Resource Center, and Project MANA. The center also will provide desks for other service providers, four individual counseling rooms, a children's therapy area, and designated space for family team meetings.

The County Health and Human Services Department estimates the community center will serve about 3,000 people annually. The $500,000 will come from funds Placer County receives from the State under the California Mental Health Services Act (MHSA). In a plan approved by the state in 2009, Placer County identified a community center committed to providing mental health and other services at North Lake Tahoe as a proposed use of MHSA funds earmarked for capital facility and technology projects.

2. On-Going Efforts

Several housing policies are already in effect in Placer County to create affordable housing, and others are being considered.

Interagency cooperation is an absolute imperative to increase the supply of affordable housing in the Tahoe basin. Placer County continues to collaborate with the Tahoe Regional Planning Agency to modify policies that are negatively impacting the creation of affordable housing in the Tahoe Basin. TRPA is currently (2012) working to update its Regional Plan which is expected to go before the TRPA Board for approval in December 2012. Providing a variety of housing choices around the basin has been identified as a top priority. Coordinating policy integration between TRPA's planning efforts and County plans will be ongoing.

Placer County has begun the process of updating its Tahoe Community/General Plans. The County's Update is being coordinated with the Tahoe Regional Planning Agency's Regional Plan Update. Land Use, Housing, Circulation, Conservation, Open Space, Noise, and Safety. Community Plans within the Tahoe Basin must be consistent with the TRPA Regional Plan.

Housing Preservation and Construction

Affordable housing developers (private for-profit and non-profit companies) can play a significant role in assisting the County to meet its affordable housing objectives. Prior to dissolution, the Redevelopment Agency currently had $2 million of Housing Set-Aside funds available to loan to affordable housing developers in western Placer County. New construction, rehabilitation and/or acquisition projects were eligible. Four projects were funded using Set-Aside funding. USA Properties has been offered assistance to construct the Quartz Ridge project, a 64-unit affordable housing project on County-owned land in North Auburn. AMIH was given funds to rehabilitate a group home in the City of Rocklin. Habitat for Humanity also received funding to help construct two homes within the City of Rocklin.

Placer County supports homeownership though the First Time Homebuyer Down Payment Assistance Program. Since the program was adopted in 2000, the County has provided financial assistance to 57

low-income homeowners to purchase homes in the county. The County supports investment in the existing housing stock through the County's Housing Rehabilitation Program.

The former Redevelopment Agency provided financial assistance to DOMUS to construct 77 affordable housing units on five sites in Kings Beach. Funding included $7,918,300 in redevelopment monies, $2 million in HOME funds applied for by the County on behalf of the applicant, and a $3,314,400 Infill Infrastructure Grant also applied for by the County. The majority of the remainder of funding necessary to construct the project was from Tax Credits.

The County continues to apply for Federal and State housing funds to continue its housing rehabilitation programs. The County received $500,000 in CDBG funds to be used for housing rehab loans in Kings Beach and a $289,000 grant for housing rehab loans in Sheridan.

Seniors First is a private, non-profit corporation that provides health and safety repair services to elderly/disabled households free of charge recently received $45,000 in County funding. Services are provided to very low-, low-, and moderate-income seniors, and very low-, low-, and moderate-income disabled people who are owner-occupants of these residences in the unincorporated areas of Placer County. Services cannot exceed $1,300.

B. Review of Existing (2008) Housing Element

The following section reviews and evaluates the County's progress in implementing the 2008 Housing Element. It reviews the results and effectiveness of policies, programs, and objectives for the previous Housing Element planning period. Table 70 and Table 71 provide an evaluation of the 2008 Placer County Housing Element's policies and implementation programs.

TABLE 70
EVALUATION OF 2008 PLACER COUNTY HOUSING ELEMENT POLICIES

	Policies	Status	Evaluation	Recommendation
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.	Ongoing	The County will analyze requiring minimum densities in areas designated for multi-family housing development.	Retain 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.	Ongoing	Current County policy, but consistent review is necessary.	Retain 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).	Ongoing	Specific Plans and other large projects are encouraged to provide a mix of housing types.	Retain 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.	Ongoing	Strategic planning is needed to allow for mixed-use development in appropriate areas of the County. The County has proposed creation of a "mixed-use" zone district that would allow for higher density residential development.	Modify policy to focus on multi-family development. Combine with Policy A-7.
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.	Incomplete	This program has not been accomplished.	Retain policy
A-6	The County shall encourage residential development of high architectural and physical quality.	Ongoing	This is and has consistently been County policy.	Retain policy
A-7	The County shall encourage the development of multi-family dwellings in locations where adequate infrastructure and public services are available.	Ongoing	This is and has consistently been County policy.	Retain 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.	Ongoing	This is and has consistently been County policy. The Landscape Design Guidelines are currently being updated.	Retain policy
B-1	The County shall give highest priority for permit processing to development projects that include an affordable residential component.	Ongoing	The County gives priority to affordable housing projects for both planning and building permit reviews.	Retain 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.	Ongoing	County-owned surplus land, particularly at the DeWitt complex in North Auburn, may be suitable for affordable housing. A proposed master plan for the DeWitt complex is an opportunity to designate parcels for high-density affordable housing.	Retain policy
B-3	The County shall continue to apply for funds from the State and Federal government to construct and preserve affordable housing.	Ongoing	The County continues to pursue housing programs and funding which are available at the State and Federal levels.	Retain 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.	Ongoing	This is current County policy and has been implemented at several developments including the Lariat Ranch subdivision in North Auburn.	Retain policy

TABLE 70
EVALUATION OF 2008 PLACER COUNTY HOUSING ELEMENT POLICIES

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.	Ongoing	Affordable housing tends to be concentrated in North Auburn and Kings Beach primarily due to their former status as Redevelopment areas. Siting is limited due to infrastructure constraints. Affordable housing shall be integrated into Community Plans.	Retain policy, but modify to address infrastructure constraints.
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.	Ongoing	This is current County policy. For Specific Plan projects, the construction of affordable units is typically spelled out in Development Agreements and must be built as specified development milestones are reached.	Retain policy
B-7	The County shall facilitate expanded housing opportunities that are affordable to the workforce of Placer County.	Ongoing	The County has completed a draft employee housing ordinance that has not been adopted. In the meantime, the policy is being applied to residential and non-residential projects in the Tahoe area.	Retain 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.	Discontinued	The Redevelopment Agency was dissolved in February 2012.	Discontinue 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.	Ongoing	This fee reduction policy is utilized as opportunity arises.	Retain 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.	Ongoing	This has consistently been County policy.	Retain 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.	Ongoing	The County consistently looks for ways to streamline the permitting and development review process. The County's permit tracking software has been extremely helpful in coordinating County approvals and will allow for future electronic filing of permits by the public.	Retain policy. Move to Section A.
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.	Ongoing	The County gives priority to affordable housing projects for both planning and building permit reviews.	Remove, repeat of Policy B-1
B-13	The County shall continue to implement the following incentive programs for the construction of affordable housing:	Ongoing	These policies have resulted in a number of affordable housing units and will be continued.	Retain policy

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	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.			
B-14	To preserve homeownership and promote neighborhood stability, the County shall attempt to alleviate individual and community issues associated with foreclosures.	Ongoing	This is handled through code enforcement.	Retain 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.	Ongoing	An affordable housing program has not been adopted. Applicants are required to provide an affordable housing component with the noted land use designation changes.	Retain 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.	Ongoing	This policy has been in place but not yet utilized by any developers.	Retain 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.	Ongoing	County staff is working with TRPA and other jurisdictions on an update to the Tahoe Basin Regional Plan. Additional measures to encourage affordable housing production are being considered. The County is also seeking to allow secondary units on parcels less than one-acre in size.	Retain 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	Ongoing	This is current County policy. An in-lieu fee has not been determined. Therefore, applicants have been required to build the employee housing. An affordable housing 'bank' has been considered but not implemented.	Modify policy

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	• Payment of an in-lieu fee.			
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.	Ongoing	Incomplete.	Delete policy. No longer applicable since the Regional Plan Update is complete.
D-1	The County shall continue to make rehabilitation loans to low-income households from its CDBG program revolving loan funds.	Ongoing	This program is now being managed by the Planning Division.	Repetitive with Policy D-2
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.	Ongoing	The Planning Division will continue to apply for funding from State and Federal sources. The Housing Authority will seek to obtain additional Section 8 vouchers.	Modify policy to remove reference to Section 8, since this is covered in Policy D.7.
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.	Ongoing	This has consistently been County policy.	Retain policy
D-4	The County shall require the abatement of unsafe housing conditions while giving property owners adequate time to correct deficiencies.	Ongoing	This is standard procedure for the Placer County Code Enforcement division.	Retain 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.	Ongoing	This has consistently been County policy.	Retain 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.	Ongoing	No opportunities have been realized to further this program.	Retain policy
D-7	The County shall continue to provide Section 8 Housing Choice Voucher assistance to eligible households and pursue funding for additional vouchers.	Ongoing	This program is managed by the Housing Authority.	Retain policy, but move to Section B.
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.	Ongoing	This has consistently been County policy.	Retain 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.	Ongoing	The County continues to monitor multi-family residential demolitions to ensure compliance with State laws.	Retain policy
D-10	The County shall adhere to the requirements of State law regarding mobile home conversions.	Ongoing	The County continues to monitor conversions of mobile home parks to ensure compliance with State laws.	Retain policy
D-11	The County's Code Enforcement Officers shall continue to work with property owners to preserve the existing housing stock.	Ongoing	This is standard procedure for the Placer County Code Enforcement division.	Retain policy
E-1	The County shall strive to preserve all at-risk dwelling units in the	Ongoing	The County continues to monitor at-risk dwelling	Retain policy

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EVALUATION OF 2008 PLACER COUNTY HOUSING ELEMENT POLICIES

	unincorporated County.		units and seeks ways to provide for permanent affordability.	
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.	Ongoing	As the first agreement nears end in 2014, the County needs to analyze the cost of keeping the units as affordable and take measures to ensure continued affordability.	Retain policy
F-1	The County shall encourage the development of housing for seniors, including congregate care facilities.	Ongoing	A number of senior care facilities have been approved in recent years including the Timberline project in North Auburn consisting of nine two- and three-story independent living buildings, 72 villa duplexes, 68 detached villas, two independent living buildings, and four retirement "common buildings" that in total equal 780 living units.	Retain policy
F-2	County policies, programs and ordinances shall provide opportunities for persons with disabilities to reside in all neighborhoods.	Ongoing	A Reasonable Accommodation Ordinance was adopted in 2008.	Retain policy
F-3	The County shall reduce parking requirements for special needs housing if a proponent can demonstrate a reduced parking need.	Ongoing	This has consistently been County policy.	Retain 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.	Ongoing	The County continues to implement the Reasonable Accommodation Ordinance. The requirement to notify nearby property owners of a RA request should be revisited for potential deletion.	Modify 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.	Ongoing	A farmworker housing Zoning Text Amendment was approved in 2012.	Retain policy. Combine with Policy F-6.
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.	Ongoing	A farmworker housing Zoning Text Amendment was approved in 2012.	Retain policy. Combine with Policy F-5.
F7	The County shall continue to implement the incentive programs for senior housing, including the density bonus ordinance and priority processing.	Ongoing	This is and has consistently been County policy.	Retain 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	Ongoing	The County should consider additional ways to support the Gathering Inn or other shelter programs operating within Placer County.	Expand policy

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EVALUATION OF 2008 PLACER COUNTY HOUSING ELEMENT POLICIES

	homeless persons in the County.			
G-2	The County shall continue to assist various non-profit organizations involved with emergency shelter(s) and other aids to homeless persons.	In Progress	The County and its partners' efforts are aimed at preventing homelessness through housing, services and support.	Follow Ten Year Homelessness Plan
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.	Ongoing	Delivery of services was examined while creating the Ten-Year Plan to End Homelessness in Placer County (2004).	Follow and Update the Ten Year Homelessness Plan
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.	In Progress	Placer County participates in the Placer Consortium on Homelessness and Affordable Housing. A Ten-Year Plan to End Homelessness in Placer County was initiated in 2004.	Retain 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.	Ongoing	This is and has consistently been County policy.	Retain policy
H-2	The County shall promote land use patterns that encourage energy efficiency, to the extent feasible.	Ongoing	Energy efficiency issues are addressed in Specific Plan, CEQA documents and during project review and permitting.	Retain policy
H-3	The County shall provide incentives, such as streamlined and expedited approval processes, for housing built using green building standards.	Incomplete	This has not been completed. Green building elements have been incorporated into the new CA State Building Code.	Remove 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.	Ongoing	The County reviews solar access issues during the project review and permitting process.	Retain 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.	Ongoing	This is and has consistently been County policy.	Retain policy
I-2	The County shall promote the enforcement of the policies of the State Fair Employment and Housing Commission.	Ongoing	This is and has consistently been County policy.	Retain policy
J-1	The County shall continuously work to improve the day-to-day implementation of Housing Element programs.	Ongoing	This is and has consistently been County policy.	Retain policy

Source: Placer County, 2012.

TABLE 71
EVALUATION OF 2008 PLACER COUNTY HOUSING ELEMENT PROGRAMS

	Programs	Status	Evaluation	Recommendation
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.	Ongoing	The County continues to evaluate land uses when updating Community Plans to ensure a sufficient supply of residentially-zoned land. The County expects to begin a comprehensive update to the General Plan in 2013. Two Community Plan updates are currently underway: Tahoe Basin and Sheridan. The Granite Bay Community Plan was adopted in February 2012 but did not change land use.	Retain program
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.	Incomplete	This program has not been accomplished.	Delete program; too vague.
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 have access to public facilities.	Planned	Element to be updated during General Plan Update starting in 2013.	Retain program
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.	Planned	Not adopted. Anticipated to be part of General Plan Update.	Retain program
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.	Planned	Not adopted. Anticipated to be part of General Plan Update or a separate Zoning Text Amendment.	Delete program. This would be accomplished through a new mixed-use zone (Program A-4).
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.	Planned	Not adopted. Anticipated to be part of General Plan Update.	Delete program. This would be accomplished through a new mixed-use zone (Program A-4).
A-7	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	Planned	Not implemented. Anticipated to be part of General Plan Update.	Retain program

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EVALUATION OF 2008 PLACER COUNTY HOUSING ELEMENT PROGRAMS

	Programs	Status	Evaluation	Recommendation
	built to the new minimum density.			
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.	Ongoing	The County periodically reviews fees to assure the fee schedule is in line with fees charged by nearby jurisdictions.	Retain program
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.	Ongoing	County-owned sites have been included on the vacant land inventory.	Retain program
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.	Ongoing	Before its dissolution, the Redevelopment Agency selected USA Properties Fund to construct a 64-unit affordable housing project on County-owned land in North Auburn. The developer is seeking low income housing tax credits in order to build the project.	Retain program
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.	Ongoing	Anticipated to be part of General Plan Update.	Retain program
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 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	Ongoing	Several density bonus projects have been approved in recent years including Ridgeview Villas, Terracina Oaks, and Atwood Village.	Retain program

TABLE 71
EVALUATION OF 2008 PLACER COUNTY HOUSING ELEMENT PROGRAMS

	Programs	Status	Evaluation	Recommendation
	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 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.	Incomplete	Resolution in draft form, not adopted.	Retain program
B-6	Consistent with State law, twenty percent of the tax increment funds accruing to the Redevelopment Agency shall be directed to affordable housing.	Discontinued	Redevelopment was dissolved in February 2012. The County acquired a six-acre site in the former North Auburn Redevelopment Area and has selected USA Properties to construct a 64-unit affordable housing project on the property. The County through RDA also spent approx. $5.5 million acquiring four properties for the DOMUS project in Kings Beach.	Remove program
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.	Discontinued	Housing Trust Fund moneys were 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. The last phase of the project was recently completed. Redevelopment was dissolved in February 2012.	Remove program
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.	Ongoing	Financial institutions operating in the County that fall under the requirements of the Community Reinvestment Act have been identified.	Retain program
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	Ongoing	The County will continue 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	Retain program

TABLE 71
EVALUATION OF 2008 PLACER COUNTY HOUSING ELEMENT PROGRAMS

	Programs	Status	Evaluation	Recommendation
	and creating a handout to be distributed with land development applications.		Development Block Grant funds to be used for housing rehabilitation loans in Kings Beach and a $289,000 grant for housing rehabilitation loans in Sheridan. The County was recently awarded $585,000 for the agency's First-Time Homebuyer Assistance Program and $195,000 for an Owner-Occupied Housing Rehabilitation Program	
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.	Incomplete	Draft Ordinance prepared, not adopted.	Retain program
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.	Complete	The County gives priority to affordable housing projects for both planning and building permit reviews.	Remove program
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.	Incomplete	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.	Retain program; modify to address multi-generational housing.
B-13	The County shall investigate land banking as a method to provide sites for affordable housing.	Incomplete	The County had been working with the Placer Collaborative Network to establish a Housing Land Trust in the county. That effort has been discontinued due to the difficult real estate market.	Remove program
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.	Complete	Foreclosure resources and links are provided on the Placer County home page.	Retain program
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	Incomplete	Anticipated to be part of General Plan Update if not a Zoning Text Amendment sooner.	Retain program

TABLE 71
EVALUATION OF 2008 PLACER COUNTY HOUSING ELEMENT PROGRAMS

	Programs	Status	Evaluation	Recommendation
	allow multi-family dwellings, 20 or fewer units/acre as a permitted use by right in the C1 and C2 zone districts.			
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.	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. The County is currently working with TRPA to allow second units on parcels less than one-acre in size in the basin. A draft is complete and awaiting TRPA approval.	Retain program
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 feasibility of requiring 50 percent of the housing demand and the impact of the requirement on attracting new commercial projects.	Incomplete	This has not been completed. Stakeholders have requested this change to provide relief to small developers/property owners.	Retain program
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.	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. The County is also updated its Tahoe Basin Community Plans.	Retain program
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.	Ongoing	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. A draft document prepared for TRPA's review, but has not been approved.	Retain program
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.	Ongoing	The County continues to work with various stakeholder groups in the basin and Sierra to address affordable housing issues.	Retain program
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 mortgage.	Incomplete	This has not been initiated.	Remove program
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.	Ongoing	The Housing Authority and Placer County Planning Division track grant application opportunities on a consistent basis.	Retain program
D-2	The County shall continue to administer the Housing Choice	Ongoing	The County has an approximate 91 percent	Retain program, but move to

TABLE 71
EVALUATION OF 2008 PLACER COUNTY HOUSING ELEMENT PROGRAMS

	Programs	Status	Evaluation	Recommendation
	Voucher Program (Section 8 assistance) through the Placer County Housing Authority.		allocation utilization rate. There are 276 vouchers but only 251 are funded.	Section B.
D-3	The County shall consider providing incentives for the preservation of mobile home parks.	Ongoing	Additional incentives to preserve mobile home parks have not been formulated.	Remove program
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.	Ongoing	The Placer County Planning Division maintains a list of units produced through state and federal programs and monitors their affordability covenants.	Retain program
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 units to market-rate units as described in Policy E-2.	Ongoing	The Placer County Planning Division continues to work with appropriate organizations to identify units which may convert to market-rate.	Retain program
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.	As-Needed	The Placer County Planning Division continues to work with appropriate organizations to identify units which may convert to market-rate.	Retain program
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.	Incomplete	This has not been initiated.	Retain program
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.	Incomplete	This requirement has not been adopted. The County will continue to encourage incorporation of universal design features in new structures.	Remove program
F-3	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.	Ongoing	Ordinances and policies are amended as necessary to maintain consistency with State law.	Retain program
F-4	The County shall amend the zoning ordinance to ensure that	Complete	Zoning Text Amendment adopted by Board of	Remove program

TABLE 71
EVALUATION OF 2008 PLACER COUNTY HOUSING ELEMENT PROGRAMS

	Programs	Status	Evaluation	Recommendation
	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.		Supervisors on November 6, 2012	
G-1	The County shall continue to support emergency shelter programs, including consideration of funding for programs developed through inter-jurisdictional cooperation.	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.	Retain program
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.	Complete	Adopted by Board of Supervisors, 2011.	Remove program
G-3	The County shall amend the Zoning Ordinance to include emergency and transitional housing as an allowed land use in certain zoning districts.	Complete	Adopted by Board of Supervisors, 2011.	Remove program
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.	Completed.	Zoning Text Amendment passed by Planning Commission in December 2012. Adopted June 4, 2013.	Remove program
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.	Ongoing	The County has several handouts that are distributed when a Building Permit is issued. Web update forthcoming.	Retain program
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 efficient energy use into new and updated land use plans.	Ongoing	This is and has consistently been County policy. If funding is secured, the County will prepare a Climate Action Plan in 2013.	Retain program

TABLE 71
EVALUATION OF 2008 PLACER COUNTY HOUSING ELEMENT PROGRAMS

	Programs	Status	Evaluation	Recommendation
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.	Incomplete	This has not been completed.	Delete program. No longer needed with the adoption of CalGreen.
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.	Ongoing	This is and has consistently been County policy.	Retain program
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.	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.	Retain program
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.	Ongoing	This is and has consistently been County policy.	This is policy language. Include as a 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.	Ongoing	This function has been assigned to the Planning Division's Long-Range Planning Team. A Housing Specialist was added to the Planning Division after the Redevelopment Agency was dissolved in February 2012.	Modify program
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.	Ongoing	Housing program implementation is coordinated through the Community Development Resources Agency.	Retain program
J-3	The County shall review the Redevelopment Agency Project Areas Housing Production Plan to determine consistency with this updated Housing Element.	Discontinued	The Redevelopment Agency was dissolved in February 2012.	Remove program

Source: Placer County, 2012.

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APPENDIX A: RESIDENTIAL LAND INVENTORY

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

Plan Area/ Project	APN #	GP LU Designation	Zoning	Acres	Maximum Allowable Density (DU/acre)	Planned Density (DU/acre)	Number of Units	# of Affordable Units				Description of Affordable Units	Project Status
								TOTAL	Very Low-Income	Low-Income	Moderate-Income		
Placer County Unincorporated Area								**654**	**40**	**320**	**294**		
Auburn/Bowman Community Plan													
Gateway Court Village	052-040-075	COMM	CPD-Dc	3.2	21.8	7.9	27	3		3		3	Approved, Unbuilt
Hidden Creek Subdivision	051-120-007	RLDR .9-2.3 DU/acre	RS-AG-B-40 PD = 1	19.5	1.1	1.1	18 lot planned residential development	3	1	2		Redevelopment 15 percent affordability requirement. 45-year deed restriction	Approved, Unbuilt.
Auburn Alzheimer's Care Center	portion of 051-180-078	Mixed-Use	OP-RM-Dc	1.6	74.0	40	64	n/a				Assisted-living center for 64 residents; units are special needs	Approved; Unbuilt
Timberline (formerly Harmon Park)	051-140-056 051-140-057 051-180-058 051-180-059 051-211-016	HDR 10-15 DU/acre	RA-AG-B-40 RS-DL-5 RM-SL-5-Dc PD=8 RM-DL-15	92.9	15.0	na	858 units; 780 age-restricted, 78 affordable	78		78		78 Rental/Employee Housing units; (Employee Housing Requirement) 55-year deed restriction	Approved, Unbuilt
Virginian Condos	052-040-080	COMM	CPD-Dc	2.6	21.8	11.8	32	3		3		3 deed-restricted affordable units required.	Approved, Unbuilt
Quartz Ridge Apts.	054-171-031 054-171-032 054-171-035 - 38	MDR5-10	RM-DL10	6.5	10	10	64	64	29 (very) 7 (ext)	13	16		Approved, Unbuilt
Granite Bay Community Plan													
Premier Granite Bay Subdivision	047-060-013,-033	COMM	C-1-UP-DC	8.0	?	6.3	52	52			52	market-rate half-plex units; pricing TBD	Approved; Unbuilt
Pardee Court	047-150-042	COMM	CPD-Dc 10	3.57	10	10	35	35			35	Market-rate townhomes; pricing TBD	Approved; Unbuilt
Horseshoe Bar/Penryn Community Plan													
Glenbrook Mobile Home Park	036-110-044	HDR 4-10 DU/acre	RM-DL10-SP	16.2	10.0	7.7	expand to 124 mobile homes from current 101 in mobile home park	23		23		23 (mobile homes)	Approved, Unbuilt
Orchard at Penryn	043-060-052 & -053	Penryn Parkway	RM-DL10 PD = 10	15.1	10.0	10.28	150 attached condo units in 4 to 5-units bldgs.	150			150	market-rate multi-family; pricing TBD	BOS Hearing Sept. 2012
Martis Valley Community Plan													
Eaglewood/Timilick	080-060-085 – Lot A	MDR 5-10 DU/acre	RM PD = 10	5	10	10	48	48		48		Employee Housing - Apts	Approved, Unbuilt
Eaglewood/Timilick	080-060-085 – Lot M	MDR 5-10 DU/acre	RM PD = 8	1	8	8	8	8			8	Employee Housing – THs	Approved, Unbuilt
Hopkins Ranch	080-060-081; 080-270-025 & 058	LDR 1-5 DU/acre	RS-B-X 20 AC. MIN. PD = 1.2	282.3	5.0	5	50	35	3	10	22	35 affordable units; 30 yr. deed restriction on each unit at closing (Employee Housing Requirement)	Approved; 10 units Built
Northstar Highlands II	110-050-039, -047, -058, -063; 110-081-014, -015	Forestry, Resort, PD	RES-DS PD = 15	1245.91	15.0	.4	516	32		32		workforce housing	Approved, Unbuilt
Southwest Placer Subarea													
Dry Creek/West Placer Community Plan													
Morgan Place - PFE Road Subdivision	023-221-013	HDR 4-10 DU/acre	RM-DL-8-DC	11.9	10.0	7.3	91	12			12	Market-rate multi-family; Pricing TBD	Approved; Unbuilt
Tahoe Area													
North Tahoe Community Plan													

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

Plan Area/ Project	APN #	GP LU Designation	Zoning	Acres	Maximum Allowable Density (DU/acre)	Planned Density (DU/acre)	Number of Units	# of Affordable Units				Description of Affordable Units	Project Status
								TOTAL	Very Low-Income	Low-Income	Moderate-Income		
Cal-Neva Resort Renovation	090-305-004,-015, 090-315-022	TOURIST	032 NORTH STATELINE CP TOURIST	7.92	na	219	219 tourist accommodation units	13		13		13 employee housing units; Covenant & number of years TBD	Approved, Unbuilt.
Highland Village	093-160-079,-080,-081	PAS 009B Dollar Hill	Comm/Public Service	11.5	na	9.8	50 duplex units; 78-unit senior housing units	48		48		78 senior units, 48 affordable units for low-income seniors; 30-year deed restriction on affordable units	Approved, Unbuilt
Tahoe Vista Apts (Sandy Beach Partnership)	117-071-029	Tourist/Comm.	022 Tahoe Vista SA #2: Tourist & Commercial	6.2	na	3.6	convert existing campground to 45 tourist units and 6 or 7 affordable units	6		6		6-7 units, Deed-Restricted	Approved; Unbuilt
Squaw Valley Community Plan													
Squaw Valley Specific Plan- Phase One	096-2221-016, others	various	various	14.7	30-32	26.5	390			TBD		Employee housing – number of units to be determined	EIR Underway
West Shore Community Plan													
Homewood CEP Project	097-050-072 097-060-022,-024, -031 097-130-034 097-140-003, -033 097-170-013, 097-210-024	644 W. Shore GP	157- Homewood Ski Conservation Area	101.3	15.0		244	12		12		12 employee housing units; (Employee Housing Requirement); 55-year deed restriction	Approved, Unbuilt.
Kings Beach Community Plan													
KB Resorts CEP Project	090-071-004; 090-072-002, -024,-026,-028,-029,-030	Commercial	Kings Beach Spec. Area 2: East & West Entry Commercial	1.9			64 rooms	5		5		5 employee housing units; (employee Housing Requirement); 55-year deed restriction	Pre-Development Stage
Kings Beach Town Center	090-125-021 090-126-020,-024,-039,-040 090-133-003,-005,-006,-007,-008,-009,-010,-011,-012,-015,-016,-018	Comm/Res	Kings Beach Spec. Area 2: East & West Entry Commercial and Kings Beach Residential	3.9			70	24		24		16 workforce housing units; (Employee Housing Requirement); 55-year deed restriction	Pre-Development State
TOTAL UNITS								**654**	**40**	**320**	**294**		

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

APN #	GP LU Designation	GP LU Designation Code	Zoning	Maximum Allowable Density (DU/acre)	Acres	Maximum Number of Affordable Units		Inventoried Affordable Units		Notes
						Lower-Income (I.e., Very Low and Low)	Moderate-Income	Lower-Income (i.e., Very Low and Low)	Moderate-Income	
Residential LU Designations/Zoning										
Placer County General Plan										
069-020-055-000	High Dens Res. 3500-10000 sf 10-21 DU	HDR10-21	RM-Ds	21.00	2.1	43		37	-	
069-020-058-000	High Dens Res. 3500-10000 sf 10-21 DU	HDR10-21	RM-Ds	21.00	8.7	183		156	-	
Auburn/Bowman Community Plan										
038-104-085-000	High Density Res. 10 - 15 DU/Ac.	HDR10-15	RM-DL15-Dc	15.00	1.3		19		17	
038-104-094-000	High Density Residential 10 - 15 DU/Ac.	HDR10-15	RM-DL15-Dc	15.00	1.0		16		13	
038-112-059-000	Medium Density Residential 5-10 DU/Ac	MDR5-10	RM-DL10 PD = 10	10.00	3.6		36	-	31	Site of withdrawn Sky Villa Apartment project
038-113-031-000	Medium Density Residential 5-10 DU/Ac	MDR5-10	RM-DL10	10.00	1.9		19	-	16	
051-120-010-000	Medium Density Residential 5-10 DU/Ac	MDR5-10	RM-DL6	6.00	1.1		6	-	5	DeWitt Center- Cottage Drive Parcel
051-180-065-000	Mixed Use	MU	OP-RM-Dc	10.00	1.2		12	-	-	No high residential density currently allowed: Airport ~~Overflight~~ Land Use Compatability Zone C1
051-180-090-000	Mixed Use	MU	OP-RM-Dc	10.00	14.3		143	-	-	No high residential density currently allowed: Airport ~~Overflight~~ Land Use Compatability Zone C1
051-180-089-000	Mixed Use	MU	OP-RM-Dc	10.00	1.8		18	-	-	No high residential density currently allowed: Airport ~~Overflight~~ Land Use Compatability Zone C1
076-092-008-000	Medium Density Residential 5-10 DU/Ac	MDR5-10	RM-DL6-Dc	6.00	2.2		13	-	11	Developable, but potential sewer issues
076-112-083-000	High Density Residential 10 - 15 DU/Ac.	HDR10-15	RM-Dc	15.00	13.0	195		166	-	Developable, but potential sewer issues
Bickford Ranch Specific Plan										
R-6B	Village Residential	BRSP-VR		n/a			24		24	See Figure 7. Part of Phase I; planned as townhomes at average density of 9.9 u/a
R-7B	Village Residential	BRSP-VR		n/a			18		18	See Figure 7. Part of Phase I; planned as townhomes at average density of 9.9 u/a
R-7C	Village Residential	BRSP-VR		n/a		106		90		See Figure 7. Part of Phase I; planned as affordable senior units; density unknown
R-8B	Village Residential	BRSP-VR		n/a			15		15	See Figure 7. Part of Phase I; planned as townhomes at average density of 9.9 u/a
R-9B	Village Residential	BRSP-VR		n/a			9		9	See Figure 7. Part of Phase I; planned as townhomes at average density of 9.9 u/a
Martis Valley Community Plan										
110-010-023-000	Medium Density Residential 5-10 DU/Ac	MDR5-10	RM-B-X 20 AC. MIN. PD = 10	10.00	38.1		381	-	-	Waddle Ranch property. Not available for residential development - in conservation.
110-030-068-000	Medium Density Residential 5-10 DU/Ac	MDR5-10	RM-B-X-Ds 20 AC. MIN. PD = 5.8	5.80	42.3		246	-	-	Part of Northstar Master Plan; no affordability component
110-050-047-000 (portion of parcel)	Medium Density Residential 5-10 DU/Ac	MDR5-10	RM-B-X-Ds 20 AC. MIN. PD = 5.8	5.80	9.3		54	-	-	Part of Northstar Master Plan; ; no affordability component; new parcel #: 110-050-061?
110-050-060-000	Medium Density Residential 5-10 DU/Ac	MDR5-10	RM-B-X-Ds 20 AC. MIN. PD = 5.8	5.80	3.4		19	-	-	Part of Northstar Master Plan; no affordability component
110-081-029-000 (portion of parcel)	High Density Residential 10 - 15 DU/Ac.	HDR10-15	RM PD = 15	15.00	1.2	18		-	-	Part of Northstar Master Plan; no affordability component; adjacent to Sawmill Heights Project; new parcel #s: 110-081-011-000
Placer Vineyards Specific Plan										
023-200-006	High Density Residential 7-21 DU/Ac	HDR	SPL-PVSP	21	6	126		-		Not expected to be developed; Site #1 on Figure 9; Located along East Dyer Ln. (not part of Core Backbone Infrastructure)
023-200-037	High Density Residential 7-21 DU/Ac	HDR	SPL-PVSP	21	7	147		-		Not expected to be developed; Site #2 on Figure 9; Located along W. Dyer Ln., near Base Line Rd.
023-200-062	High Density Residential 7-21 DU/Ac	HDR	SPL-PVSP	21	5	105		75		Site #3 on Figure 9; Located along Watt Ave.
023-200-015, 028	High Density Residential 7-21 DU/Ac	HDR	SPL-PVSP	21	25	525		375		Site #4 on Figure 9; Located along Watt Ave.
023-200-045, 066	High Density Residential 7-21 DU/Ac	HDR	SPL-PVSP	21	46.5	977		698		Site #5 on Figure 9; Located along Watt Ave. and off of Base Line Rd. near Town Center

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

APN #	GP LU Designation	GP LU Designation Code	Zoning	Maximum Allowable Density (DU/acre)	Acres	Maximum Number of Affordable Units		Inventoried Affordable Units		Notes
						Lower-Income (I.e., Very Low and Low)	Moderate-Income	Lower-Income (i.e., Very Low and Low)	Moderate-Income	
023-200-010, 012, 013	High Density Residential 7-21 DU/Ac	HDR	SPL-PVSP	21	8	168		120		Site #6 on Figure 9; Located along W. Dyer Ln. and 16th St.
023-200-009	High Density Residential 7-21 DU/Ac	HDR	SPL-PVSP	21	10.5	221		158		Site #7 on Figure 9; Located off of Base Line Rd. near Town Center
023-200-067	High Density Residential 7-21 DU/Ac	HDR	SPL-PVSP	21	57	1,197		855		Site #8 on Figure 9; Located in Town Center along 16th St,
023-010-024; 023-200-060	High Density Residential 7-21 DU/Ac	HDR	SPL-PVSP	21	7	147		105		Site #9 on Figure 9; Located along 16th St. near Town Center
023-010-004, 029; 023-200-008	High Density Residential 7-21 DU/Ac	HDR	SPL-PVSP	21	10	210		150		Site #10 on Figure 9; Located along 16th St. near Town Center
023-010-021, 022, 023; 023-150-026, 027; 023-180-005, 006, 007, 008	High Density Residential 7-21 DU/Ac	HDR	SPL-PVSP	21	23	483		345		Site #11 on Figure 9; Located along W. Dyer Ln. off of Base Line Rd,
Regional University Specific Plan										
Parcel #5	Medium Density Residential 8-15.9 DU/Ac.	MDR	SPL-RUSP-MDR	15.9	12.8		204		141	See Figure 8. Inventoried at 11 DU/Ac. (Specific Plan expected density)
Parcel #7	Medium Density Residential 8-15.9 DU/Ac.	MDR	SPL-RUSP-MDR	15.9	17.4		277		191	See Figure 8. Inventoried at 11 DU/Ac. (Specific Plan expected density)
Parcel #10	Medium Density Residential 8-15.9 DU/Ac.	MDR	SPL-RUSP-MDR	15.9	28.9		460		318	See Figure 8. Inventoried at 11 DU/Ac. (Specific Plan expected density)
Parcel #13	High Density Residential 16-25 DU/Ac.	HDR	SPL-RUSP-HDR	25	16.4	410		295		See Figure 8. Inventoried at 18 DU/Ac. (Specific Plan expected density)
Parcel #15	High Density Residential 16-25 DU/Ac.	HDR	SPL-RUSP-HDR	25	7.2	180		-		See Figure 8. Part of Phase II; not expected to be available during planning period
Parcel #17	High Density Residential 16-25 DU/Ac.	HDR	SPL-RUSP-HDR	25	5.5	138		-		See Figure 8. Part of Phase II; not expected to be available during planning period
Parcel #18	Medium Density Residential 8-15.9 DU/Ac.	MDR	SPL-RUSP-MDR	15.9	13.6		216		-	See Figure 8. Part of Phase II; not expected to be available during planning period
Parcel #19	Medium Density Residential 8-15.9 DU/Ac.	MDR	SPL-RUSP-MDR	15.9	14.7		234		-	See Figure 8. Part of Phase II; not expected to be available during planning period
Parcel #20	High Density Residential 16-25 DU/Ac.	HDR	SPL-RUSP-HDR	25	7.6	190		-		See Figure 8. Part of Phase II; not expected to be available during planning period
Parcel #21	High Density Residential 16-25 DU/Ac.	HDR	SPL-RUSP-HDR	25	7.6	190		-		See Figure 8. Part of Phase II; not expected to be available during planning period
Parcel #24	Medium Density Residential 8-15.9 DU/Ac.	MDR	SPL-RUSP-MDR	15.9	23.1		367		-	See Figure 8. Part of Phase II; not expected to be available during planning period
Parcel #26	Medium Density Residential 8-15.9 DU/Ac.	MDR	SPL-RUSP-MDR	15.9	29.4		467		-	See Figure 8. Part of Phase II; not expected to be available during planning period
Riolo Vineyards Specific Plan										
Site #1	High Density Residential	HDR	SPL-RVSP-HDR	23.00	3.2	74		60		Site #1 on Figure 10; Located at corner of Watt Ave and PFE Rd.
Site #2	Medium Density Residential	MDR	SPL-RVSP-MDR	10.00	36.3		363		277	Site #2 on Figure 10; Located along PFE Rd.
Sheridan Community Plan										
019-150-004-000	High Density Residential 4 - 10 DU/Ac.	HDR4-10	RM-DL10-Dc	10.00	3.4		34	-	-	
019-150-007-000	High Density Residential 4 - 10 DU/Ac.	HDR4-10	RM-DL10-Dc	10.00	1.0		10	-	-	
Squaw Valley Community Plan										
096-230-035-000	High Density Resid. - Density Factor 20	HDR20	HDR DF = 20	20.00	1.5	30		25	-	358 car parking lot proposed.
096-230-056-000	High Density Resid. - Density Factor 20	HDR20	HDR DF = 20	20.00	4.2	85			-	Estates at Squaw Creek (16 lots) approved, unbuilt.
096-230-062-000	High Density Resid. - Density Factor 20	HDR20	HDR DF = 20	20.00	2.8	56		-	-	
096-340-023-000	High Density Resid. - Density Factor 25	HDR25	HDR PD = 25	25.00	2.7	68		58	-	
096-230-052, -055	High Density Resid. - Density Factor 20	HDR20	HDR DF = 20	20	12.1	242		206		Site of proposed and withdrawn Sena at Squaw Valley project
Non-Residential LU Designations/Zoning										
Placer County General Plan										
040-140-045-000	General Commercial	GC	C2-Dc	22.00	1.7	37		-	-	Site not appropriate for multi-family development; proposed site of Newcastle Self-Storage

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

APN #	GP LU Designation	GP LU Designation Code	Zoning	Maximum Allowable Density (DU/acre)	Acres	Maximum Number of Affordable Units		Inventoried Affordable Units		Notes
						Lower-Income (I.e., Very Low and Low)	Moderate-Income	Lower-Income (i.e., Very Low and Low)	Moderate-Income	
										(expired)
040-140-048-000	General Commercial	GC	C2-Dc	22.00	2.1	47		-	-	
040-140-049-000	General Commercial	GC	C2-Dc	22.00	2.4	52		-	-	
040-150-020-000 (portion of parcel)	General Commercial	GC	C2-Dc	22.00	5.2	114		-	-	Unlikely to be developed at high density: steep slope
040-330-055-000	General Commercial	GC	C2-Dc	22.00	1.0	22		-	-	
062-370-025-000	Tourist/Resort Commercial 6000-20000 sf	TC60-200	HS-Dc	22.00	4.9	108		-	-	No high density currently feasible: on septic
062-400-012-000	Tourist/Resort Commercial 6000-20000 sf	TC60-200	HS-Ds	22.00	7.7	170		-	-	No high density currently feasible: on septic
063-140-042-000	Tourist/Resort Commercial 6000-20000 sf	TC60-200	HS-Dc	22.00	2.1	47		-	-	No high density currently feasible: on septic
064-210-047-000	General Commercial	GC	C2-Dh	22.00	5.7	125		-	-	No high density currently feasible: on septic
066-010-068-000	Tourist/Resort Commercial 6000-20000 sf	TC60-200	HS-Ds	22.00	3.3	72		-	-	No high density currently feasible: on septic
066-260-015-000	Tourist/Resort Commercial 6000-20000 sf	TC60-200	HS-Ds	22.00	1.3	28		-	-	No high density currently feasible: on septic
066-260-016-000	Tourist/Resort Commercial 6000-20000 sf	TC60-200	HS-Ds	22.00	27.1	596		-	-	No high density currently feasible: on septic
066-270-011-000	Tourist/Resort Commercial 6000-20000 sf	TC60-200	HS-Ds	22.00	1.8	41		-	-	No high density currently feasible: on septic
069-020-055-000	General Commercial	GC	C1-Ds	22.00	2.1	45		38	-	
069-020-058-000	General Commercial	GC	C1-Ds	22.00	2.4	54		46	-	
Auburn/Bowman Community Plan										
038-101-023-000	Commercial	COMMERCIAL	CPD-Dc	22.00	1.8	39		19	-	Assume development at 50% of max. capacity; Partially-developed
038-104-094-000	Commercial	COMMERCIAL	CPD-Dc	22.00	1.1	24		18	-	Cimarron Ridge Apartments project withdrawn
038-104-095-000 (portion of parcel; see immediately below)	Commercial	COMMERCIAL	CPD-Dc	22.00	1.0	23		17	-	Cimarron Ridge Apartments project withdrawn
038-104-095-000 (portion of parcel; see immediately above)	Commercial	COMMERCIAL	CPD-Dc	22.00	11.8	260		195	-	Cimarron Ridge Apartments project withdrawn
051-120-064, 065, 067	Mixed Use	MU	CPD-Dc	22.00	3.1	69		-	-	No high residential density currently allowed: Airport ~~Overflight~~ Land Use Compatability Zone C2; DeWitt Parcel A; leftover parcel from Home Depot Project; fill & site improvements needed; Placer County owned
051-120-045-000	Mixed Use	MU	CPD-Dc	22.00	1.3	28		-	-	No high residential density currently allowed: Airport ~~Overflight~~ Land Use Compatability Zone C2; DeWitt Parcel B; left over from Home Depot; drainage issues; Placer County owned
052-030-048-000 (portion of parcel; see immediately below)	Commercial	COMMERCIAL	CPD-Dc	22.00	6.0	132		-	-	No high residential density currently allowed: Airport ~~Overflight~~ Land Use Compatability Zone C1; Rock Creek Retail Project (inactive)
052-030-048-000 (portion of parcel; see immediately above)	Commercial	COMMERCIAL	CPD-Dc	22.00	5.4	119		-	-	No high residential density currently allowed: Airport ~~Overflight~~ Land Use Compatability Zone C1; Rock Creek Retail Project (inactive)
052-030-058-000	Commercial	COMMERCIAL	CPD-Dc	22.00	9.5	209		-	-	No high residential density currently allowed: Airport ~~Overflight~~ Land Use Compatability Zone C1; West portion of Quartz Drive Self-Storage site
052-040-079-000	Commercial	COMMERCIAL	CPD-Dc	22.00	1.9	41		~~31~~		No high residential density currently allowed: Airport Land Use Compatability Zone C2
052-071-037 & 038	Mixed Use	MU	CPD-Dc	22.00	1.6	35		-	-	No high residential density currently allowed: Airport Land Use Compatability Zone C2
052-270-003-000	Commercial	COMMERCIAL	CPD-Dc	22.00	2.4	52		~~39~~		No high residential density currently allowed: Airport ~~Overflight~~ Land Use Compatability

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

APN #	GP LU Designation	GP LU Designation Code	Zoning	Maximum Allowable Density (DU/acre)	Acres	Maximum Number of Affordable Units		Inventoried Affordable Units		Notes
						Lower-Income (I.e., Very Low and Low)	Moderate-Income	Lower-Income (i.e., Very Low and Low)	Moderate-Income	
										Zone B1
052-270-045-000	Commercial	COMMERCIAL	CPD-Dc	22.00	2.3	50		37		
053-103-026-000	Commercial	COMMERCIAL	HS-Dc	22.00	1.1	24		12		Because of steep slope: assume development at 50% of max. capacity; part of Bowman Plaza
053-103-047, 048, 049	Commercial	COMMERCIAL	HS-Dc	22.00	7.6	167		84		Assume development at 50% of max. capacity; access issues; pre-development: potential hotel
053-104-002-000	Commercial	COMMERCIAL	HS-Dc	22.00	2.4	52		39		
054-143-001-000	Commercial	COMMERCIAL	HS-Dc	22.00	0.8	17		9	-	Demolition would be necessary - not completely vacant; site of withdrawn Hallmark Gardens project (150 units in Senior Independent Living Center and hotel)
054-143-005-000	Commercial	COMMERCIAL	HS-Dc	22.00	3.4	74		37	-	Assume development at 50% of max. capacity; site of withdrawn Hallmark Gardens project (150 units in Senior Independent Living Center and hotel)
054-143-009-000	Commercial	COMMERCIAL	HS-Dc	22.00	4.5	98		33	-	Assume development at 1/3 of max. capacity; site of withdrawn Hallmark Gardens project (150 units in Senior Independent Living Center and hotel)
054-143-015-000	Commercial	COMMERCIAL	HS-Dc	22.00	1.9	41		21	-	Demolition would be necessary - not completely vacant; site of withdrawn Hallmark Gardens project (150 units in Senior Independent Living Center and hotel)
054-171-008-000	Commercial	COMMERCIAL	HS-Dc	22.00	0.8	17		8	-	Assume development at 50% of max. capacity; site of withdrawn Hallmark Gardens project (150 units in Senior Independent Living Center and hotel)
054-181-029-000	Commercial	COMMERCIAL	HS-Dc	22.00	2.0	44		33	-	
053-103-047-000	Commercial	COMMERCIAL	HS-Dc	22.00	2.0	44		33		Site of withdrawn Hilltop Center project
053-103-048-000	Commercial	COMMERCIAL	HS-Dc	22.00	2.7	59		44		Site of withdrawn Hilltop Center project
053-103-049-000	Commercial	COMMERCIAL	HS-Dc	22.00	2.8	62		47		Site of withdrawn Hilltop Center project
Dry Creek West Placer Community Plan										
023-210-002-000	Commercial	COMMERCIAL	C1-UP-Dc	22.00	2.2	49		36	-	Developable, but Dry Creek restrictions and sewer/water issues
023-221-015 (portion of parcel)	Commercial	COMMERCIAL	CPD-Dc	22.00	8.9	195		146	-	Pre-Development meeting in 2005 for commercial center; no application filed
473-010-032-000	Commercial	COMMERCIAL	C1-UP-Dc	22.00	4.0	87		65	-	Developable, but Dry Creek restrictions and sewer/water issues
Foresthill Community Plan										
007-044-009-000	Commercial	COMMERCIAL	C2-Dc	22.00	1.2	26		20	-	
007-044-011-000	Commercial	COMMERCIAL	C2-Dc	22.00	1.8	39		29	-	
007-044-017-000	Commercial	COMMERCIAL	C2-Dc	22.00	10.5	231			-	
007-060-001-510	Commercial	COMMERCIAL	C2-Dh	22.00	3.4	75		56	-	
Granite Bay Community Plan										
047-150-045-000	Commercial	COMMERCIAL	CPD-Dc	22.00	18.1	399		299	-	
048-142-022-000	Commercial	COMMERCIAL	C2-UP-Dc	22.00	1.1	24		18	-	Portion of parcel fronting Douglas Boulevard
048-151-065-000	Commercial	COMMERCIAL	CPD-Dc	22.00	7.0	154		115	-	
Horseshoe Bar/Penryn CP										
032-220-051-000	Commercial	COMMERCIAL	C2-Dh	22.00	4.9	107		80	-	Planned Project: Penryn Heights subdivision
043-060-032-510	Penryn Parkway	PP	C1-UP-Dc	22.00	2.8	61		46	-	
043-060-045-510	Penryn Parkway	PP	C1-UP-Dc	22.00	5.1	112		84	-	
043-060-048-510	Penryn Parkway	PP	C1-UP-Dc	22.00	6.5	143		107	-	
043-060-063-000	Penryn Parkway	PP	C1-UP-Dc	22.00	3.6	79		59	-	Site of withdrawn mini-storage facility project
043-072-018-000	Penryn Parkway	PP	C1-UP-Dc	22.00	1.3	28		21	-	

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

APN #	GP LU Designation	GP LU Designation Code	Zoning	Maximum Allowable Density (DU/acre)	Acres	Maximum Number of Affordable Units		Inventoried Affordable Units		Notes
						Lower-Income (I.e., Very Low and Low)	Moderate-Income	Lower-Income (i.e., Very Low and Low)	Moderate-Income	
043-072-019-000	Penryn Parkway	PP	C1-UP-Dc	22.00	1.0	23		17	-	
043-260-087-000	Penryn Parkway	PP	C1-UP-Dc	22.00	1.4	30		23	-	
Martis Valley Community Plan										
110-010-023-000	General Commercial	GC	C1-UP-Ds	22.00	4.0	87		-	-	Waddle Ranch property. Not available for residential development - in conservation.
110-030-069 & 070	Tourist/Resort Commercial	TC	RES-UP-Ds	22.00	2.8	61		46	-	
Meadow Vista Community Plan										
074-112-012-000	General Commercial	GC	C2-Dc	22.00	1.0	23		-	-	No high density currently feasible: on septic
074-120-029-000	General Commercial	GC	C2-Dc	22.00	1.5	33		-	-	No high density currently feasible: on septic
077-120-053-000	Tourist/Resort Commercial	TC	HS-Dc-B-43	22.00	5.4	118		-	-	No high density currently feasible: on septic
Placer Vineyards Specific Plan										
023-200-064, 065	Commercial Mixed Use	CMU	SPL-PVSP	22.00	7.0			88		Site #12 on Figure 9; Located along Base Line Rd.
023-200-015, 028	Commercial Mixed Use	CMU	SPL-PVSP	22.00	4.5			57		Site #13 on Figure 9; Located at corners of Watt Ave. and Dyer Ln.
023-200-045, 066	Commercial Mixed Use	CMU	SPL-PVSP	22.00	6.5			82		Site #14 on Figure 9; Located along Watt Ave,
023-200-067	Commercial Mixed Use	CMU	SPL-PVSP	22.00	11.5			144		Site #15 on Figure 9; Located in Town Center off of 16th St.
023-200-068	Commercial Mixed Use	CMU	SPL-PVSP	22.00	3.0			38		Site #16 on Figure 9; Located at corners of 16th St. and W. Dyer Ln.
023-010-004, 029; 023-200-008;	Commercial Mixed Use	CMU	SPL-PVSP	22.00	3.0			38		Site #17 on Figure 9; Located along W. Dyer Ln.
023-010-021, 022, 023; 023-150-026, 027; 023-180-005, 006, 007, 008	Commercial Mixed Use	CMU	SPL-PVSP	22.00	15.0			189		Site #18 on Figure 9; Located along W. Dyer Ln.
Ophir General Plan										
038-170-058-000	Commercial	COMMERCIAL	C2-B-43	22.00	2.0	43		-	-	No high density currently feasible: on septic
038-170-059-000	Commercial	COMMERCIAL	C2-B-43	22.00	1.0	22		-	-	No high density currently feasible: on septic
Regional University Specific Plan										
Parcel #22	Commercial Mixed Use	CMU	SPL-RUSP-CMU		5.0			-		Part of Phase II; not expected to be available during planning period
Parcel #23	Commercial Mixed Use	CMU	SPL-RUSP-CMU		5.0			-		Part of Phase II; not expected to be available during planning period
Sheridan Community Plan										
019-191-020-000	General Commercial	GC	C2-Dc	22.00	.84	18		14		
019-211-013-000	General Commercial	GC	C2-Dc	22.00	1.2	26		19	-	
Weimar/Applegate/Clipper Gap CP										
073-141-023-000	Commercial	COMMERCIAL	C2-Dc	22.00	1.3	28		21	-	
073-170-053-000	Commercial	COMMERCIAL	C2-Dc	22.00	1.4	31		23	-	
073-170-054-000	Commercial	COMMERCIAL	C2-Dc	22.00	1.1	24		18	-	
073-170-055-000	Commercial	COMMERCIAL	C2-Dc	22.00	1.1	24		18	-	
Total Residential LU Designations/Zoning						**6,514**	**3,680**	**3,974**	**1,079**	
Total Non-Residential LU Designations/Zoning						**6,091**	**0**	**2,877**	**0**	
Total Residential and Non-Residential LU Designations/Zoning						**12,605**	**3,680**	**6,851**	**1,079**	

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

APN #	GP LU Designation	GP LU Designation Code	Zoning	Maximum Allowable Density (DU/acre)	Acres	Maximum Number of Affordable Units		Inventoried Affordable Units		Notes
						Lower-Income (I.e., Very Low and Low)	Moderate-Income	Lower-Income (i.e., Very Low and Low)	Moderate-Income	

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

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

APPENDIX B: RESPONSES TO SB520 ANALYSIS QUESTIONS

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

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

SB 520 Analysis Tool

Over-arching and General

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

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

- Describe the process for requesting a reasonable accommodation.

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

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

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

  Fees - The ordinance proposes no fee for an application requesting reasonable accommodation. However, if the project for which the request is being made requires other planning permit(s) or

approval(s), fees for applicable applications apply. In addition, fees for appeals to decisions on reasonable accommodation are the same as those fees for appeals as established by the County's Fee Ordinance.

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

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

  No other specific efforts have been made.

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

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

Zoning and Land Use

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

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

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

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

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

  Restrictions on group homes are consistent with State law.

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

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

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

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

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

  None specified.

Permits and Processing

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

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

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

  Yes; building permit only.

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

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

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

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

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

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

Building Codes

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

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

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

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

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

  Yes, through the Chief Building Official.

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

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

PAS/CP	Special Area/ Sub-District	Acres	Land Use	Incentives		TDR Receiving Area		Permissible Residential Uses							
Name				Preferred Afford. Housing	Multi-Res. Incentive	Multi-Res. Units	Existing Develop-ment	SF	MF (units /acre)	MP (pers./ acre)	EH (units /acre)	MH (units/ acre)	RC (pers. /acre)	NPC (pers. /acre)	Summer Homes
Tahoe City Community Plan #001A	Total	195.8	Commercial/ Public Service	Yes	Yes	Yes	Yes	-	-	No	-	No	-	-	
	SA #1	38.4		Yes	Yes	Yes	Yes	No	No	No	S (15)	No	No	No	
	SA #2	24.0		Yes	Yes	Yes	Yes	No	No	No	S (15)	No	No	No	
	SA #3	52.3		Yes	Yes	Yes	Yes	No	No	No	S (15)	No	No	No	
	SA #4	32.7		Yes	Yes	Yes	Yes	A	A (15)	No	S (15)	No	No	No	
	SA #5	48.4		Yes	Yes	Yes	Yes	A	A (15)	No	A (15)	No	S (25)	S (25)	
Tahoe City Industrial #001B		71.6	Commercial/ Public Service	Yes	No	No	Yes	No	S (15)	No	S (15)	S (8)	No	No	
Fairway Tract #002	Total	153.2	Residential	Yes	Yes	Yes	No	A	-	No	-	No	-	-	
	Outside SA	63.8		Yes	Yes	Yes	No	A	No	No	No	No	No	No	
	SA #1	35.5		Yes	Yes	Yes	No	A	A (8)	No	A (15)	No	A (25)	A (25)	
	SA #2	53.9		Yes	Yes	Yes	No	A	No	No	S (15)	No	No	No	
Lower Truckee #003		1,981.9	Recreation	No	No	No	No	A	No	No	No	No	No	No	S
Burton Creek #004		5,335.3	Conservation	No	No	Yes*	No	S	No	No	S (4)	No	No	No	S
Rocky Ridge #005		122.9	Residential	No	No	No	No	A	No	No	No	No	No	No	
Fish Hatchery #006		85.2	Recreation	No	No	No	No	A	No	No	No	No	No	No	
Lake Forest	Total	91.8	Residential	No	No	No	No	A	A (15)	No	No	No	No	No	

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

PAS/CP				Incentives		TDR Receiving Area		Permissible Residential Uses							
Name	Special Area/ Sub-District	Acres	Land Use	Preferred Afford. Housing	Multi-Res. Incentive	Multi-Res. Units	Existing Develop-ment	SF	MF (units /acre)	MP (pers./ acre)	EH (units /acre)	MH (units/ acre)	RC (pers. /acre)	NPC (pers. /acre)	Summer Homes
Glen #007	Outside SA	58.3		No	No	No	No	A	A (15)	No	No	No	No	No	
	SA #1	33.5		No	No	Yes	Yes	A	A (15)	No	No	No	No	No	
Lake Forest #008	Total	81.6	Residential	No	No	No	No	A	No	No	No	No	No	No	
	Outside SA	78.1		No	No	No	No	A	No	No	No	No	No	No	
	SA #1	3.5		No	No	No	No	A	No	No	No	No	No	No	
Lake Forest Commercial #009A	Total	22.0	Commercial/ Public Service	No	No	No	Yes	S	S (15)	No	S (15)	No	No	No	
	SA #1	10.8		No	No	No	Yes	S	S (15)	No	S (15)	No	No	No	
	SA #2	11.2		No	No	No	Yes	S	S (15)	No	S (15)	No	No	No	
Dollar Hill #009B		16.8	Commercial/ Public Service	Yes*	Yes**	Yes	Yes	S	S (15)	No	No	No	S (25)	S (25)	
Dollar Point #010		359.0	Residential	No	No	No	No	A	No	No	No	No	No	No	
Highlands #011		134.4	Residential	No	No	No	No	A	S (15)	No	No	No	No	No	
North Tahoe Highschool #012	Total	281.7	Recreation	No	No	No	Yes	S	No	No	No	No	No	No	
	Outside SA	256.1		No	No	No	Yes	S	No	No	No	No	No	No	
	SA #1	25.6		No	No	No	Yes	S	No	No	No	No	No	No	
Watson Creek #013		4,675.4	Conservation	No	No	No	No	No	No	No	No	No	No	No	S
Cedar Flat #014		494.6	Residential	No	No	No	No	A	No	No	No	No	No	No	
Northstar #015		1,293.4	Recreation	No	No	No	No	No	No	No	No	No	No	No	
Carnelian Woods #016A		66.0	Residential	No	No	No	No	A	No	No	No	No	No	No	
Carnelian Bay Subdivision #016B		32.2	Residential	No	No	No	No	A	No	No	No	No	No	No	
Carnelian Bay Community Plan #017		33.0	Tourist	No	No	No	Yes	A	S (15)	No	S (15)	No	No	No	

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Tahoe Basin Portion of Placer County
2008

PAS/CP				Incentives		TDR Receiving Area		Permissible Residential Uses							
Name	Special Area/ Sub-District	Acres	Land Use	Preferred Afford. Housing	Multi-Res. Incentive	Multi-Res. Units	Existing Develop-ment	SF	MF (units /acre)	MP (pers./ acre)	EH (units /acre)	MH (units/ acre)	RC (pers. /acre)	NPC (pers. /acre)	Summer Homes
Flick Point/Agate Bay #018		300.8	Residential	No	No	No	No	A	No	No	No	No	No	No	
Martis Peak #019		5,053.6	Conservation	No	No	No	No	No	No	No	No	No	No	No	S
Kingswood West #020		169.2	Residential	No	No	No	No	A	No	No	No	No	No	No	
Tahoe Estates #021		182.2	Residential	No	No	No	No	A	No	No	No	No	No	No	
Tahoe Vista Commercial Community Plan #022	Total	149.4	Tourist	Yes	Yes	Yes	Yes		-	-	-	-	-	No	
	SA #1	60.6		Yes	Yes	Yes	Yes	S	S (15)	S (25)	S (15)	No	No	No	
	SA #2	31.3		Yes	Yes	Yes	Yes		S (15)	S (25)	S (15)	No	S (25)	No	
	SA #3	23.6		Yes	Yes	Yes	Yes	S	S (15)	No	S (15)	No	No	No	
	SA #4	8.0		Yes	Yes	Yes	Yes	A	S (15)	S (25)	S (15)	No	S (25)	No	
	SA #5	15.8		Yes	Yes	Yes	Yes	No	No	No	No	No	No	No	
	SA #6	10.0		Yes	Yes	Yes	Yes	A	A (15)	A (25)	A (15)	S (10)	A (25)	No	
Tahoe Vista Subdivision #23		49.7	Residential	No	No	No	No	A	No	No	No	No	No	No	
North Tahoe Recreation Area #024A		551.7	Recreation	No	No	No	No	No	No	No	No	No	No	No	
Snow Creek #024B		125.2	Recreation	No	No	No	No	S	No	No	No	No	No	No	
Kingswood East #025		287.4	Residential	No	No	No	No	A	No	No	No	No	No	No	
Kings Beach Industrial Community Plan#026		31.9	Commercial/ Public Service	No	No	No	Yes	No	No	No	No	No	No	No	
Woodvista #027		159.1	Residential	No	No	No	No	A	No	No	No	No	No	No	
Kings Beach Residential		182.4	Residential	Yes	Yes	Yes	Yes	A	A (15)	No	No	S (8)	No	No	

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

PAS/CP	Special Area/ Sub-District	Acres	Land Use	Incentives		TDR Receiving Area		Permissible Residential Uses							
Name				Preferred Afford. Housing	Multi-Res. Incentive	Multi-Res. Units	Existing Develop-ment	SF	MF (units /acre)	MP (pers./ acre)	EH (units /acre)	MH (units/ acre)	RC (pers. /acre)	NPC (pers. /acre)	Summer Homes
#028															
Kings Beach Community Plan #029	Total	123.7	Commercial/ Public Service	Yes	Yes	Yes	Yes	-	-	-	-	-	-	-	
	SA #1	28.4		Yes	Yes	Yes	Yes	No	S (15)	S (25)	S (15)	No	S (25)	No	
	SA #2	55.9		Yes	Yes	Yes	Yes	A	S (15)	S (25)	S (15)	No	S (25)	No	
	SA #3	19.8		Yes	Yes	Yes	Yes	No	No	No	No	No	No	No	
	SA #4	19.7		Yes	Yes	Yes	Yes	A	S (15)	S (25)	S (15)	No	No	No	
Brockway #031		232.6	Residential	No	No	No	No	A	No	No	No	No	No	No	
North Stateline Casino Core #032		14.1	Tourist	No	No	Yes	Yes	No	No	No	S (15)	No	No	No	
Mckinney Lake #152		2,204.1	Conservation	No	No	No	No	No	No	No	No	No	No	No	S
Tahoma Residential #154		106.4	Residential	Yes	No	No	No	A	A (8)	S (15)	No	No	No	No	
Tahoma Commercial #155		14.0	Tourist	No	No	No	Yes	S	S (8)	No	S (8)	No	S (25)	S (25)	
Chambers Landing #156		368.8	Residential	No	No	No	No	A	No	No	No	No	No	No	
Homewood/Tahoe Ski Bowl #157		2,994.7	Recreation	No	No	No	No	S	No	No	S (15)	No	No	No	
Mckinney Tract #158		77.5	Residential	No	No	No	No	A	No	No	No	No	No	No	
Homewood Commercial #159		30.1	Tourist	No	No	No	Yes	S	No	No	S (8)	No	No	No	
Homewood Residential #160		89.7	Residential	No	No	No	No	A	No	No	No	No	No	No	
Tahoe Pines #161		313.7	Residential	No	No	No	No	A	No	No	No	No	No	No	
Blackwood #162		7,461.4	Conservation	No	No	No	No	S	No	No	No	No	No	No	

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2008

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Name	Special Area/ Sub-District	Acres	Land Use	Preferred Afford. Housing	Multi-Res. Incentive	Multi-Res. Units	Existing Develop-ment	SF	MF (units /acre)	MP (pers./ acre)	EH (units /acre)	MH (units/ acre)	RC (pers. /acre)	NPC (pers. /acre)	Summer Homes
Lower Ward Valley #163		1,992.8	Conservation	No	No	No	No	S	No	No	No	No	No	No	
Sunnyside/Skyland #164		178.5	Residential	No	No	No	No	A	No	No	No	No	No	No	
Timberland #165		97.7	Residential	No	No	No	No	A	No	No	No	No	No	No	
Uper Ward Valley #166		6,160.8	Recreation	No	No	No	No	S	No	No	No	No	No	No	
Alpine Peaks #167		140.0	Residential	No	No	No	No	A	No	No	No	No	No	No	
Talmont #168		178.9	Residential	No	No	No	No	A	No	No	No	No	No	No	
Sunnyside #169		42.7	Tourist	No	No	No	Yes	S	No	No	S (15)	No	No	No	
Tahoe Park/Pineland #170		243.0	Residential	No	No	No	No	A	No	No	No	No	No	No	
Tavern Heights #171	Total	359.3	Residential	No	Yes	-	No	A	-	No	No	No	No	No	
	Outside SA	354.6		No	Yes	No	No	A	No	No	No	No	No	No	
	SA #1	4.7		No	Yes	Yes	No	A	S	No	No	No	No	No	
Mark Twain Tract #172		48.4	Residential	No	No	No	No	A	No	No	No	No	No	No	
Granlibakken #173		69.4	Tourist	No	Yes	Yes	Yes	S	A (15)	No	S (15)	No	No	No	
64 Acre Tract #174		67.3	Recreation	No	No	No	No	No	No	No	S (??)	No	No	No	

APPENDIX D: WORKSHOP SUMMARY

Workshop Participants

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

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

Workshop Summary

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

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

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

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

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

The following solutions were discussed at the Auburn workshop:

- Hold community forums to increase awareness of and dispel myths about special needs groups, (e.g., persons with mental or physical disabilities, extremely low-income households, SSI recipients, board and care facilities) and to directly engage and coordinate with communities using the Campaign for Communities as a model.
- Encourage more local charity by establishing community support systems where residents, community organizations, and civic groups come together and partner with other communities to assist lower-income households and special needs groups.
- Focus on programs with less capital expenditures that serve more people.
- Provide support for residents interested in renting out rooms in their homes by offering information, training, and financing incentives that remove the stigma and fear of renting, inform residents of laws and resources for renting, and/or match seniors with young adult renters/caretakers for mutual benefit.
- Lobby at the State level for more awareness of the needs of lower-income households and special needs groups.
- Increase code enforcement and create programs to clean up vacant sites, and rehabilitate, repair, and maintain senior and rental housing.
- Encourage the development of studio apartments as a way of providing more affordable options to lower-income individuals.
- Prepare plans at a finer level of detail to better implement housing programs at the community level.
- Allow for higher density development.
- Encourage the development of modular homes which are pre-manufactured homes typically transported to a site on flat-bed trucks that may be assembled on top of stilts, a slab, or on top of a basement.
- Coordinate with private development companies to manage model homes, foreclosed properties, and vacant units as rental housing.
- Create rental deposit assistance programs and pursue HPRP funding for rental assistance.
- Encourage new housing developments to include supportive services.
- Pursue new grant funding.
- Continue the County's fee deferral program for affordable housing (due to expire in December) and create a long-term loan process for fee deferrals.
- Make it easier to extend land entitlements without restarting the review process.
- Acquire and rehabilitate mobile homes and create mobile home parks especially for seniors and people with disabilities.
- Create incentives to reduce rent and build affordable housing (e.g., permit fee relief for affordable housing, shorter-term deed restrictions of 8-10 years for certain types of housing units).

- Create incentives for new construction to build multi-generational housing.
- Encourage second dwelling units by removing size and square footage restrictions and mitigate costs for permitting fees.
- Describe model programs in the Housing Element Background Report.
- Create and implement a universal design ordinance.

APPENDIX E: GLOSSARY

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

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

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

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

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

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

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

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

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

Below-Market-Rate (BMR): Any housing unit specifically priced to be sold or rented to low- or moderate- income households for an amount less than the fair-market value of the unit. Both the State of California and the U.S. Department of Housing and Urban Development set standards for determining which households qualify as "low income" or "moderate income." The financing of housing at less than prevailing interest rates.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Development Right: The right granted to a land owner or other authorized party to improve a property. Such right is usually expressed in terms of a use and intensity allowed under existing zoning

regulation. For example, a development right may specify the maximum number of residential dwelling units permitted per acre of land.

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

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

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

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

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

Element: A division or chapter of the General Plan.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Households, Number of: The count of all year-round housing units occupied by one or more persons. The concept of household is important because the formation of new households generates the demand

for housing. Each new household formed creates the need for one additional housing unit or requires that one existing housing unit be shared by two households. Thus, household formation can continue to take place even without an increase in population, thereby increasing the demand for housing.

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

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

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

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

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

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

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

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

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

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

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

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

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

Large Household: A household with 5 or more members.

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

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

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

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

Mean: The average of a range of numbers.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Regional Housing Needs Plan (RHNP): The Regional Housing Needs Plan (RHNP) is based on State of California projections of population growth and housing unit demand and assigns a share of the region's future housing need to each jurisdiction within the AMBAG (Association of Monterey Bay Area

Governments). These housing need numbers serve as the basis for the update of the Housing Element in each California city and county.

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

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

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

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

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

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

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

Seniors: Persons age 65 and older.

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

Shall: That which is obligatory or necessary.

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

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

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

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

groups in the Housing Element, such as students, military households, other groups present in their community.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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