# Department of Housing and Community Development

### ANNUAL HOUSING ELEMENT PROGRESS REPORT

# **Placer County**

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**Reporting Period:** January 1 – December 31, 2009

This report has been prepared for submittal to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year; submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

#### **Department of Housing and Community Development**

Division of Housing Policy Development P.O. Box 952053 Sacramento, CA 94252-2053 -and-

Governor's Office of Planning and Research

P.O. Box 3044 Sacramento, CA 95812-3044

# PLACER COUNTY HOUSING ELEMENT STATUS REPORT 2009

#### Introduction

This Housing Element Status Report provides an annual report on the status of the Housing Element for Placer County's General Plan and the progress in the implementation of the Housing Element as required by Government Code §65400.

### **Background**

Placer County is required to prepare and adopt a general plan for its jurisdiction which includes certain mandatory elements, including a housing element. The housing element consists of: (a) an identification and analysis of existing and projected housing needs, including the local government's share of the regional housing need, (b) an inventory of resources and constraints relevant to meeting those needs; and (c) a program showing a five-year schedule of the actions to be taken to implement the housing element, including how the local government plans to meet its share of the regional housing need (Government Code Section 65583). Copies of draft and adopted housing elements are required to be submitted to the Department of Housing and Community Development ("HCD"). HCD is required to review housing elements and prepare written findings regarding compliance with state housing element law (Government Code Section 65585).

Placer County also is required to annually report on the progress of implementation its General Plan. Copies of the progress report relating to the housing element are required to be submitted to HCD and the Office of Planning and Research ("OPR"). This report has been prepared to satisfy Placer County's the annual Housing Element progress reporting requirements and summarizes the 2009 Housing Program accomplishments for Placer County.

# Annual Building Activity Report for Very Low-, Low-, and Moderate-Income Units and Mixed-Income Multifamily Projects (Table A)

Table A provides the total number of very low, low, and moderate-income units and mixed-income multi-family projects for which a building permit for new residential construction was issued during the reporting year. For the January 1 – December 31, 2009 reporting period, one building permit was issued for an affordable single-family home.

# Annual Building Activity Report Summary for Above Moderate-Income Units (Table A2)

Table A2 provides the total number of units for affordable to above moderate-income households for which building permits were issued during the reporting period by unit category (i.e., single-family, 2-4 units, 5 or more units, second-unit, or mobile home). For the January 1 – December 31, 2009 reporting period, Placer County issued building permits for 212 single-family units, 0 multi-family (2-4 units), 23 secondary dwellings and eight mobile homes. No permits were issued for multi-family (5+ units) structures. Under the Housing Element requirements, the County needed to identify sufficient sites for, and encourage the production of 6,229 housing units by 2013.

## **Regional Housing Needs Allocation Progress (Table B)**

Since January 1, 2006, 23,904 units have been built or approved in the unincorporated areas of Placer County. The majority of the approved projects are for single-family homes. Three large Specific Plans have been approved by Placer County since January 2006- Placer Vineyards, Regional University, and Riolo Vineyards. None of the Specific Plan projects have started construction.

The table below breaks housing starts and approved projects down by income category.

#### Housing Starts and Approved Projects Since January 1, 2006 By Income Category

	Very Low	Low	Moderate	Above Moderate	Total
State Housing Allocation	1,537	1,178	1,231	2,282	6,229
Housing Starts/Approved Projects	756	871	440	21,838	23,905
Additional Units Needed	781	307	791	0	1,879

#### Approved Affordable Housing Projects in 2009 by Income Category

Project	Extr. Low	Very- Low	Low	Moderate	Total
DOMUS- Kings Beach	15	39	5	16	75
Hidden Creek- North Auburn *			3-5		3-5
Northstar Highlands- Phase II Employee Housing			32	0	32
Riolo Vineyards		24	24	12	60
Total	15	63	64-66	28	170-172

<sup>\*</sup> As an alternative to providing three on-site affordable units, the applicant may provide off-site affordable housing. If the applicant elects off-site, the applicant shall acquire and/or rehabilitate either three (3) affordable housing units that are located within the North Auburn Redevelopment Area or five (5) off-site affordable housing units that are located outside the Redevelopment Area. These units may be either "for sale" units, "rental" units or a combination of both housing types.

#### Affordable Housing Projects in Pre-Development

The Redevelopment Agency acquired a six-acre site in the North Auburn Redevelopment Area and issued an RFP for affordable housing on the site. Four proposals were received. The Agency is working with USA Properties Fund, Inc. to construct a 64-unit affordable townhome development at the property. The Conditional Use Permit for the project is expected to be reviewed in mid-2010. Several Tahoe Basin 'demonstration' projects have affordable housing components as well.

### **Program Implementation Status**

Table C provides the Housing Element program status report. In particular, the table summarizes the local efforts, as identified in the Housing Element, to remove governmental constraints to the maintenance, improvement, and development of housing. It also details the progress in implementing all specific programs and policies under the Housing Element. Significant 2009 accomplishments are discussed below.

#### **Tahoe Basin Residential Density Bonus**

In June 2009, Placer County amended Section 17.54.120 (c) (Residential Density Bonuses) of the Placer County Zoning Ordinance in order to allow projects within the Lake Tahoe Basin Redevelopment Area to request a residential density bonus increase beyond the cumulative total of 50 percent. Within a redevelopment area in the Lake Tahoe Basin, an applicant may now request a density bonus up to a cumulative total of 100 percent.

This amendment will provide projects in the Tahoe redevelopment area additional incentive to provide affordable housing and would only apply to projects within the Tahoe redevelopment area. A density bonus beyond 50 percent would not be a matter of right, but discretionary, and would be reviewed on a project by project basis. DOMUS was able to utilize the expanded density bonus provisions for its affordable housing project on its Chipmunk, Fox and Deer Street sites in Kings Beach.

#### Foreclosure Prevention Information on Web

As per Program B-14, toll-free foreclosure assistance hotlines, foreclosure counseling, foreclosure prevention program, and other resources available for residents facing possible foreclosures has been added to the Placer County home page.

#### **Transitional Housing Zoning Text Amendment**

Placer County is proposing to update its Code (Zoning Ordinance) to bring the Code into compliance with State housing law for emergency shelters, transitional housing, and supportive housing. The proposed amendments will establish definitions for Emergency Shelters, Transitional Housing, and Supportive Housing as well as identify appropriate zoning districts where these uses will be allowed.

The proposed amendments to the Zoning Ordinance would allow Temporary Resident Shelters in five zoning districts. The amendments propose that Temporary Resident Shelters with a capacity of 20 persons or fewer would be allowed in the Residential Multi-family (RM) zoning district with Zoning Clearance, in the Neighborhood Commercial (C-1), Highway Service (HS) and Resort (RES) zoning districts with a Minor Use Permit, and in the General Commercial (C-2), and Commercial Planned Development (CPD) zoning districts with a Conditional Use Permit. Shelters proposed to accommodate more than 20-persons would be allowed in the Residential Multi-family (RM), Neighborhood Commercial (C-1), General Commercial (C-2), Commercial Planned Development (CPD) and Highway Service (HS) zoning districts with a Conditional Use Permit.

#### **Farmworker Housing**

The County proposes to amend the zoning ordinance to ensure that permit processing procedures for farmworker housing do not conflict with Health and Safety Code Section 17021.6 which states that "Any employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household shall be deemed an agricultural land use designation for the purposes of this section. For the purpose of all local ordinances, employee housing shall not be deemed a use that implies that the employee housing is an activity that differs in any other way from an agricultural use. No conditional use permit, zoning variance, or other zoning clearance shall be required of this employee housing that is not required of any other agricultural activity in the same zone." This Zoning Ordinance amendment is expected to be approved in late-2010.

#### **Tahoe Second Units**

The County is working with the Tahoe Regional Planning Agency (TRPA) to certify Placer County's local government housing program. Certification 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. The second units must be deed restricted as affordable. This program is expected to be considered in late-2010.

#### **Affordable Housing Fee Waiver**

Placer County has previously waived certain fees and charges to help make affordable housing developments financially viable. On November 4, 1997, the Board of Supervisors unanimously approved Resolution 97-291 that allowed for the waiver of 50 percent of required application processing fees for qualified, new affordable housing developments. Staff is now recommending the waiver be increased to 100 percent. This program is currently under review and is anticipated to be considered in late-2010.

#### **Employee and Workforce Housing**

The table below summarizes employee housing projects that the County has required in the Sierra Nevada and Lake Tahoe areas. One project, the 96-unit Sawmill Heights employee housing project at Northstar Village was completed under this policy in 2006. As of December 31, 2009, one other project has been approved and has completed its first phase (six units) and four additional projects are currently in the approval process, and one project is being proposed.

EMPLOYEE HOUSING PROJECTS						
Sierra Nevada And Lake Tahoe Areas, Placer County						
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 Village	Underway	50 affordable ownership units; six units complete.				
Squaw Creek Resort	Required, not yet approved.	9 employee units for Phase II. Housing Mitigation Plan required.				
Northstar	Required, not yet approved	174 additional employee units to serve through Phase 6. Housing Mitigation Plan required.				
Sena at Squaw Valley	Proposed	30 affordable employee units to support a 240-unit condominium/timeshare proposal.				
Timilick	Required, not yet approved.	8 moderate income units and 48 affordable/employee housing units. Housing Mitigation Plan under review.				

#### **Housing Element Update**

The 2006-2013 Draft Housing Element update was initiated in July 2007.

Following public hearings before the Planning Commission and Board of Supervisors, the County submitted the original 2006-2013 Draft Housing Element in August 2008 to HCD for review. HCD completed their initial 60-day review on October 10, 2008 and responded with a formal comment letter describing the revisions needed to comply with State housing element law. The County submitted a written response to HCD's comments on December 22, 2008.

The Board of Supervisors on May 12, 2009 approved the Negative Declaration prepared for this project and adopted the resolution amending Section 2, Housing, of the Placer County General Plan, approving the 2008 Placer County Housing Element Update. On June 19, 2009, HCD found the Housing Element to be in full compliance with the statutory requirements of housing element law.