



Tiny/Mobile Homes



Mixed Use Live/Work



Multi-Family (apt)



Senior



Cluster-housing, Cohousing and Agrihoods



Supportive



Junior ADUs



Secondary Dwellings/Accessory Dwelling Units (ADU)



Co-Living



Duplexes, Condos + Townhomes

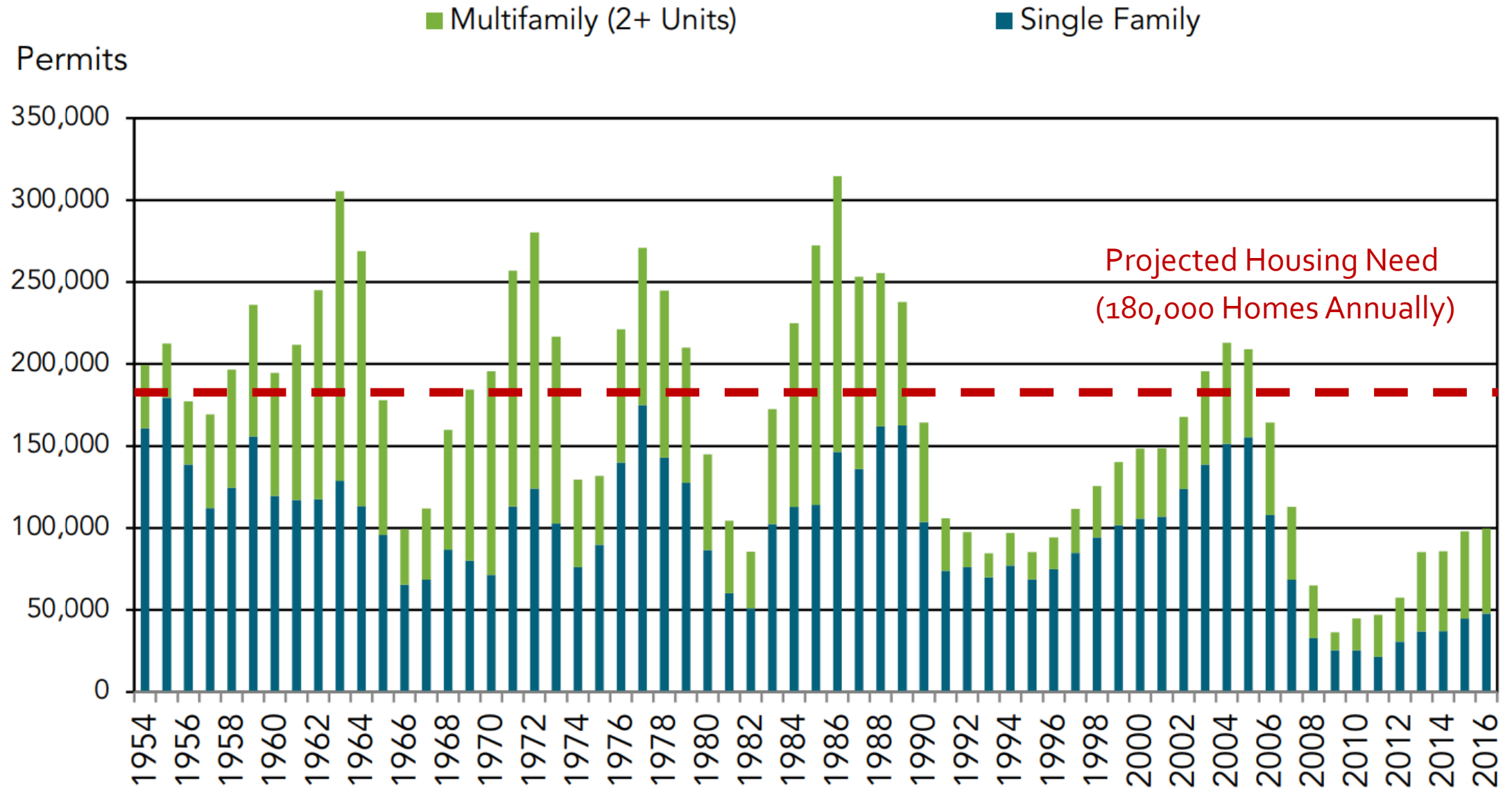


Single Family small lot subdivisions

HOUSING PROGRAM UPDATE

June 13, 2019

Statewide Housing Shortage



Background (2017 to Present)

- CEO established multi-departmental housing unit team
- Board Approved 1st and 2nd Annual Housing Work Plan
- Housing Studies Completed
 - Housing Strategy and Development Plan
 - Housing Funding and Investment Strategy
 - Nexus Study for Affordable Housing Fee
 - Eastern and Western Employer Housing Needs
- Annual Housing Element Implementation Progress Reports Submitted to HCD
- 4 Housing Surveys completed on Housing Costs, Types, Second Homes, and Accessory Dwellings
- Board approved Investment in Affordable Housing projects (Schaffer's Mill, PCGC, Saber City, etc.)
- Established the Western Housing Stakeholders group
- 3-year funding for Tahoe-Truckee Community Foundation Mountain Housing Council (\$50,000 per year)

Housing Strategy and Development Plan (HSDP)

Approach

1. Assessed / Identified housing supply and needs
2. Identified Housing Opportunity Sites
3. Developed site evaluation tool to determine suitability of sites for housing development
4. Reviewed state housing policy changes to ensure Placer's policy remains consistent
5. Reviewed other jurisdictions to identify policies, programs and tools that have worked to accelerate housing production
6. Recommended changes to current housing policies, ordinances and standards based on findings
7. Identified Housing Financing and Investment Strategy

HSDP - What is the Housing Capacity

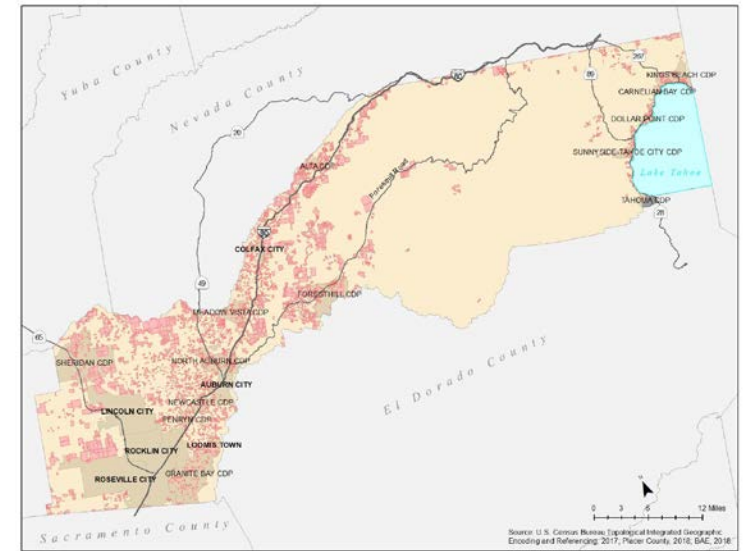
- Buildout capacity estimates based on density limits and development standards of the base zoning districts
- Does not include density limiting impacts of combining districts (where they exist) or density limiting design standards

	Housing Unit Capacity				All Units
	Single-Family	Multifamily	Secondary Units (a)	Other/Unknown	
Placer County					
Specific Plans	28,150	10,184	0	3,874	42,208
Subdivisions	4,759	0	0	0	4,759
Permitted Projects	1,324	0	0	97	1,421
Vacant Sites Inventory (b)	9,922	13,346	6,174	1,818	31,260
Total, All Units	44,155	23,530	6,174	5,789	79,648

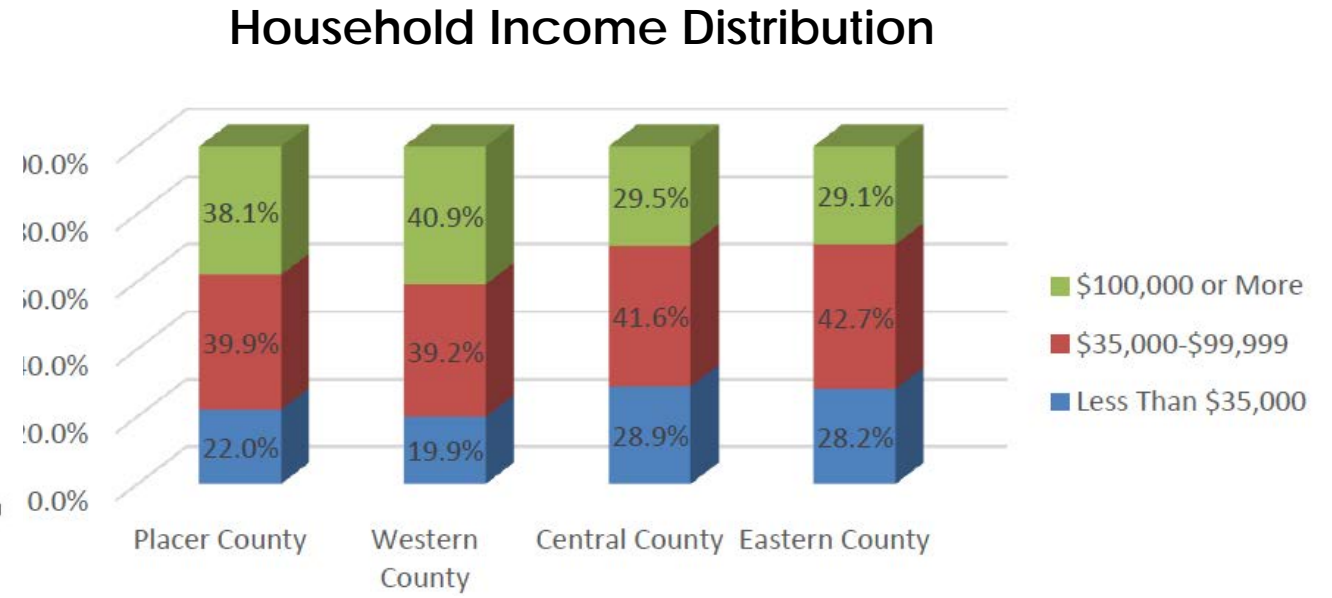
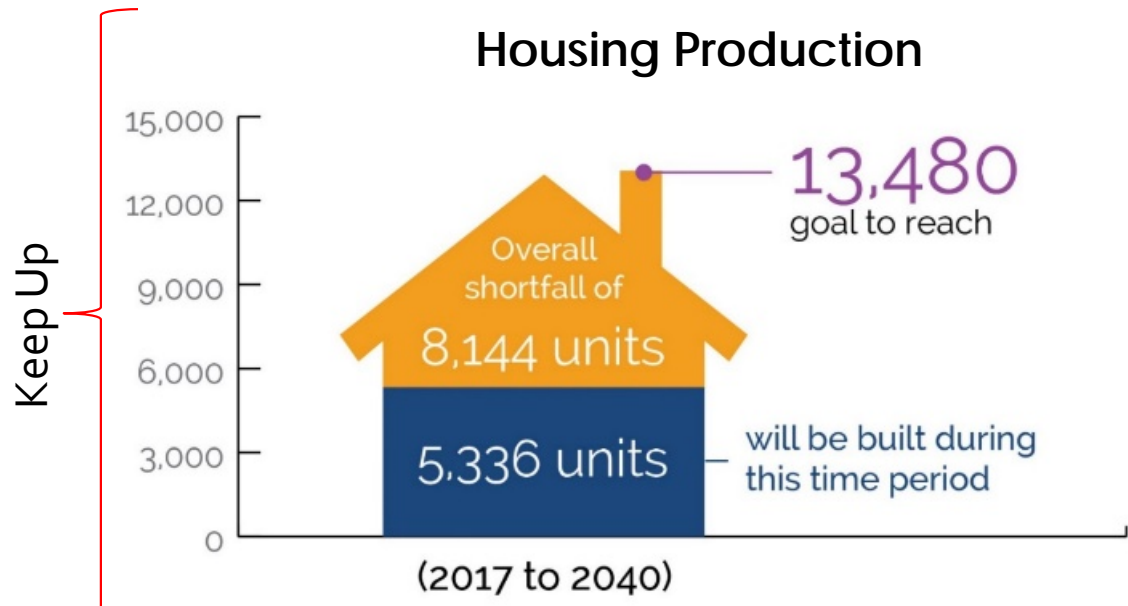
Notes:

- (a) Assumes development of secondary units on all vacant sites where second units are allowed.
- (b) Assumes the maximum allowable number of units on each site.

Sources: Placer County; BAE, 2018.



HSDP - What are Housing Needs



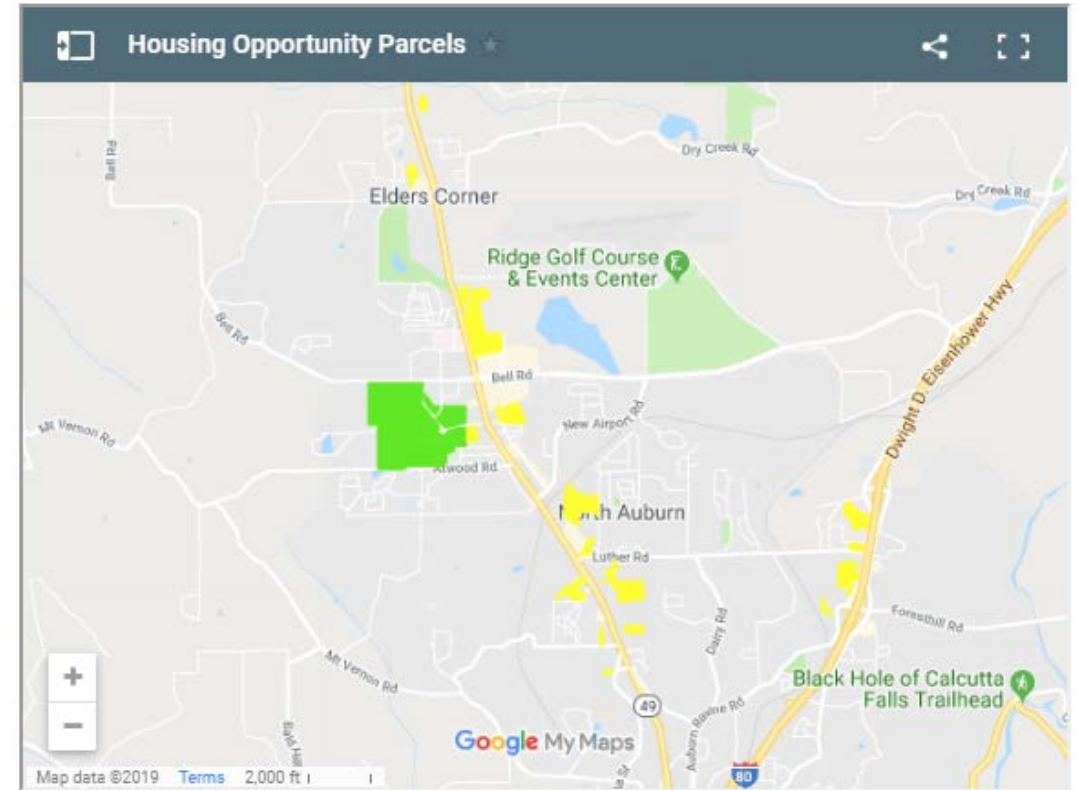
4,526 units needed to meet existing need. Est. that more than 40% of all households are experiencing a housing cost burden.

HUD defines **cost-burdened** families as those “who pay more than 30 percent of their income for **housing**” and “may have difficulty affording necessities such as food, clothing, transportation, and medical care.”

HSDP - Housing Opportunity Sites Tools

- Approximately 100 sites
- Includes public, private and other public agency sites
- Includes sites identified in the Housing Element
- Tool allows sites to be searchable and ranked based on a variety of quantitative metrics
 - Affordable Housing Financing
 - Walkability
 - Infill, services and infrastructure

www.placer.ca.gov/housing



Map legend

- Private = Yellow
- County = Green
- Other public agency = Purple

State and Local Housing Laws and Incentives

Financing Affordable Housing Projects

- Proposition 1 \$4 Billion
- Proposed Redevelopment 2.0
- Housing Tax Credit and Bond Programs
- Senate Bill 2 – Recording Fees
- Cap and Trade Funding
- Community Reinvestment Act
- CDBG and Infill Grants
- Infrastructure Financing Districts
- USDA
- Special Needs Funding
- Self-Help Housing
- In-Lieu Fees, TOT, Property/Sales Tax, RDA Funding, Mpower, Fee Waivers

Facilitating Private Market Housing Production

- Housing Accountability Act (Section 65589)
- Density Bonus Law
- Local fee deferrals and waivers
- Secondary Dwelling (ADU) allowance
- CEQA Streamlining for Housing Infill Projects (Focused EIR)
- CEQA Exemption for Affordable Housing
- SB 35 – Streamline local review of housing projects
- Workforce Housing Opportunity Zones

Increasing Accountability for Accommodating New Housing

- Housing Element lands with realistic capacity
- Non Net Loss (Section 65863)
- Annual Reporting Requirements
- If not meeting goals, SB 35 applies
- SB 167 reduced local authority to deny housing projects
- AB 1515 increase local legal vulnerability if projects is denied

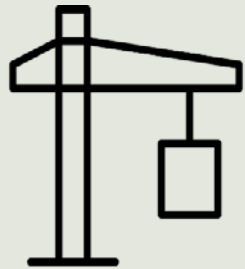
HSDP – Recommendation Categories

- Policy and Planning
- Regulatory Relief
- Housing Production and Supply
- Streamline Processing
- Preservation and Protection
- Local Funding

HSDP – Policy and Planning

Things Local Governments DO NOT Control

Market Forces



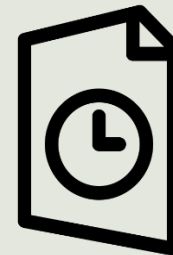
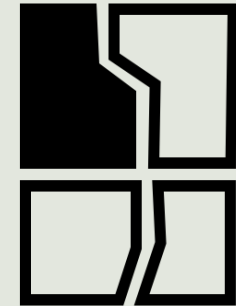
Construction
Costs

Labor
Shortages



Things Local Governments DO Control

Zoning



Development
Review Process

Fees

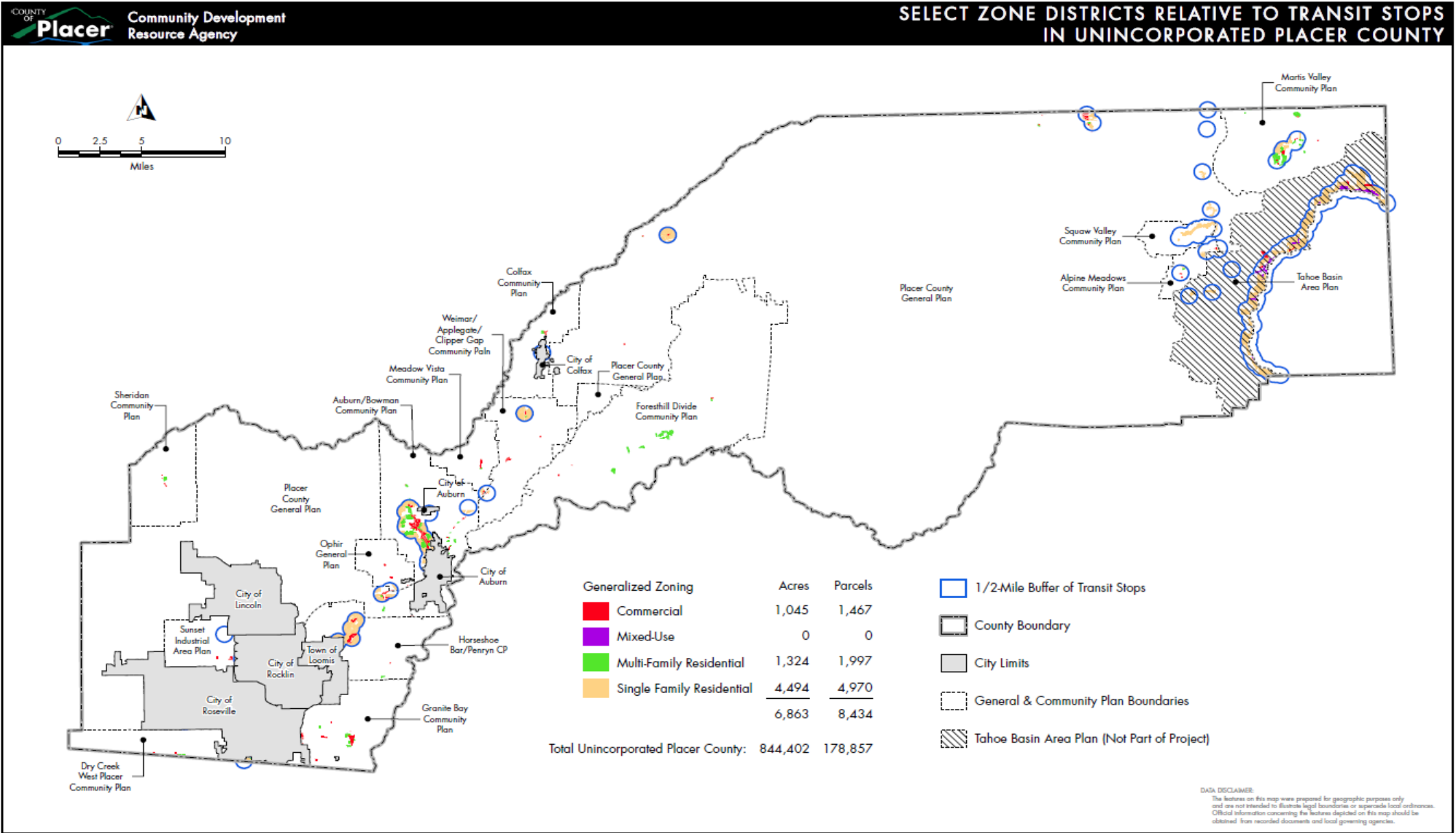


HSDP - Regularity Relief

Housing Code Update Objectives

- Increase the availability of a mix of housing types
- Reduce Vehicle Miles Travelled (VMT)
- Bring County housing policies, ordinances, standards, and guidelines into conformance with recent changes in State law
- Implement General Plan policies that support housing development through higher density, mixed use, transit oriented and infill development projects.
- Align Placer County General Plan, Zoning Code and Design Manual with recently adopted specific plans, community plans and area plans.
- Implement Board adopted Strategic Plan (November 20, 2018) which supports new housing construction that provides a mix of housing types for people of all income ranges through for existing and future residents.

Housing Code Update Map



DATA DISCLAIMER:
 The features on this map were prepared for geographic purposes only and are not intended to illustrate legal boundaries or supersede local ordinances. Official information concerning the features depicted on this map should be obtained from recorded documents and local governing agencies.

Housing Code Update Components

1. Mixed Use (MXD)/Multifamily

- Creating a New MXD Zone District
- Creating a New MXD Land Use
- Allow Multifamily and Employee Housing By-Right

2. Cluster Housing

1. Planned Development
2. Agrihoods
3. Artist Live/Work
4. Protection of Conservation/Open Space
5. Cottage and Co-Housing

3. Density and Density Bonus

1. Increase Mobile Home Park from 8 to 12 units per acre

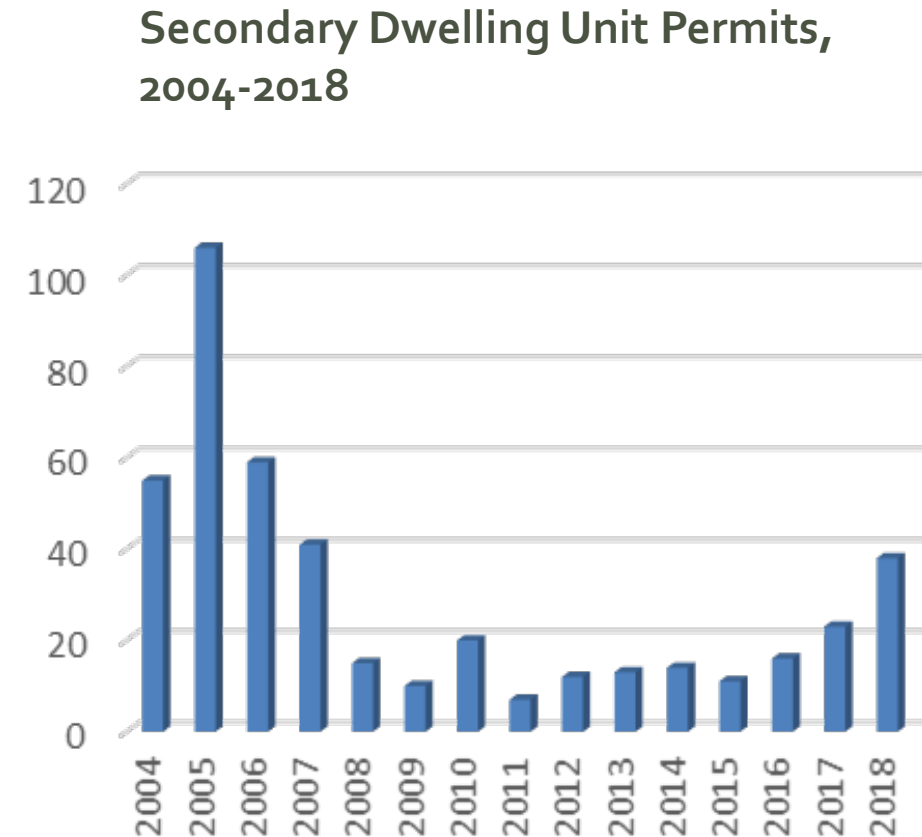
2. Removing Density Limiting Combining Zone Districts
3. Density Bonus Ordinance Consistent with State Law
4. Expand Density Bonus to 100% for mixed use and multifamily projects in limited areas
5. Tiny Homes on Wheels
6. Dwelling Unit Equivalence Standards
7. Up to 4-plex in single family zones in limited areas

4. Design Standards and Guidelines

1. Mixed Use and Multi Family By-Right when consistent with standards
2. Mixed Use, Multiplexes and Multi Family Standards
3. Flexible Parking, Height and Lot Coverage Standards
4. Greater Floor Area Allowances
5. New Admin Design Review Permit

HSDP – Housing Production and Supply

- Incentivize Construction of Secondary Dwellings
- Simplify process for including affordable and workforce housing development in projects
- Provide financial and regularity incentives to encourage development of the “missing middle” housing
- Promote Housing Opportunity Sites



HSDP – Streamlining Review



CDRA Website Revamp



Check In – Appointment management system to reduce customer wait time



GIS/Maps property information expanded



Permit Guide for Zoning, Business and Residential permits and fee estimates



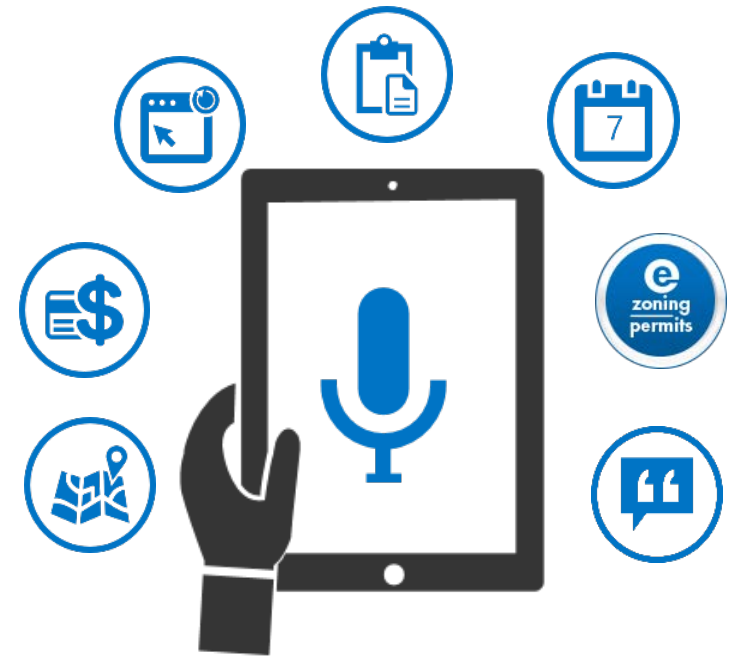
Expanded Electronic Payment Options



Automation of Building Inspectors routes, and automation of field and inspection reports



Expanded Electronic Application Submittal and Plan Check



HSDP - Preservation and Protection

- Inventory and Tracking existing affordable units
- Approximately 400 deed restricted affordable units today.
- Annual monitoring and income verification
- Looking at:
 - Creating a Rental Registry
 - Amnesty program for unpermitted units



Quartz Ridge 2016

HSDP - Local Funding

Housing Funding and Investment Strategy (2019-2040)

- Estimated existing and future housing need
- Estimated cost of producing the housing need
- Estimated portion of the cost generally contributed by or through local government (subsidy)
- Identified funding Opportunities and strategies to financially assist affordable housing projects.

2019/20 Annual Housing Program Work Plan

Planning & Research

Support development of achievable housing on available land within reasonable proximity to transit, job centers and commercial cores.

*Est. Staff FTE: 1.36
Est. Project Cost: \$35,000
Timeline: June 2019*

Funding and Resources

Develop and support a reliable housing financing fund and investment strategy.

*Est. Staff FTE: .94
Est. Project Cost: \$35,000
Timeline: June 2019*

Incentives & Regulations

Reduce constraints on the development of achievable housing by supporting a mix of housing types for a mix of household incomes.

*Est. Staff FTE: 1.77
Est. Project Cost: \$310,000
Timeline: June 2019*

Legislative Advocacy, Strategic Relationships, Community Engagement

Encourage partnerships and outreach to inspire innovation and support of safe achievable housing for Placer County residents.

*Est. Staff FTE: .66
Est. Project Cost: \$75,000
Timeline: Ongoing, June 2019*

Housing Element Implementation

- Annual Progress Report – Notable Accomplishments from 2018
 - A HOME grant for \$500,000 was awarded
 - Placer County Government Center Master Plan approved including 79 unit Mercy Housing Affordable Housing Project
 - Health and Human Services acquired additional property to provide supportive housing
 - Board approved Countywide strategies with Housing being a main issue

Income Category	2013-2021 RHNA	2018 Units	Total Units To Date	Percent Complete
Very Low/Extremely Low	1,365	0	36	2.6%
Low	957	1	84	8.8%
Moderate	936	48	115	12.3%
Subtotal	3,258		235	7.2%
Above Moderate	1,773	290	1756	99%
Total	5,031	339	1,991	40%

Next Steps

- Complete Housing Code Update
- Complete 2019-2021 Housing Element Update
- Establish Affordable Housing Program Goals
- Explore Additional Affordable Housing Funding Opportunities
- Final Affordable Housing Fee program
- Support Affordable Housing Development Projects