

## ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Title 25 §6202 )

Jurisdiction Placer County  
Reporting Period 1/1/2013 - 12/31/2013

**Table A**

### Annual Building Activity Report Summary - New Construction Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information							Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions		
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development  See Instructions	Deed Restricted Units  See Instructions	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income					
NA											
(9) Total of Moderate and Above Moderate from Table A3 ▶▶					2	241	243				
(10) Total by income Table A/A3 ▶▶			0	0	0	0	0				
(11) Total Extremely Low-Income Units*											

\* Note: These fields are voluntary

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**Table A2**  
**Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)**

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	0	0	0	

\* Note: This field is voluntary

**Table A3**  
**Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)**

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for <b>Moderate</b>					2	2	
No. of Units Permitted for <b>Above Moderate</b>	202	39				241	

\* Note: This field is voluntary

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### *Housing Element Implementation*

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**Table B**

### Regional Housing Needs Allocation Progress

#### Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.													
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	1,365											1,365
	Non-deed restricted												
Low	Deed Restricted	957											957
	Non-deed restricted												
Moderate	Deed Restricted	936											934
	Non-deed restricted		2								2		
Above Moderate		1,773	241									241	1,532
Total RHNA by COG. Enter allocation number:		5,031											
Total Units ▶ ▶ ▶			243									243	4,788
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶													

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

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**Table C**

**Program Implementation Status**

Program Description (By Housing Element Program Names)	<b>Housing Programs Progress Report - Government Code Section 65583.</b> Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Land Supply (A1)		ongoing	Current County Policy
Public Facilities (A-2)		ongoing	Current County Policy; GP Update Starting in 2015
Mixed Use Development (A-3)	352	2017	Underway
Minimum Density Standard (A-4)		2017	Planned
Fee Study (A-5)		2016	Planned
Prototype Second Unit Plans (A-6)		2016	Planned
Update Dewitt Center Master Plan (A-7)		2014	Planned
Co-op Housing Regulations (A-8)		2015	Planned
Studio Apartments (A-9)		2015	Planned
Surplus County Land (B-1)		2014	Planned
Assisting Aff. Housing Developers (B-2)	150	ongoing	Ongoing
Flexible Development Standards (B-3)		2017	Planned
Density Bonus (B-4)	50	ongoing	Current County Policy
Fee Waivers for Aff. Housing (B-5)		2014	Underway
Impact Fee Waivers (B-6)		2015	Under Review
Private Financing (B-7)		ongoing	Ongoing
State and Federal Funds (B-8)	100	ongoing	Ongoing
Affordable Housing Program (B-9)		2018	Planned
Second Units/Multi-Gen. Housing (B-10)	250	2013	Zoning Text Amendment Drafted
Publicize Foreclosure Assist. Prog. (B-11)		ongoing	Ongoing
Multi-Family Housing on Comm. Sites (B-12)		2017	Planned
Housing Program Workshops (B-13)		2013	Planned
Community Housing Forums (B-14)		2013	Planned
Encourage Shared Housing (B-15)		2015	Planned

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Landlord Training Seminars (B-16)		2015	Planned
Rental Assistance Program (B-17)	75	2014	Planned
Housing Choice Vouchers (B-18)	250	ongoing	Ongoing
TRPA Code Changes (C-1)		2013	Ongoing
Employee Housing Program (C-2)	250	2014	Planned
Legislative Initiatives (C-3)		ongoing	Ongoing
New Mechanisms for Workforce Hsg. (C-4)		2014	Planned
Cooperation for Workforce Housing (C-5)		ongoing	Ongoing
CDBG Rehabilitation Funds (D-1)	50 units rehabbed	ongoing	Ongoing
Handy Person Program (D-2)	75 households served	2014	Ongoing
Tracking At-Risk Properties (E-1)		ongoing	Current County Policy
Notice of Conversion (E-2)		ongoing	Current County Policy
Preservation of At-Risk Properties (E-3)		as-needed	Ongoing
Compliance with Fair Housing Laws (F-1)		ongoing	Ongoing
Housing Rehab for Seniors (F-2)		2014	Ongoing
Funding for Emergency Shelters (F-3)		ongoing	Ongoing
Update 10-Yr. Plan to End Homel. (F-4)		2015	Planned
Residential Care Home Occ. Incr. (F-5)		2014	Under Review
Amend Reasonable Accommod. Ord. (F-6)		2013	Planned
Coordination with Alta Reg'l Center (F-7)		ongoing	Ongoing
Zoning Code Amend. For Trans. Hsg. (F-8)		2014	Completed
mPower Placer (G-1)		ongoing	Ongoing
Energy Efficient Homes (G-2)		ongoing	Ongoing
Fair Housing Information (H-1)		ongoing	Ongoing
Housing Coordinator (I-1)		ongoing	Ongoing
Inter-Departmental Coordination (I-2)		2013	Ongoing

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**General Comments:**

**Completed in 2013:**

- Housing Element Update (2013-2021)
- Farmworker Housing Zoning Text Amendment
- Single Room Occupancy (SRO) Zoning Text Amendment

**Underway in 2014:**

- Mixed Use Combining District Zoning Text Amendment (Program A-3)
- Affordable Housing Fee Waivers (Program B-5)
- Secondary Units on Smaller Lots Zoning Text Amendment (Program B-10)
- Transitional and Supportive Housing Zoning Text Amendment (Program F-8)

**Significant On-Going Projects:**

The County continues to work with USA Properties Fund, Inc. to construct a 64-unit affordable townhome development in North Auburn. The developer is seeking affordable housing tax credits to begin work

With an improving real estate market, a number of Specific Plans are being processed by the County. Each will be required to have an affordable housing component.