

# Summary of Placer County, Nevada County, and Town of Truckee Housing Elements



**What are Counties and Cities responsible for related to Affordable Housing?**

The State does not require cities and counties to actually build the housing necessary to meet the community’s needs. However, it does require that each community adopt policies and programs to support housing development, as well as designate adequate land at appropriate densities to meet the housing needs. Current policy allows different options for affordable housing, including the payment of in-lieu fees, the dedication of land, construction of affordable units or a combination of each.

**What is a Housing Element?**

The Housing Element is the main document that establishes the County or City housing policies. It is intended to ensure that decent, safe, affordable shelter is provided for all residents.

Every city and county in California is required to have a Housing Element. State law defines the specific topics that must be covered. These include:

- An evaluation of existing housing policies and programs
- An analysis of any obstacles to affordable housing production in the community
- Goals, objectives, and policies, defining the community’s position on various housing issues and setting measurable targets for meeting housing needs
- An action plan identifying the specific steps the community will take to implement its housing policies.
- An inventory of all potential sites where housing may be constructed
- A needs assessment, based on data on demographics and housing conditions

	Placer County - Tahoe Basin Specific	Remaining To-Date	Nevada County - Truckee/Donner Summit Area (a)	Remaining To-Date	Town of Truckee (b)	Remaining To-Date
Timeline of Housing Element	2013 - 2021		2014 - 2019		2014 - 2019	
<b>Total # of New Units Required based on Regional Housing Needs Assessment (RHNA)</b>	328	300	76	76	460 (181)	?
Target # of Units per Income Level						
<i>Extremely Low</i>					54	
<i>Very Low Income</i>	90		17		54 (108)	
<i>Low Income</i>	63		13		75 (73)	
<i>Moderate Income</i>	61		15		78	
<i>Above Moderate Income</i>	114		31		199	

a) Nevada County's Need is based on 10% of Total for Unincorporated Areas of County (764)  
 b) Town of Truckee has adjusted regional housing needs numbers, indicated in parenthesis, based on recently constructed units, units under construction, and approved units.