



Placer County Housing Element Update  
**STAKEHOLDER WORKSHOP #1 SUMMARY**

October 25, 2012

9:00 – 10:30 a.m.

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The following is a summary of the issues and solutions identified by the stakeholders and community members that attended the workshop. 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 will be used to shape the Housing Element policies and programs.

*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.