



**PLACER COUNTY
HOUSING DEVELOPMENT ADVISORY TASKFORCE**



**Regular Meeting
Wednesday, February 2, 2022, 5:00 PM
MINUTES**

Location:

**NOTE: This meeting will be held 100% virtually.
There will be no physical location open to the public and/or accessible.**

Please click the link below to join the Zoom meeting:

<https://placer-ca.gov.zoom.us/j/96089375555?pwd=ZWUwbi9sVG5NeEJyYm9k54dU5lZz09>

or Telephone: 1- 669-900-6833 (Toll Free)

Meeting ID: 960 8937 5555

Passcode: 229545

Placer County Housing Development Advisory Taskforce (HDAT) Members

- Seat 1 – Lynda J. Timbers, represents builders, infill development
- Seat 2 – Sue Thompson (Vice Chair), represents community foundations
- Seat 3 – Jackline Hoyt, represents residential brokers
- Seat 4 – Tim Onderko (Chair), represents commercial brokers
- Seat 5 – Ryan G. Hensley, represents banking/mortgage lenders
- Seat 6 – Maggie Tides, represents attorneys, housing/land use
- Seat 7 – James E. Todd, Ph.D., represents student housing stakeholder
- Seat 8 – Jaime S. Knacke, represents at-large, housing advocate
- Seat 9 – Gary G. Mapa, represents at-large, realtor

By Computer – Right before the scheduled meeting at **5:00 pm**, please click on the following link:
<https://placer-ca.gov.zoom.us/j/96089375555?pwd=ZWUwbi9sVG5NeEJyYm9k54dU5lZz09>

By Telephone – Dial: **1-669-900-6833**. When prompted to enter the **Meeting I.D.**, enter 960 8937 5555,
Passcode: 229545 to join the meeting. Please press ***6 to mute**.

Housing Development Advisory Taskforce Meeting Minutes, February 2, 2022

1. **Call to Order** (Chair, Onderko) 5:03 pm
2. **Roll Call** (HDAT Clerk, Lyons); **Present Via Zoom:** Mapa, Onderko, Timbers, Thompson, Todd
Absent: Hensley, Hoyt, Knacke, Tides
3. **Public Comment - Opportunity for Public to Address the Advisory Taskforce on items not on this agenda**
No public comment was received.
4. **Administrative Actions**
 - a. Approval as Corrected Summary Action (minutes) from November 2, 2021, meeting:
Correction of attendance - Timbers present on Item 5A
Motion: 1st: Timbers; 2nd: Mapa
Ayes: Mapa, Onderko, Timbers, Thompson, Todd
Nays: none
Absent: Hensley, Hoyt, Knacke, Tides
 - b. Approval of February 2, 2022, Agenda
Motion: 1st: Todd, 2nd: Mapa
Ayes: Mapa, Onderko, Timbers, Thompson, Todd
Nays: none
Absent: Hensley, Hoyt, Knacke, Tides
 - c. Acceptance of Resignation, Maggie Tides, Seat 6 (represents attorneys with housing/land use experience):
Motion: 1st: Timbers, 2nd: Thompson
Ayes: Mapa, Onderko, Timbers, Thompson, Todd
Nays: none
Absent: Hensley, Hoyt, Knacke
 - d. Acceptance of Resignation, Ryan G. Hensley, Seat 5 (represents banking/mortgage lenders)
Motion: 1st: Mapa, 2nd: Thompson
Ayes: Mapa, Onderko, Timbers, Thompson, Todd
Nays: none
Absent: Hoyt, Knacke
5. **Informational Items**
 - a. Recruitment Process to fill Vacant Seats (Purvines) The replacement of members is an open recruitment and taskforce was asked to pass the word. The recruitment should be open 3-4 weeks for applicants. County will reach out to the housing community and previous applicants.
 - i. Seat 5: representing banking and mortgage lenders; to fulfill the remainder of the three-year term ending 6/30/24
 - ii. Seat 6: attorney with housing/land use experience; to fulfill the remainder of the two-year term ending on 6/30/23No public comment was received.
 - b. Housing-Related Code Amendments (McNally) – Updates will go to the Board of Supervisors (BOS) on 2/8/22. It will clarify public noticing/design review and notifying nearby property owners when a residential project comes forward. CDRA is looking for additional direction from BOS.
 - c. ARPA Funding Recommendations to the Board (Purvines) – On 2/8/22, BOS will be asked to allocate \$400k for:
 - i. Haldeman Homes – sewer improvements for Gateway Commons; This applies to 26 duplex & 27 detached small lot residential units (missing middle housing need). The sewer improvements will be in the old Kmart lot located at 2505 Bell Rd. In return for the \$400k developer funding, there will be deed restrictions. Developer has assured that property will be 100% affordable and all for sale at 150-180% of area median income.No public comment was received.

- d. Draft Marketing Brochure (Robinson) - presented and reviewed by Taskforce. Received feedback from taskforce and partners;
No public comment was received.
 - e. Housing Trust Placer Update (Heldridge/Cook)
 - i. Apartment building in Lincoln - HTP canceled escrow - not financially feasible due to significant repairs needed and lack of contractor bids.
 - ii. Signed letter of intent on 21 acres in Penryn on Hope Way, with three adjacent parcels. This is a high resource area. Front parcel is zoned commercial. Other parcel can build 20-30 single family homes - one per .5 acre with mix of housing types. This project would require an EIR. It was recommended to review Rocklin Park development for direction and zoning help. Dave Cook plans to talk to Supervisor Jim Holmes.
No public comment was received.
2. **Potential Sites** (refer to HDAT Opportunity Sites Under Review handout)
- a. Suggested sites from the Taskforce
 - i. Sue Thompson (three adjoining parcels on Bell Rd between Old Airport Rd & I-80)
 - APN 052-171-010 – 20.2 acres, zoned RA-B-100-A
 - APN 052-180-021 – 1.1 acres
 - APN 052-180-033 – 0.24 acres
 This opportunity site would require a rezone/community plan amendment but could be brought to the community as part of the Auburn Bowman Community Plan Update. If zoned RA, 472 possible units but negative aspects are: areas around are rural community, next to industrial zone, and shielded from single family communities by open space.
 - ii. Tim Onderko (one parcel on Bedell Court), APN 473-040-006 - 1.5 acres
 - Zoned industrial and would require rezone/GPA; could get 21 units; adjacent to single family.
 - Challenges are access and sewer. No sewer in proximity to property. Lot somewhat isolated from services and not on the market.
 - iii. Gary Mapa brought forth a group of parcels that could add up to 50+ acres that could be developed (APNs added to the list of opportunity sites under review by the taskforce)
 - b. Suggested sites from the Partners (HTP, PCF, North State BIA, PCAR) – None
 - c. Suggested sites from County staff – None
 - d. Other public entity sites (e.g., school districts, religious sites) - None
3. **Action Items / Next Meeting**
- a. Working Group formed: Gary Mapa and Sue Thompson. Staff set time aside for them if needed.
 - b. Request from Gary Mapa for list of tax defaulted properties
 - c. Next Meeting, Wednesday, April 6, 5:00-7:00 pm
Suggested agenda items:
 - Presentation by Brandon Dinon, Anton DevCo, Inc. – Model for an Affordable Housing Development
 - Presentation on 2022 Housing Legislation to include information about AB2162, SB35, SB330 (Robinson)
 - Gridics presentation – for next meeting after 4/6/22
4. **Adjournment** (Chair, Onderko) @ 6:46 pm