



**PLACER COUNTY
HOUSING DEVELOPMENT ADVISORY TASKFORCE
SUMMARY ACTION
Regular Meeting
Tuesday August 31, 2021
5:00 PM**



Location

Community Development Resource Center, Cypress Room
3091 County Center Drive, Auburn, CA 95603

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

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1. **Call to Order** (Chair, Onderko)
 - A. The meeting was called to order by Tim Onderko at 5:10 PM
 2. **Flag Salute** (Vice Chair, Thompson)
 3. **Rollcall** (HDAT Clerk, Lyons)
Present: Hensley/Hoyt/Mapa/Onderko/Thompson/Tides/Timbers/Todd
Absent: Knacke
 4. **Public Comment - Opportunity for Public to Address the Advisory Taskforce on items not on this agenda:** Public comments were received: Agenda was requested to be posted earlier.
 5. **Administrative Actions**
 - A. Approval of [Summary Action](#) (minutes) from July 26, 2021, meeting
MOTION: Mapa; **SECOND:** Thompson
AYES: Hensley/Hoyt/Mapa/Onderko/Thompson/Tides/Timbers/Todd
 - B. Approval of August 31, 2021 Agenda
MOTION: Timbers; **SECOND:** Hoyt
AYES: Hensley/Hoyt/Mapa/Onderko/Thompson/Tides/Timbers/Todd
 6. **HDAT Objectives and Timelines**
 - HDAT's Intentions - want to find 4 to 5 really strong properties to propose.
 - Taskforce to monitor successes and provide an annual report to the Board.

7. **Informational Items** (PowerPoint Presentation)
- A. County Updates on Current Related Housing Efforts (Purvines)
 - B. County Opportunity Sites Overview (Novotny)
 - C. Gridics Demonstration (McNally) – new web interface to the County’s Zoning Ordinance and Maps (taskforce members provided positive feedback)
 - D. Potential Sites from Stakeholders (HTP, PCF, North State BIA)
 - Housing Trust Placer (Cook/Heldridge) – Presentation (Affordable Housing Site Selection & Due Diligence) – included case studies on two potential sites: 1920 Grass Valley Hwy, North Auburn) and 107 King Road, Roseville; would ultimately like to have 100-200 units on a site but builders’ products vary. The optimal mix will be affordable, attainable, and a blend of single-family housing with multiplex mixed in. HTP looking for support and partnership between the Trust and Taskforce. Trust is currently trying to figure out how their responsibilities coexist with the evolving partnership with the Taskforce. Time is needed to reflect on how to work together without stepping on each other toes or duplicating work.
 - All should look for NOAH (Naturally Occurring Affordable Housing) which could be an existing building, parking area, old school, factory, strip mall.
 - County available to take all information and accumulate for the Taskforce.
 - Preservation Fund currently being researched now.
 - River Fire - rebuild with ADU incentives was mentioned.
 - Tax Default Sale coming up but Shawna said none look good now. She will send out the list for reference. ([Link to list](#)) - *Right Click and Open Weblink in Browser*
 - Public comments – none

Links to [PowerPoint Presentation](#) and Handouts:

[7B - Housing Opportunity Site Evaluation Tool](#) (BAE Memo dated May 30, 2019)

7B – Site Summary – [1920 Grass Valley Hwy](#) and [Luther Road](#)

[7D – HTP Presentation](#)

8. **Discussion of Subcommittees**
- Legislation monitoring is already being done by County, State & Federal lobbyists.
 - County’s Legislative Analyst can come to a future meeting (in a couple of months) to give an overview of the current Housing bills.
 - Breaking into subcommittees was discussed. Acquisition/Feasibility/Financing (Capital Resources) was suggested as possible subcommittees. The group’s consensus was that it is too early to assign subcommittees. Postponed until a later date.
 - Student housing options was discussed. There are many ways to increase the production of affordable housing for new universities. There could be pursuance of bonds for student support, shared/co-housing, and many ways to increase housing for university students. There is currently a CSU-Placer People of Faith for home sharing.
9. **Taskforce Member Updates**
- A. None given
10. **Action Items / Next Meeting**
- A. Taskforce members to go out and look at potential sites and bring back to the group for discussion at next meeting
 - B. Staff to follow up with HTP and the Auburn Union Elementary School District on the site at 11120 Kemper Road (APN 051-100-077-000)
 - C. Next Meeting - **Tuesday, October 5th, 5:00-7:00 pm**
11. **Adjournment** (Chair, Onderko) @ 7:26 pm