



**PLACER COUNTY
HOUSING DEVELOPMENT ADVISORY TASKFORCE
Summary Action**



Regular Meeting
**Tuesday, October 5, 2021
5:00 PM**

Location

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

or

Please click the link below to join the Zoom meeting:

<https://placer-ca-gov.zoom.us/j/94259345949?pwd=ak84Vy9XWTRZVStFQkNaWE92c0VwZz09>

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

Meeting ID: 942 5934 5949

Passcode: 329506

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, Thompson)
 2. **Flag Salute** (Vice Chair, Thompson)
 3. **Roll Call** (HDAT Clerk, Lyons), Hoyt, Knacke, Mapa, Tides, Timbers, Thompson, Todd (Absent: Hensley and Onderko)
 4. **Public Comment** - Opportunity for Public to Address the Advisory Taskforce on items not on this agenda

No public comments were received.

5. **Administrative Actions**
 - A. Approval of Summary Action (minutes) from August 31, 2021, meeting

MOTION: Tides; **SECOND:** Mapa

AYES: Hoyt, Knacke, Mapa, Tides, Timbers, Thompson, Todd

NAYS: none

B. Approval of October 5, 2021, Agenda

MOTION: Timbers; **SECOND:** Tides

AYES: Hoyt, Knacke, Mapa, Tides, Timbers, Thompson, Todd

NAYS: none

6. **Informational Items**

A. Housing Trust Placer Update (Cook/Heldridge): trying to acquire a Tahoe City property with 17 micro units which will count toward the County's RHNA numbers.

B. [Auburn Cohousing Project Update](#) (Purvines): Cohousing is designed and built by the residents who will be living in the cohousing community. Auburn Cohousing site is vacant land owned by the County located in the Placer County Government Center.

C. Update on [Gov. Newsom's new Housing Bill Package](#) (McNally): 31 new housing bills; most become effective on January 1, 2022

7. **Potential Sites Reviewed and Discussed**

A. Suggested sites from the Taskforce

- [2400 Bell Road](#), APN 052-030-023-000: currently zoned office mixed use; could be converted to multi-houses
- [3130 Penryn Rd.](#) APN 043-060-045-000; 2 parcels with total of 10 acres. This opportunity site could produce 200 units.
- [8989 Auburn Folsom Rd.](#), APN 047-150-053-000: Total property is 18 acres with a possible 174-unit buildout

B. Suggested sites from Stakeholders (HTP, PCF, North State BIA, PCAR)

- Sierra College is looking to provide post-secondary student housing funds to provide quad housing for low-income students

C. Auburn Union Elementary School Dist. Site - 11120 Kemper Rd, APN 051-100-077-000: School district is considering identifying it as surplus land. Berkely has processed surplus lands. Carol Holliman to follow-up with additional information.

D. Other public entity sites (e.g., other school districts, religious sites) Need to look for surplus sites.

- PCWA also have some sites but hesitant to make a commitment. Staff will ask for surplus property list.
- PG & E gave 5 acres for park.
- Raw land will take longer to develop. Best to find already built sites and then preserve or rehabilitate properties. Possible targets are churches or old office buildings.
- Can we look to smaller parcels for infill? Many developers want 200 plus units; Luke Watkins constructs smaller affordable housing.
- Channel Hill & Luther Rd.. APN: 053-104-002-000- available
- Sutter Hospital site on Education St. - may be available but Sutter may not want to sell.

8. **Action Items / Next Meeting**

A. Sutter Hospital Property on Education St., 051-180-095-000: Dave Cook (HTP) & Veronica Blake (PCF) will investigate property. It is currently zoned commercial. Cons are the freeway noise and airport zone but that can be overcome.

B. County Affordable Housing Credit Program. Staff working on program guidelines and will bring to Taskforce to review in next couple of months.

C. City of Santa Barbara Housing Authority has a tax-exempt voucher program; they can exempt 1031 for housing sold to agency; Shawna Purvines to get more information.

D. El Dorado County 1030 exchange program; donate capital gains into affordable housing. Staff, HTP and PCF to follow up.

E. PCF suggested that County provide an information packet for taskforce and partners to have when talking with owners of prospective affordable housing sites

- F. Learning session about using surplus land from UC Berkeley's Turner Institute - Carol Holliman to follow-up.
- G. List of stalled development projects - ones that have tentative maps that have not been finalized – Staff to get list from Planning Services.
- H. Bring more sites
- I. **Next Meeting: Tuesday, Nov. 2, 2021, 5:00 pm**

9. **Adjournment** (Vice Chair, Thompson)

MOTION: Thompson; **SECOND:** Mapa

Ayes: Hoyt, Knacke, Mapa, Tides, Timbers, Thompson, Todd

NAYS: none

Time Adjourned: 6:55 pm