



**MEMORANDUM  
FACILITIES MANAGEMENT  
CAPITAL IMPROVEMENTS DIVISION**  
County of Placer

TO: Honorable Board of Supervisors DATE: July 28, 2020  
FROM: Steve Newsom, Director of Facilities Management  
By: Paul Breckenridge, Senior Architect  
SUBJECT: Capital Improvements / Budget Amendment from Placer County Housing Trust Fund to PJ01027 Dollar Creek Housing Project Planning / 3204/3225 North Lake Blvd, Tahoe City, CA

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**ACTION REQUESTED**

Approve a FY 2020-21 Budget Amendment increasing the Capital Projects Fund, Project No. PJ012027 Dollar Creek Housing Project Planning, by \$195,000 from funds from the Placer County Housing Trust Fund (FD14503) for Professional Consulting Services needed for the potential Dollar Creek workforce/achievable housing project at 3205/3225 North Lake Blvd, Tahoe City.

**BACKGROUND**

On October 2, 2019, the County acquired the 11.4-acre R.T. Nahas Company property in the Dollar Hill area of Tahoe City. The County, in collaboration with the Mountain Housing Council of Tahoe Truckee and the Truckee Tahoe Airport District, is interested in the development of potential workforce/achievable housing at this site that will serve a range of income levels for residents.

In September 2018, the County released a Request for Proposal (RFP) to identify a potential partner in the residential development of the property. The RFP process resulted in the selection of developer Related Companies of California and Pacific Housing (Related-Pacific). Your Board approved an Exclusive Right to Negotiate a Developer Agreement (ERNA) with this team on January 29, 2019.

Over the course of the ERNA, the County and Related-Pacific have collaborated on initial project planning and hosted six community outreach meetings to gain feedback, including a County-led meeting on January 8 of this year. In response to the community input, the County, as project lead, and the development team have determined additional studies are needed to better define specific planning parameters, based on the Tahoe City area and Lake Tahoe region, for residential needs, unit types and design attributes. The analysis will also help better shape the master planning framework and how residential uses are thoughtfully woven into the site. This information will provide criteria for new planning concepts that will eventually form the basis of a potential Environmental Impact Report.

The Professional Consulting Services that are identified for this effort include:

- Financial feasibility and demand analysis to better understand the criteria for workforce/achievable housing at the site.
- Site analysis to study the interrelationships of physical site characteristics, surrounding neighborhood context, and its relation to master planning concepts.
- Transportation analysis to review specific site access concepts.
- Fire risk study to analyze areas of project planning and design for fire safety.
- Civil site survey for mapping accurate boundary, topography, vegetation, and other existing site features.

These consulting services will be procured and contracted per County Procurement Policy and in coordination with the Procurement Services Division. Capital Improvements, in coordination with the Community Development Resource Agency and Related-Pacific, will manage these consulting services for the purpose of informing project planning. This work will commence in August 2020 and conclude in December 2020.

Authorization to utilize funds from the Placer County Housing Trust Fund (HTF) for consulting services commits funds to the potential Dollar Creek Crossing workforce/achievable housing project up to the amount indicated. As of May 31, the HTF balance was \$1,296,985 for western and eastern Placer County. With the combined total estimated costs of \$195,000 for the proposed consulting services, and with any funding already appropriated for other projects, there will be sufficient funds available in the HTF.

On May 28, 2019, the County sold the undeveloped vacant County-owned property in the Sabre City neighborhood, Roseville, for a total price of \$505,000. As directed by your Board, proceeds of this sale were placed in the HTF to assist with achieving workforce/achievable housing.

The proposed use of funds for consulting services is consistent with the Placer County Housing Trust Fund Program Guidelines for the purpose of developing affordable housing:

The Placer County Housing Program, using Housing Trust Funds, is designed to expand and improve the supply of decent, safe, sanitary, and affordable housing, to correct health and safety hazards in deteriorated housing, to extend the useful life of the affordable workforce housing units, and create additional affordable housing units. These funds can be loaned or granted to correct immediate health and safety issues, to achieve substantial rehabilitation and to produce new housing with long term affordability, for very-low, low and moderate-income owner-occupied and tenant-occupied households in unincorporated Placer County.

The results of these consulting services will assist and inform the development of updated site planning concepts by the County and Related-Pacific. This information will be presented at upcoming community outreach meetings for additional feedback. Upon completion of this effort, the Board will be provided an update on project progress along with a request for direction on the site planning concepts. This direction will provide the basis for a potential Environmental Impact Report.

### **ENVIRONMENTAL IMPACT**

The action requested of your Board today is exempt from review under the California Environmental Quality Act pursuant to CEQA Guidelines Section 15306 – data collection and resource evaluation activities used strictly for information gathering purposes.

### **FISCAL IMPACT**

The estimated cost of the Professional Consulting Services is \$195,000. A FY 2020-21 Budget Amendment (AM-00307) is requested to increase the Capital Fund Project No. PJ01027 Dollar Creek Housing Project Planning, with funding from the Placer County Housing Trust Fund (FD14503), for a total capital project FY 2020-21 budget of \$291,389. Project management, real estate, and legal staff costs are estimated to be funded within the total project budget.