

Housing Element Update – 12-15-20 Public Review Draft

Board of Supervisors Comments

First Comment:

Commentor 1 was pleased at the attention given to affordable housing in the 2021-2029 Housing Element Update especially the need for low and extremely low-income housing; suggested the County consider a formal zoning variance for overlay that would make it easier for religious sites to build or modify existing structures that could be used for affordable housing. This would allow a religious site to set up housing like tiny homes and trailers to address homelessness and to provide housing options for extremely low-income households.

Second Comment:

Commentor 2 was very excited to see the 79 units of affordable housing that are currently being constructed at the government center; expressed concern for the County accepting in lieu fees and claimed that this policy did not amount to any new construction of affordable units in the previous housing element; also mentioned that the County should identify surplus government land sooner and should reach out to the special districts to see if they have surplus land available for affordable housing. They included the request for more policy to streamline development of affordable units on the land owned by religious sites.

Third Comment:

Commentor 3 expressed concern for the dramatic increase in housing and numerous variances granted for subdivisions of large homes with escalating prices; mentioned the hundreds of low wage earners who work in Placer County who are not able to purchase homes due to the high prices; questioned whether we have enough units to house all residents and if the housing policies/plans are harming low wage earners.

Fourth Comment:

Commentor 4 expressed concern for Placer County's ability to reach their upcoming RHNA goals; stated that do not believe we can reach the RHNA goals with our current fee structure and that some individuals developing in the community are not paying their fair share; believes that we should retire our updated plan and create a more aggressive plan.

Fifth Comment:

Commentor 5 was concerned about funding and providing that funding to residents struggling financially especially due to the pandemic; fears that residents who cannot pay their rent or mortgage will eventually be evicted and the homeless population will increase. If they do return to work, there is a possibility they will earn less prior to the pandemic. To create more affordable housing, they believe that we should reconsider in lieu fees.