



**MEMORANDUM
FACILITIES MANAGEMENT
REAL ESTATE SERVICES DIVISION**
County of Placer

TO: Honorable Board of Supervisors DATE: March 9, 2021
FROM: Steve Newsom, Director of Facilities Management
By: Karyn F. Boulais, Senior Project Manager
SUBJECT: Real Estate Services / Exclusive Right to Negotiate Agreement / Charles Durrett, dba The Co-Housing Company, Housing and Planning Advocates / 4.6±-acre southwestern portion of Placer County Government Center, Auburn, CA.

ACTION REQUESTED

Approve an Exclusive Right to Negotiate Agreement (Agreement) with Charles Durrett, dba The Co-Housing Company, Housing and Planning Advocates, regarding a potential cohousing project on County property located at the southwest portion of the Placer County Government Center (PCGC) along Atwood Rd. (a portion of APN 051-120-061-000) and authorize the Director of Facilities Management, or designee, to execute the Agreement and to take all necessary actions to implement the terms of the Agreement.

BACKGROUND

In April 2019, staff was contacted by Charles Durrett (Durrett), a developer of cohousing communities throughout North America for the potential development of a cohousing community on an approximately 4.6 ±acre portion of APN: 051-120-061-000 at the southwest corner of the PCGC (Project Site). In 2007, Durrett worked with a group interested in developing a cohousing project in the Auburn area. The original site, located in the City of Auburn, was ultimately determined to not be the best fit for this group. Since this time, Durrett has been searching in the Auburn and surrounding area for vacant land on which to develop a cohousing community of senior and multigenerational housing.

The genesis of cohousing communities follows a housing model which consists of private homes strategically positioned around common areas to maximize social interaction and community support between neighbors. The cohousing model supports energy-efficient design, sustainable development, waste reduction, community gardens, and creation of community gathering places. Future owners participate in the creation of their community through planning meetings, design input, and financial contribution to pre-development and development costs.

The goal of the proposed project is to comply with requirements of Government Code Section 25539.4 which require not less than 40% of the units developed are affordable to households whose income is equal to or less than 75% of the maximum income of lower-income households with at least half of the 40% affordable to very low-income households.

Durrett's proposed project consists of approximately 55 units with as many as 22 units dedicated to lower-income households. The proposed project is preliminary at this point, but staff anticipates the potential project concept to be refined based on Durrett's further project study, and detailed design, financial feasibility, regulatory requirements, and needs of the community. Durrett anticipates the potential project would meet the requirements of the Surplus Land Exemption under Government Code Section 25539.4 regarding the sale or lease of County real property.

Cohousing at the PCGC could provide much-needed diversity in potential housing options and accessibility, meeting a need for a range of income levels and household types from family-oriented to senior supportive. To further evaluate the feasibility of the potential project at the Site, Durrett will enter into the Agreement with the following material terms:

1. Project Site: 4.6 ±acres of vacant land located at the southwestern portion of PCGC along Atwood Rd.
2. Project: Cohousing development providing approximately 55 units with approximately 22 units meeting the affordability requirements of Government Code Section 25539.4.
3. Term: Two years from Effective Date with extension by Board of Supervisors approval.
4. Consideration: Durrett shall provide County with copies of plans, studies, reports, drawings, or engineering plans related to the physical condition of the Project Site or the Project.
5. Due Diligence: Durrett shall undertake and complete its due diligence review of the Project Site within two years from the Effective Date.
6. Transactional Documents: Durrett shall prepare and negotiate at its sole cost and expense all documents for attorneys, architects, engineers, consultants, and other professionals without right of reimbursement from the County.
7. Indemnification: Durrett shall indemnify County of any and all claims brought by Durrett's participants. County shall not be responsible for reimbursement of monies paid by participants at any time whether paid in furtherance of the potential project or lost as a result of termination of the potential project.
8. Real Property Interest: County and Durrett may negotiate a future option, lease, conveyance, or similar agreement for site control.

ENVIRONMENTAL IMPACT

Board action authorizing the Agreement is not a project as defined in California Public Resources Code Section 21065 and/or California Environmental Quality Act (CEQA) Guidelines Section 15378(a) therefore is not subject to CEQA because it can be seen with certainty that there is no possibility that this action does not constitute approval of a project.

Authorization to enter into the Agreement does not grant any land use entitlements and does not approve any use or development of the Project Site. In order to develop the Project Site, a purchaser or lessee must apply for and be granted all applicable discretionary land use approvals from the County, which would be subject to environmental review in accordance with CEQA.

Honorable Board of Supervisors

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Page 3

FISCAL IMPACT

Funding to negotiate and implement the Agreement is available in the Real Estate Services Division FY 2020/21 Adopted Budget.

ATTACHMENTS

Attachment A – Project Site Map

On file with Clerk of the Board: Exclusive Right to Negotiate Agreement

Attachment A – Project Site Map

