



**M E M O R A N D U M**  
**COMMUNITY DEVELOPMENT RESOURCE AGENCY**  
**ADMINISTRATION**  
County of Placer

**TO:** Board of Supervisors

**FROM:** Steve Pedretti, Agency Director

**BY:** Shawna Purvines, Deputy Director  
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**DATE:** March 30, 2021

**SUBJECT:** Placer County Housing Program Update

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**ACTION REQUESTED**

1. Receive a presentation on the County's Housing Program including a mid-year report on the 2020-2021 (July 1, 2020 through June 30, 2021) Annual Housing Program Work Plan.

**BACKGROUND**

On April 4, 2017, the Board of Supervisors (BOS) expressed support for implementing a variety of housing strategies - a "menu" - that could be adapted based on need. On August 8, 2017, the BOS approved an Annual Housing Program Work Plan (Work Plan). The document was created to prioritize and undertake solutions needed to support housing development throughout Placer County. On October 6, 2020, the BOS approved the fourth Annual Work Plan.

To implement the Work Plan, the County Executive Office developed a multi department multi-disciplinary "Housing Unit", which included staff from the County Executive Office, Economic Development, Community Development, Department of Facilities Management, Department of Public Works, and Health and Human Services. The Unit's purpose is to focus on eliminating barriers and identifying ways to accelerate development of affordable and workforce housing in Placer County.

The 2020-2021 Work Plan is divided into the following focus areas:

- Funding and Resources
- Advocacy, Relations, and Communication
- Advancing Housing Policy and Adaptive Regulations
- Housing Development and Incentive Programs

Each focus area includes specific tasks to be undertaken by the Housing Unit with timeframes, estimated staff time and costs, outcomes, and clear linkages to the related performance goals outlined in the County's Housing Element. The following list includes notable achievements and other tasks in progress. This work was completed by the Housing Unit in partnership with community stakeholders.

**Notable Achievements to Date**

- Policy Updates
  - Updated the Tahoe Basin Area Plan to be consistent with State Accessory Dwelling law and encourage the development of achievable housing in the Tahoe Basin.
  - In October 2020, the BOS passed an Affordable Housing and Employee Housing Ordinance, which sets affordable housing fees and requirements for housing projects and sets a fee for new commercial development in East Placer to fund employee housing.
  - Uncodified ordinance temporarily suspending parking requirements in the Tahoe town centers to support commercial and residential development will be considered by the BOS on March 30, 2021.

- Housing Development Advisory Task Force
  - On February 9, 2021, the BOS approved the creation of a Housing Development Task Force to bring together builders, lenders, and community leaders to stimulate the creation of housing by working to develop the previously identified Housing Opportunity Sites.
- Workforce Housing Preservation Program
  - The BOS approved the creation of a program to preserve housing for employees who work in Placer County by providing financial incentives to households who deed restrict their homes for local workers for up to 55 years.
  - The BOS has committed a first-year total of \$500,000 in funds for new home buyers.
- Accessory Homes Program
  - County residents are provided free County purchased standard plans for Accessory Homes.
  - A new webpage and cost calculator have been launched to promote the construction of Accessory Homes and assist interested individuals in evaluating the costs and benefits of Accessory Homes.
  - The County issued 85 permits (July 1, 2020 through March 12, 2021 for the construction of Accessory Homes in the County
  - A study conducted by the County found that 30% of the ADUs constructed were rented and of those over half (66%) were affordable for low-income County residents.
- COVID-19 Assistance to Placer Businesses and Families
  - Awarded \$382,171 in Community Development Block Grant (CDBG)– COVID Assistance to provide businesses assistance loans to employers in Placer County.
  - Implemented a Tenant Based Rental Program that has assisted 16 families in paying \$18,700 in back rent and \$22,496 in rent to assist households affected by COVID-19.
- Funding
  - Awarded \$500,000 in Local Early Action Planning state grant funds to study sewer infrastructure constraints in North Auburn and design improvements.
  - Formation of a Tahoe Business Improvement District has allowed the County to redirect approximately \$4 million in Transient Occupancy Tax to fund workforce housing and transit improvements in the Tahoe Basin.
  - The BOS committed up to \$500,000 to the County’s Housing Trust Fund a for a pilot program that will accelerate housing production such as ADU construction financing, homebuyer down payment assistance program, or residential deed restriction purchase program (e.g., Vail in Deed)..
  - Awarded \$140,000 in funds from Sacramento Area Council of Governments (SACOG) as part of the Green Means Go program to develop multimodal transit and encourage housing development in the County identified Green Zones.
  - Awarded \$365,000 for a Sustainable Transportation Planning Grant from Caltrans (SB1) for a mobility and infill acceleration study to promote the reduction in greenhouse gases and multi-modal transit connections that support housing in infill areas.
  - Awarded \$228,991 by the State for studies to encourage housing at the Placer County Government Center.
  - Through a partnership with Golden State Finance Authority (GSFA), offered over \$270,000 in loans and grants, along with Tax Credits to help 17 low- and moderate-income families purchase homes in Placer County.
- Housing Element Implementation and Reporting
  - Collected full repayments on housing loans that matured in 2020.
  - Completed and submitted all required grant management and other State required housing reports.
- Homeless/Transitional/Supportive Housing
  - Received \$1.4 million in State Homekey funding to purchase a 14-unit motel in the Tahoe Basin to provide housing for homeless individuals in partnership with AMI Housing.
  - An addition of six shared permanent supportive homes – three with AMI Housing and three with The Gathering Inn and funded with grant funds.
  - Using No Place Like Home (funding), Mental Health Service Act and Project Based Housing Choice vouchers Adult System of Care set aside 20 units for homeless clients

enrolled in the Adult Full-Service Partnership program at the North Auburn Mercy Housing project.

- Assisted with the purchase of a 15-bed board and care facility with AMI Housing.

### **Notable Tasks in Progress**

- Dollar Creek Crossing
  - Use of approximately \$300,000 in Permanent Local Housing Allocation Funds to study the site, with anticipated completion in Spring 2021.
  - Anticipate beginning entitlement review in Summer 2021.
- Placer County Government Center Development
  - Work with the Master Developer to complete feasibility and marketing studies on the site (funding by CDBG funds) to catalyze the creation of Mixed-Use, achievable housing in the government center.
  - Study the potential of a five-acre achievable co-housing development at the west side of the PCGC.
- Housing Programs and County Housing Opportunity Sites
  - Planning and design to establish development concepts for the Dollar Creek Crossing project
  - Identifying next phase of housing and commercial development opportunities within the Placer County Government Center
  - Working with private property owners of identified Housing Opportunity Sites on possible housing development
  - The County is currently working with three applicants for the First Time Homebuyer Program and is releasing a Request for Proposals to administer the First Time Homebuyer Program and any future Down Payment Assistance Programs going forward.
- Policy and Code Updates
  - Housing code amendments to the County's General Plan, Zoning Ordinance and Design Guidelines will be brought to the BOS for consideration of adoption by Summer 2021.
  - The update to the General Plan Housing Element (2021 Housing Element Update) will be going to the BOS for consideration of adoption in May 2021. A public draft was circulated in November 2020 and is currently under review by the California Department of Housing and Community Development.
  - Create an Infill Ordinance designed to incentivize the development of vacant or underutilized parcels in developed areas of the County.
  - County staff released a Request for Proposals in February 2021 to study how to accelerate infill development and multimodal transit use through land use changes and county policies.
- Regional Planning and Collaboration
  - Engage with local and regional partners to consider regional funding opportunities and approaches for affordable housing development.
  - Collaborating with the City of Auburn in creating a transit-oriented master plan for the County owned property off Fulweiler Avenue.
  - Initiate discussion of the County's participation in a Joint Powers Agreement (JPA), subject to obtaining an invitation and explanation of the commitment and terms of the agreement with The Tahoe Truckee Workforce Housing Agency (TTWHA) established by four larger North Tahoe employers to support development of employee housing,
- Funding
  - Application to SACOG for up to \$350,000 for master plans of the Highway 49 Corridor and the Bowman Road Area.
  - Application to California Housing and Community Development Department (HCD) for a Community Development Block Grant (CDBG) for additional COVID-19 Business Assistance up to \$1,390,690 in support of affordable housing and economic development.
  - Consider an application to HCD for a Community Development Block Grant (CDBG) for up to \$1.5 million in support of affordable housing and economic development.

Since 2010, the County has provided over \$26 million in housing assistance and supported the creation of over 300 units of affordable housing. This assistance includes \$8 million to support the Mercy Housing development in North Auburn, \$13 million to support the Kings Beach Housing Development, and \$1.7 million in second loans to support 25 households to become first time homebuyers. The Housing Program also monitors the 351 units of affordable housing that the County oversees directly through previous loans, developer agreements, and density bonus development.

The County will continue to create affordable housing opportunities through negotiations with developers, the lease and sale of County land, and technical assistance for projects, with a goal of meeting the assigned RHNA of 4,728.

Staff working on housing issues will continue to identify and work on a variety of housing projects and programs that support the housing needs throughout the County.

**ENVIRONMENTAL IMPACT**

This action is exempt from CEQA because it will not have significant effect on the environment (CEQA Guidelines 15061(b)(3)).

**FISCAL IMPACT**

The FY 2020-21 Housing Program Work Plan is funded from several sources, including the General Fund, State and private grants. The total Work Plan of \$3,147,260 is included in the FY 2020-21 Final Budget. No budget amendments are anticipated at this time.