



MEMORANDUM
COMMUNITY DEVELOPMENT RESOURCE AGENCY
COMMUNITY DEVELOPMENT SERVICES DIVISION
County of Placer

TO: Honorable Board of Supervisors **DATE:** March 22, 2022
FROM: Jane Christenson, ACEO, Interim Agency Director
BY: Shawna Purvines, Deputy Director and Devin McNally, Associate Planner
SUBJECT: Placer County Housing Program Update

ACTION REQUESTED

1. Receive a presentation on the County’s Housing Program including a mid-year report on the 2021-2022 (July 1, 2021 through June 30, 2022) Annual Housing Program Work Plan.

BACKGROUND

On April 4, 2017, the Board of Supervisors (Board) expressed support for implementing a variety of housing strategies—a "menu"—that could be adapted based on need. On August 8, 2017, the Board 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 September 28, 2021, the Board approved the fifth Work Plan.

To implement the Work Plan, the County Executive Office developed a multi department multidisciplinary “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 2021-2022 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

- Affordable Housing
 - The Housing Development Advisory Taskforce, comprised of nine volunteer community members, each with unique expertise in housing, has met five times since July 2021 and has reviewed over 25 parcels that have potential for being developed to accommodate affordable/multifamily housing. Appointed by the Board in June 2021, the taskforce was formed to identify sites and consider proposals for affordable housing construction in Placer County. The taskforce convenes regularly to review these potential sites and determine if they merit consideration of the Board.
 - Construction is complete on Meadow View Place, a 56-unit multifamily apartment complex located near Schaffer's Mill in Truckee. Of the total units, 35 units (64%) are restricted to 50% or less of Area Median Income (AMI) households and 20 units (36%) are restricted to 60% or less of AMI households. Units are currently available to rent.
- Accessory Homes Program
 - From July 1, 2021 through February 17, 2022, the County received 70 applications and issued 57 building permits, and 31 accessory homes were constructed.
- First Time Homebuyer Assistance
 - The County hosted six webinars in November and December 2021 to promote the First Time Homebuyer Assistance Program and Workforce Housing Preservation Program. The webinars reached 84 individuals spread throughout east and west Placer County.
 - The Workforce Housing Preservation Program was launched in July 2021. Currently, 12 qualified applicants are searching for homes to purchase and the County is working to bring more lenders on board who are familiar with the program. Additionally, the program was recently updated to provide 16% or \$150,000 maximum of down payment assistance compared to the previous 15% or \$100,000 maximum.
- COVID-19 Assistance to Placer Businesses and Families
 - The Tenant Based Rental Assistance Program closed out in September 2021. The program provided a total of \$520,969 in rental assistance to 55 households affected by COVID-19.
 - Placer County's Emergency Rental Assistance Program was recognized by California State Association of Counties' Challenge Award in December 2021. The program provided more than \$10.2 million in cash assistance to 820+ households struggling to pay rent due to the pandemic.
- Policy and Code Updates
 - The State Housing and Community Development Department (HCD) provided the County with a letter in August 2021 affirming that the 2021–2029 Housing Element Update the Board adopted in May 2021 was in full conformance with State Housing Element law. Placer County was the first jurisdiction in the Sacramento Area

Council of Governments (SACOG) Region to have its 2021–2029 Housing Element adopted by the May 15, 2021 deadline and the first SACOG jurisdiction to receive the HCD affirmation letter.

- Since the Affordable Housing and Employee Accommodation Ordinance/Fee became effective on January 1, 2021, over 50 residential project applications have been reviewed to determine whether the project is subject to the new ordinance and fees. 13 building permits were assessed an Affordable Housing Fee for a total of \$82,505 fees paid (through January 2022). All fees collected shall be placed in the Placer County Housing Trust Fund to be used for the purposes of providing affordable and employee housing according to the Housing Trust Fund Program Guidelines the Board adopted in June 2021.
- The Board approved a reduction in the Tahoe Transportation fee amount for nearly all land use types in December 2021. The fee was reduced from \$5,440 to \$3,528 per dwelling unit equivalent. The Board also approved a 50% reduction in fees for deed-restricted affordable housing projects in the Tahoe Transportation Fee District. The new fee rate took effect on February 14, 2022.
- Senate Bill 9, which became effective on January 1, 2022, requires local governments to grant ministerial or by-right approvals of urban lot splits and two-unit developments. County staff created a number of informative outreach materials, including a new [webpage](#) for the public to learn more about SB 9, and also established a thorough application process for property owners interested in splitting a lot. Staff is considering updates to the Placer County Code as part of the bill's implementation.
- Funding
 - The County was awarded \$337,000 from the SACOG Green Means Go grant program to develop multimodal transit and encourage housing development in the County's identified Green Zones. The County is using the funds to refresh the Auburn Bowman Community Plan and complete a master plan for the Bowman area.
 - \$8 million of American Rescue Plan funds were allocated to Placer County for infrastructure improvements that will help accelerate affordable housing.
 - The County awarded Housing Trust Placer a Housing Trust Fund Grant of \$1 million to help meet affordable housing needs in Placer County.
- Housing Element Implementation and Reporting
 - The kick-off meeting for the 2021–2029 Housing Element was held in September 2021. The updated Housing Element includes 49 total Implementation Programs of which 28 are new programs. Seven county departments are responsible for implementing the programs. HCD requires annual progress reports to be submitted by April 1st of each year. County staff completed the report for 2021 which is being presented to the Board on March 22, 2022.
 - Staff completed and submitted all required grant management and other State required housing reports.

- Staff completed full repayments on housing loans that matured in 2021.
- Homeless/Transitional/Supportive Housing
 - The County received \$1.4 million in State Homekey funding to purchase a 14–unit motel in North Lake Tahoe, now called “Brown Bear Studios.” In partnership with AMI Housing, the property will provide housing for homeless individuals.
 - Project Roomkey has been operating in Roseville with great success. The program is designed to secure temporary housing in shelters and hotels for those most at risk during the COVID-19 pandemic. Currently 396 clients have been served and 94 people have been housed upon exiting the program.

Notable Projects in Progress

- Regional Planning and Collaboration
 - The County joined the Tahoe Truckee Workforce Housing Authority in July 2021 to assist with the development of local workforce housing.
 - On January 11, 2022, the Board authorized staff to move forward with an update to the Auburn Bowman Community Plan as part of the implementation of SACOG’s Regional Early Action Planning (REAP) Program.
 - In 2020, Placer County was awarded \$365,000 for a Sustainable Transportation Planning Grant from Caltrans (SB1). The Placer County Mobility and Infill Acceleration Study officially kicked off in June 2021. The study is to promote the reduction in greenhouse gases and create multi-modal transit connections that support housing in infill areas. The study has already identified multiple case study areas within the County, and public outreach is expected to begin in Spring 2022.
- Affordable Housing
 - Development of the Dollar Creek Crossing site into 150 units of affordable rental and homeownership housing is underway. The project description is currently being finalized for environmental review. The project is funded by \$2.5 million the County was awarded through the State’s Permanent Local Housing Allocation grant program.
 - The County is collaborating with the California Tahoe Conservancy (CTC) to purchase a 1.5-acre parcel that CTC owns in Kings Beach to potentially develop achievable affordable housing (up to 15 dwelling units per acre).
 - Construction is continuing on Hopkins Village, a 40–unit for–sale development for local workers in the Tahoe–Truckee region who earn 180% of the AMI. Twelve buyers are currently in contract to purchase homes in early summer 2022.
 - Infrastructure improvement construction will begin on the 26–unit Gateway Commons housing developing in Summer 2022. Staff is negotiating an agreement with the developer that require units to be offered to local workforce housing making 150% or less of the AMI before they can be sold at market. The development is expected to be completed in late 2023.

- Auburn Cohousing’s LLC has been authorized to move forward with a 35–45 unit cohousing development to be built along Atwood Road. Half of the units are targeted toward seniors and the other half toward families.
- Construction is nearly complete on the Mercy Housing Project at the Placer County Government Center in Auburn. Recently the affordable housing development received its occupancy permit, and a ribbon cutting ceremony is expected in the near future.
- Policy and Code Updates
 - The Housing-Related Zoning Text Amendments will be brought before the Board as an informational item on May 10, 2022.
 - Staff is currently working on establishing a credit transfer program for affordable and workforce housing.
- Funding
 - The County is applying for State Community Development Block Grant for additional COVID-19 Business Assistance up to \$1.5 million in support of affordable housing and economic development.
 - The County submitted an application to HCD’s CalHome Program for a First Time Homebuyer grant for additional second mortgage assistance up to \$770,000 in support of affordable housing.
 - The County submitted an application for the new State-funded Prohousing Designation program to receive additional points towards future grant applications. The application is currently under review from the state.
- Placer County Government Center
 - Predevelopment activities are currently underway for the Placer County Government Center master plan update. The update hopes to create the opportunity for government and community to coexist by creating additional housing opportunities and a hub of agriculturally-focused retail.

Since 2010, the County has provided over \$26 million in housing assistance and supported the creation of over 466 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 Placer County’s share of the 2021–2029 Regional Housing Needs Allocation (RHNA) which is 7,854 units by May 2029. State law requires the Housing Element to “identify sites that can be developed for housing within the planning period and that are sufficient to provide for the

jurisdiction's share of the regional housing need for all income levels" (Government Code Section 65583.2(a)).

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

As an administrative activity that will not result in any physical changes in the environment, this action does not constitute a project under the California Environmental Quality Act (CEQA).

FISCAL IMPACT

The FY 2021–2022 Housing Program Work Plan is funded from several sources, including the General Fund, state funds, and private grants. The total Work Plan budget of \$2,947,081 is included in the FY 2021–2022 budget. No budget amendments are anticipated at this time.