

Placer County Housing Forum

Placer Community Foundation and County of Placer

Placer County Government Center

March 20, 2018

Questions and Comments:

- Look at Fresno tiny homes ordinance
- What are fee costs for a housing unit in the County?
 - Scale fees based on size of unit
- What is being done to move approved projects forward?
- Love the tiny house idea, but there is a need for places to put them.
- Need to reduce the cost of producing lots to build houses on
 - Increase the supply
 - Reduce fees and other costs to developers
- Want sliding scale for fees based on size of units, rather than flat rate, to encourage smaller, more affordable units.
- Create incentives for multifamily development?
- How can you get multiple units on a single parcel that has single-family zoning?
- Need single-level homes for seniors.
- Create a program for financing to help people build second units.
- Need to address onsite parking needs of higher-density housing types.
- It is difficult for multifamily rents to support cost of constructing multifamily housing, but it is getting closer. However, affordable housing requirements will reduce revenue and make it harder for developers to achieve feasibility to produce new multifamily units.

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New York City

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- Look for innovative construction types and technologies:
 - Pre-fab concrete
 - 3-D printing of houses (Ikon)
 - Shipping containers
 - Modular construction
 - See Catera (Phoenix developer) project in Rocklin as example
- Setback requirements should be addressed for 2nd units.
 - Garage and studio conversions to housing units should be encouraged.
- Don't rezone multifamily land – it is in short supply already
- County has a 10% affordable housing requirement for large projects and for General Plan Amendment requests
- Duplexes and Triplexes should be encouraged, because they can provide more affordable units and also provide an income opportunity for an owner who lives in one unit and rents the others.
- Rocklin and Roseville have good examples of different housing types.
- Rocklin rezoned a K-Mart property for housing – look for opportunities to housing in commercial areas.
- Duplexes for ownership on corner lots were a good model to get affordable units into single-family neighborhoods.
- Duet homes for seniors by Eskaton are a good model to look at.
- Need to look at transportation support for new housing developments.
- Many areas of the county are on septic and wells and that is a challenge for introducing higher density housing, such as 2nd units, granny flats, etc.
- There are financing challenges for innovative housing types – banks reluctant to lend.
- Shorten planning and permitting time for new housing
- Consider housing types suitable for multigenerational households.
- Is current affordable housing in-lieu fee too low?

- County is working to update its policy regarding in-lieu fee – expect updates by end of FY 17/18
- County should invest its own money in housing development, because it will benefit from new taxes.
- Consider allowing duplexes on single-family lots, since this is not much different than a primary residence and a 2nd unit on one lot.
- Rezone commercial lots for residential use – there are defunct commercial centers near existing transit lines. New housing can help to reinvigorate the commercial that remains in these areas.
- A major barrier is neighbors who oppose housing development. Need to do work up front with community outreach, to pave the way for approval of housing developments.
- Tiny homes could be a way to quickly introduce adaptations of housing policy.
- Co-housing in rural areas
 - Mental health of residents is more important than putting housing at transportation hubs
 - Offer seniors housing types that are similar to what they are used to living in – this will encourage them to move out of their large homes and make them available for families
- Allow composting toilets as a solution to lack of community sewer systems in rural areas.
- Create a new category of zoning to introduce innovative housing types in an area that is away from established neighborhoods.
- Need to pay attention to needs of mentally ill and homeless. Create flexibility for developing small infill sites with small units. Integrate housing for the mentally in neighborhoods so that their neighbors can help look after them.
- Second units and tiny houses as possible homeless housing.
- Lack of transit is a barrier; availability of transit is an opportunity.
- Design multifamily/higher density housing to look like single-family homes, to gain acceptance.

Comments received

- Eliminate the option to pay in lieu fees, and require developers to build affordable units.
- Opportunity to develop pocket co-housing units on Ag land west of Bell Road. Pocket zoning is a great idea.
- County should take lead in permitting alternative waste treatment solutions – composting, incinolet toilets, etc.