

PLACER COUNTY
COMMUNITY DEVELOPMENT GRANTS AND LOANS
MEMORANDUM

TO: Honorable Members of the Board of Supervisors
FROM: Richard E. Colwell, Chief Assistant CEO–Redevelopment Director *REC*
James LoBue, Deputy Director
DATE: January 8, 2008
SUBJECT: Adopt Two Resolutions Accepting as Complete Two Planning and Technical Assistance Studies – (1) the Affordable Housing Development Incentive Study and (2) the Newcastle-Ophir Business Development Strategy.

ACTION REQUESTED: Adopt two resolutions accepting as complete two Planning and Technical Assistance (PTA) studies – (1) the Affordable Housing Development Incentive Study and (2) the Newcastle-Ophir Business Development Strategy.

BACKGROUND: In 2005, Placer County applied for two Community Development Block Grants (CDBG) to conduct two PTA studies. These studies are now complete. One study is for Housing and the other is for Economic Development. The Housing study identified potential incentives for affordable housing developers, which are listed in the report’s executive summary. These incentives include more flexible site design standards, adopting an infill strategy, and adoption of an overlay zone designation for certain parcels where affordable housing is to be encouraged. This study was conducted by Pacific Municipal Consultants. The Economic Development study has two parts. Part one developed a plan for maintaining facilities, such as the gazebo in the Marshall Square area of Newcastle. The study concluded that the best way to accomplish this was to annex the area into the County Park System. Part two was the development of a business improvement strategy for the Ophir area. The Ophir study focused its analysis on the feasibility of a sewer improvement system for the north side of Interstate 80, in the Ophir area. Both parts of the Economic Development study were conducted by the Placer County Facilities Services Department. The State requires these studies to be accepted by the local governing body at a noticed public hearing.

FISCAL IMPACT: There will be no impact on the General Fund. CDBG is Federal money passed through the State.

ENVIRONMENTAL IMPACT: The environmental review of these projects was conducted as part of the grant application process. There was a Finding of Exemption from the National Environmental Policy Act as well as from the California Environmental Quality Act.

RECOMMENDATION: Adopt two resolutions accepting as complete two PTA Studies – (1) the Affordable Housing Development Incentive Study and (2) the Newcastle-Ophir Business Development Strategy.

Attachment: Resolution
Affordable Housing Development Incentive Study
Newcastle-Ophir Business Development Strategy

STUDIES FOR REVIEW ONLY AT
THE CLERK OF THE BOARD

cc: Karin Schwab, Deputy County Counsel

Before the Board of Supervisors County of Placer, State of California

In the matter of:

Accept as complete the Planning and Technical Assistance
Study–Newcastle-Ophir Business Development Strategy.

Resol. No:.....

Ord. No:.....

First Reading:

The following Resolution was duly passed by the Board of Supervisors

of the County of Placer at a regular meeting held _____

by the following vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Attest:

Chair, Board of Supervisors

Clerk of said Board

WHEREAS, a public hearing was held on January 8, 2008 to provide citizens an opportunity to comment and be informed of the completion of the Community Development Block Grant Planning and Technical Assistance (PTA) grant study–the Newcastle-Ophir Business Development Strategy.

WHEREAS, the Board of Supervisors received and accepted this PTA Study.

WHEREAS, commercial revitalization is necessary within the unincorporated area of Newcastle and Ophir to ensure healthy local economic development and to provide jobs for target income residents.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of the County of Placer that the Chief Assistant CEO–Redevelopment Director, or designee, shall be authorized and directed to complete whatever steps are necessary to finalize this PTA grant study.

Before the Board of Supervisors County of Placer, State of California

In the matter of:

Accept as complete the Planning and Technical Assistance
Study—the Affordable Housing Development Incentive Study.

Resol. No:.....

Ord. No:.....

First Reading:

The following Resolution was duly passed by the Board of Supervisors
of the County of Placer at a regular meeting held _____

by the following vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Attest:

Chair, Board of Supervisors

Clerk of said Board

WHEREAS, a public hearing was held on January 8, 2008 to provide citizens an opportunity to comment and be informed of the completion of the Community Development Block Grant Planning and Technical Assistance (PTA) grant study—the Affordable Housing Development Incentive Study.

WHEREAS, the Board of Supervisors received and accepted this PTA Study.

WHEREAS, affordable housing developers need strengthening of the incentives to produce housing for all income ranges, particularly low-income and very low-income households.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of the County of Placer that the Chief Assistant CEO—Redevelopment Director, or designee shall be authorized and directed to complete whatever steps are necessary to finalize this PTA grant study.

