



BOARD OF SUPERVISORS

William Powers, 1st District

Robert A. Meacher, Chairperson, 2nd District

William N. Dennison, 3rd District

Rose Comstock, 4th District

Ole Olsen, 5th District

**AGENDA FOR SPECIAL MEETING OF JULY 31, 2006 TO BE HELD AT 1:30 P.M. IN THE
BOARD OF SUPERVISORS ROOM 308, COURTHOUSE, QUINCY, CALIFORNIA**

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AGENDA

REASONABLE ACCOMMODATIONS: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting please contact the Clerk of the Board at (530) 283-6170. Notification 72 hours prior to the meeting will enable the County to make reasonable arrangements to ensure accessibility to this meeting

1. ROLL CALL

2. PUBLIC COMMENT OPPORTUNITY

Matters under the jurisdiction of the Board, and not on the posted agenda, may be addressed by the general public at the beginning of the regular agenda and any off-agenda matters before the Board for consideration. However, California law prohibits the Board from taking action on any matter which is not on the posted agenda unless it is determined to be an urgency item by the Board of Supervisors. Any member of the public wishing to address the Board during the "Public Comment" period will be limited to a maximum of 5 minutes.

3. 1:30 P.M. BOARD OF SUPERVISORS

Workshop of the Board of Supervisors regarding establishing Development Impact Fees in Plumas County.

4. Purpose of Workshop – Tom Bandy, PMC

a. PMC is preparing an impact fee program for Plumas County

5. Impact Fee - Donna Snider, PMC

a. Proposed Impact Fee/Options

b. Other Jurisdictions Fees:

i. Flat rate vs. Variable rate fee

ii. Fee deferrals and fee waiver options

6. Housing Profile - Jim Carney, PMC

a. Median housing price trends (new/resale)

b. Median Income and affordability

c. Income/Price Affordability Gap

7. County Departments Overview - David Keller,

a. Plumas County Housing Authority

i. What is the County currently doing to address affordable housing.

ii. Programs being offered to low and very low income levels below 80% of the area median income.

8. Moderate-Income Housing (80% -120% of median income) – Jim Carney, PMC
 - a. What programs are available.
9. Other Options – Jim Carney, PMC
 - a. Money Options
 - i. Deferral/Waiver of Impact Fee on moderate- and lower-income homebuyers
 - ii. Housing Fee (Additional fee based on housing building permits that would be placed in a Housing Trust Fund)
 1. What is a Housing Trust Fund.
 2. How does a Housing Trust Fund finance homebuyer assistance.
 3. Housing Trust Fund administration considerations
 - iii. In-Lieu Fee – alternative to building affordable units
 1. Advantages
 2. Disadvantages
 - iv. Land Dedication Option (Developers dedicate land instead of paying a fee)
 - v. Mixed-Income Housing – Housing developers would be required to build moderate- to low-income units on-site or off-site
 - vi. Nonresidential Linkage Fee (Additional fee based on commercial building permits that would be placed in a Housing Trust Fund)
 - b. Non-money Options
 - i. Second Units
 - ii. Density Bonuses
 - iii. Employer provided housing
 10. Follow up – Next Steps – Board of Supervisors
 - a. Adopt the Impact Fee program as proposed, or
 - b. Adopt a modified impact fee program
 - c. Work with housing and economic development staff to explore additional program to reduce the cost of housing for working families.