

TO: El Dorado County Board of Supervisors
FROM: Doug Nowka, Interim Director of Human Services
DATE: August 21, 2007
SUBJ: Measure HO-C Staff Report Version II

On August 14, 2007 Human Services and Development Services along with PMC Consultants presented to the Board of Supervisors an update on the progress made in meeting the goals of General Plan Housing Element Measure HO-C. PMC Consultants presented the results of their Final Options Report on potential affordable housing policies, and members of the Housing Task Force provided feedback on the Options Report. In addition, Staff presented Task Force recommendations in the development of affordable housing to the Board.

Your Board received and filed the Final Options Report from PMC Consultants, and asked that utilizing the Affordable Housing Option Report as a tool, staff return to the Board with:

- Constraints maps identifying available land suitable for affordable housing
- Recommendations for the formation of an advisory committee, including the composition (makeup and numbers) and responsibilities
- A list of clearly identified current barriers and efforts pertaining to same

Constraints Maps

Maps will be displayed at the Board Chambers the morning of the Board meeting identifying available land with overlays indicating potential constraints and barriers to affordable housing.

Current Barriers and Potential Incentives

Barriers

Cost of Development

- Land costs
- Limited or no infrastructure
- Fees – TIM, EID, Schools, Parks, Etc.

Uncertainty and delays in processing of projects

Lack of redevelopment project areas

State and Federal mandates of development in proximity to services and amenities

Transportation – proximity of development to available resources

Limited design flexibility thru Design Improvement Standards Manual (DISM)

Lack of Density Bonus Ordinance

Incentives

- Creation of fee deferrals, reductions and/or waivers
- Offer graduating fee scales/fee relief for smaller units
- Provide Priority Processing for Affordable Housing Projects

- Allow Mixed Use Development via Ordinance or guidelines
- Provide relief to developers:
 - ✓ Reduction in parking requirements
 - ✓ Flexibility in Agricultural setbacks
 - ✓ Flexibility in 30% Open Space requirements
 - ✓ Flexibility in 30% slope properties
 - ✓ Flexibility in Oak mitigation
 - ✓ Flexibility in Wetland setbacks
 - ✓ Encourage flexibility and creative designs improving construction affordability and feasibility in the implementation of the Design Improvement Standards Manual (DISM)

Current Efforts to Mitigate Barriers

Mixed Use Development - Staff will be bringing back to the Board of Supervisors this fall an update on the progress made in implementing a Mixed Use Development land use designation.

Affordable Housing TIM Fee Offset Program – Traffic Impact Mitigation Fee Offset Program documents have been reviewed and approved by County Counsel. Expected rollout is Fall/Winter 2007, staff are in final stages of submission of program guidelines, developer application, and procedure manual handout to the Chief Administrative Officer for further action.

Density Bonus Ordinance - Currently the County defaults to the State law. Planning Services staff will be presenting a draft Density Bonus Ordinance this fall to the Planning Commission. This Ordinance would allow for an incentives based program for developing affordable units.

Redevelopment Project Area Study - Consultant has completed a review of possible Redevelopment Project Areas. Human Services and Development Services staff met with the Consultant for initial review and discussion of findings. Consultant is refining a draft study and will bring back the final study in the fall. Staff will be reviewing findings to determine a proposed course of action.

Land Trust – Measure HO-K of the Housing Element states the County will establish a housing trust fund as a flexible, locally controlled source of funds dedicated to meeting local housing needs. Human Services, Development Services, and General Services are working to identify a process for putting a Housing Trust Fund in place. Anticipated completion is April 2008.

"Fast-Tracking" Affordable Housing and Employment Generating projects - Development Services has prepared a draft process, which has been shared with the BIAC outlining a 2 step process. First step is to identify what changes can be made immediately to fast track these types of projects. The second step is to establish a process improvement team that includes participation by the BIAC, EDAC and Housing Taskforce to identify where modifications to existing policies, procedures and ordinances can be made to achieve county goals and objectives.

Housing Element Update - To be completed by June 2008. This will include proposed revisions of current policies and implementation measures for meeting housing needs in El Dorado County.

Dedication of Staff - Development Services will be dedicating staff that will be assigned to Affordable Housing projects and programs. Human Services recently hired staff in order to facilitate and achieve the goals set forth in the Housing Element, which includes affordable housing projects and programs.

Exemption for Oak Woodland Management Plan (OWMP) - Development Services is seeking exemption from OWMP for Affordable Housing Projects

Amendment to Policy 2.2.3.1 - 30% Open Space Requirement – Development Services Staff are working with the Planning Commission to develop alternatives to the mandatory 30% open space requirement to provide greater flexibility for infill and affordable housing projects. A workshop is scheduled for August 23, 2007. The Planning Commission and Board of Supervisors plan an amendment for consideration in early 2008.

Formation of an Advisory Committee

By definition, a commission is a body of persons acting under lawful authority to perform certain duties; the authority given an agent or agency to act for another or others. A committee is a group of people chosen to investigate, report, or act on a matter; as designated. A committee would bring recommendations of the group back to the Board for final decision by the Board of Supervisors.

There is a Housing Advisory Commission Ordinance in place under Chapter 17.80 of the Zoning Ordinance. This Ordinance was developed in 1982, attached as Exhibit A.

Staff recommends the formation of a Housing Advisory Committee consisting of eleven (11) members appointed by the Board of Supervisors.

Housing Advisory Committee makeup

- (1) Affordable Housing Advocate
- (1) Affordable Housing Developer
- (1) Large Residential Developer (50+ units)
- (1) Small Residential Developer (less than 50 units)
- (2) Consumers of Affordable Housing
- (1) Real Estate Representative
- (1) Building Industry Representative
- (1) Representative from the residential finance/loan industry
- (1) Employer Representative to assure available workforce housing
- (1) Architectural and/or Engineering Firm Representative

The Chief Planning official, Senior Planner, Housing Authority Manager and other appropriate county staff representatives shall serve as ex-officio members.

Staff recommends that the Housing Authority Manager be authorized to seek qualified members of the Advisory Committee through standard recruitment efforts and bring those recommendations back to the Board for appointment.

Housing Trust Fund Information

Exhibit B to this Staff Report provides information relative to the concept of a Housing Trust Fund, what administering a housing trust fund involves, who should/could administer the trust fund, and board membership.

Additionally, the Chief Administrative Officer has requested a meeting for inter-departmental parties to meet to discuss the concept of a multi-faceted trust fund encompassing more than just housing. This meeting will take place in the very near future and will include County Counsel.