

El Dorado County 2008 Housing Element Update BOS Workshop

Sponsored by:

- Planning Services**
- Human Services**

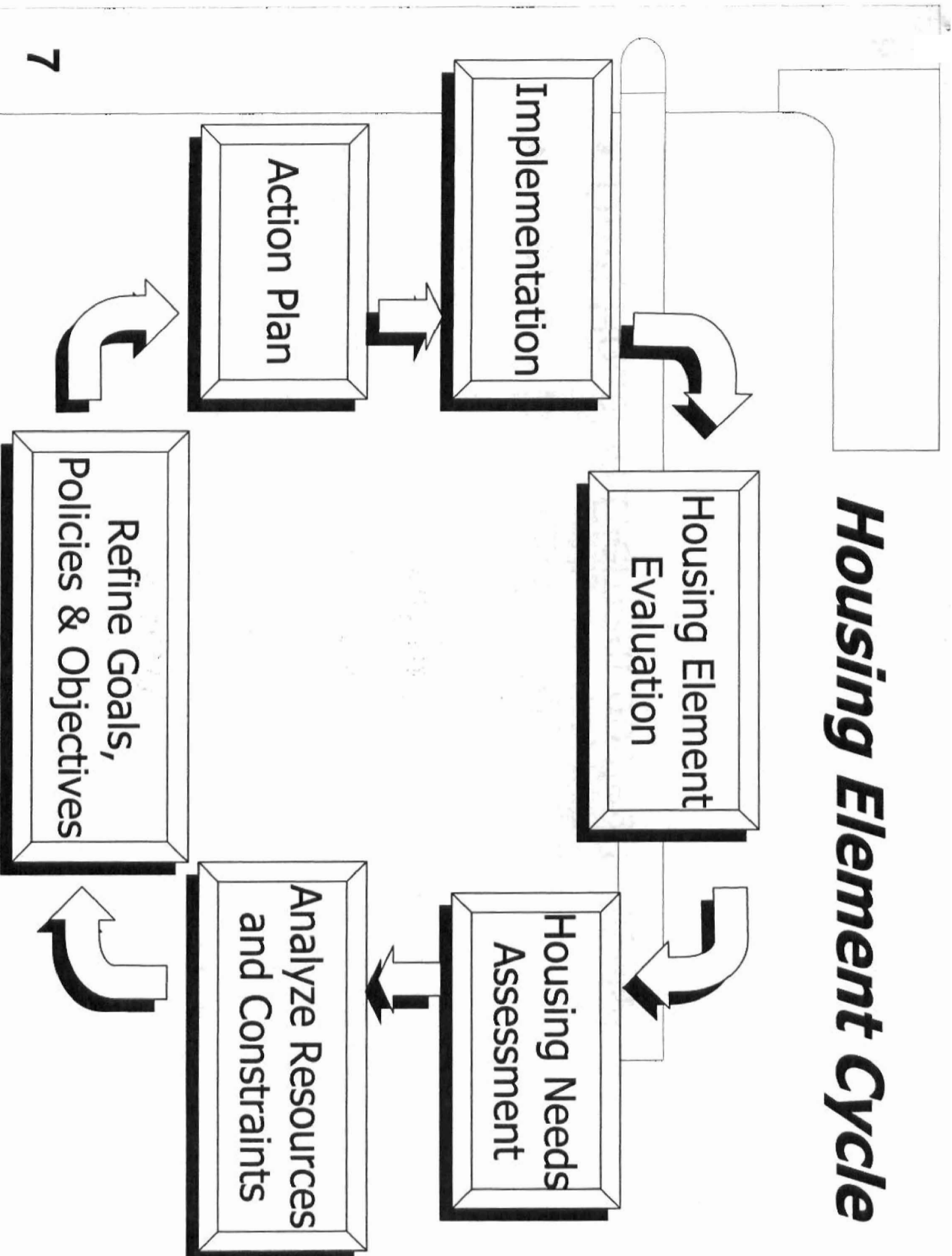
Housing Element Overview

- Part of the General Plan
 - A Housing Element is one of seven mandated elements of a County General Plan [Gov. Code §65302(c)]
- 2008 update required by state law
Review by State HCD – “Certification”
- Regional Housing Needs Assessment & Vacant Land Inventory

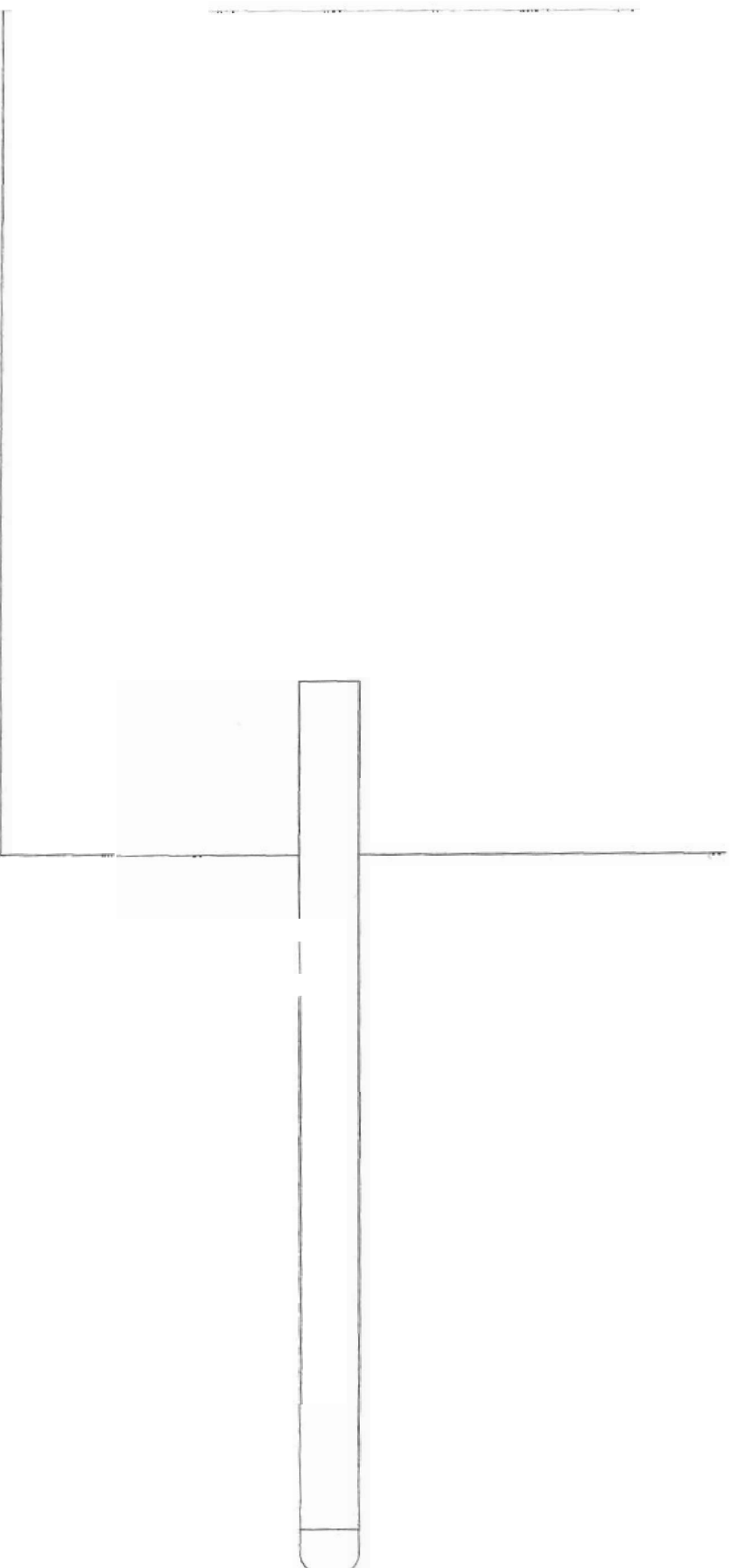
Key Housing Element Requirements Cont.

- Provide for a variety of housing types:
 - Multi-family (duplex/triplex/apartment)
 - Single Room Occupancy
 - Employee housing
 - Second units (granny flats)
 - Transitional housing & homeless shelters
 - Manufactured housing

Housing Element Cycle



Regional Housing Needs Assessment (RHNA)



Regional Distribution & SACOG Allocation

- **California Department of Finance**
- **California Department of Housing and Community Development (HCD) determines regional housing needs**
- **Sacramento Area Council of Governments (SACOG) distributes allocation to each community based on income level**
 - **Six-county region**
 - **El Dorado, Placer, Sacramento, Sutter, Yolo & Yuba**
 - **Includes Tahoe Basin**
 - **Includes all incorporated cities within each county**

Housing Needs 2006-2013 (Number of Housing Units)

	Very Low	Low	Moderate	Above Moderate	Total
Placerville	50	56	75	207	388
South Lake Tahoe	9	9	9	191	218
Unincorporated - East Slope	171	130	100	169	570
Unincorporated - West Slope	2,242	1,466	1,412	2,354	7,474
County - All	2,472	1,661	1,596	2,921	8,650

Source: Sacramento Area Council of Governments.

RHNA Income Categories

El Dorado County 2008

County Median Income = \$71,000	Income Limits	Affordable Rent	Affordable Price (est.)	Median Home
Very Low (<50%)	\$35,500	\$888	\$136,850	as of Jan. 08
Low (51-80%)	\$56,790	\$1,420	\$218,950	
Moderate (81-120%)	\$85,200	\$2,130	\$328,400	\$420,000
Above Mod (>120%)	\$85,200+	\$2,130+	\$328,400+	

Assumptions:

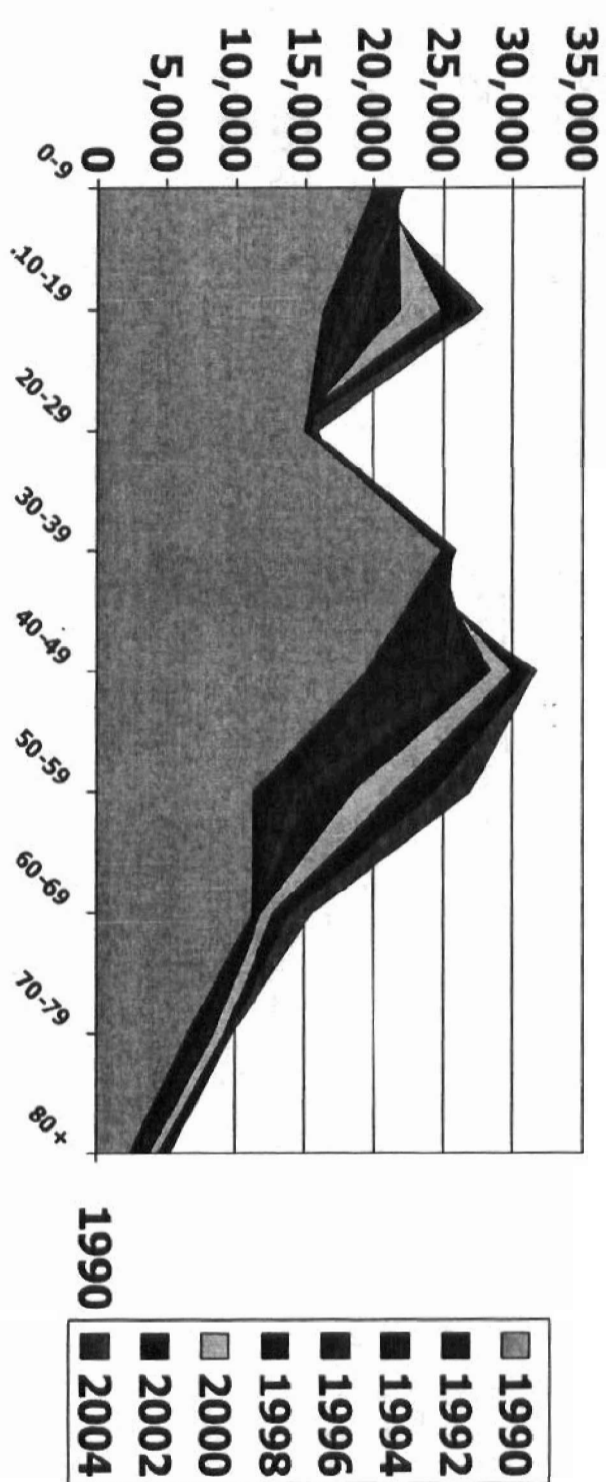
Based on a family of 4

30% of gross income for rent or 35% PITI

3% down payment, 6.5% interest, 1.45% taxes & insurance

Source: Cal HCD; EDCPHA

El Dorado County Population Wave



How is the County Doing?

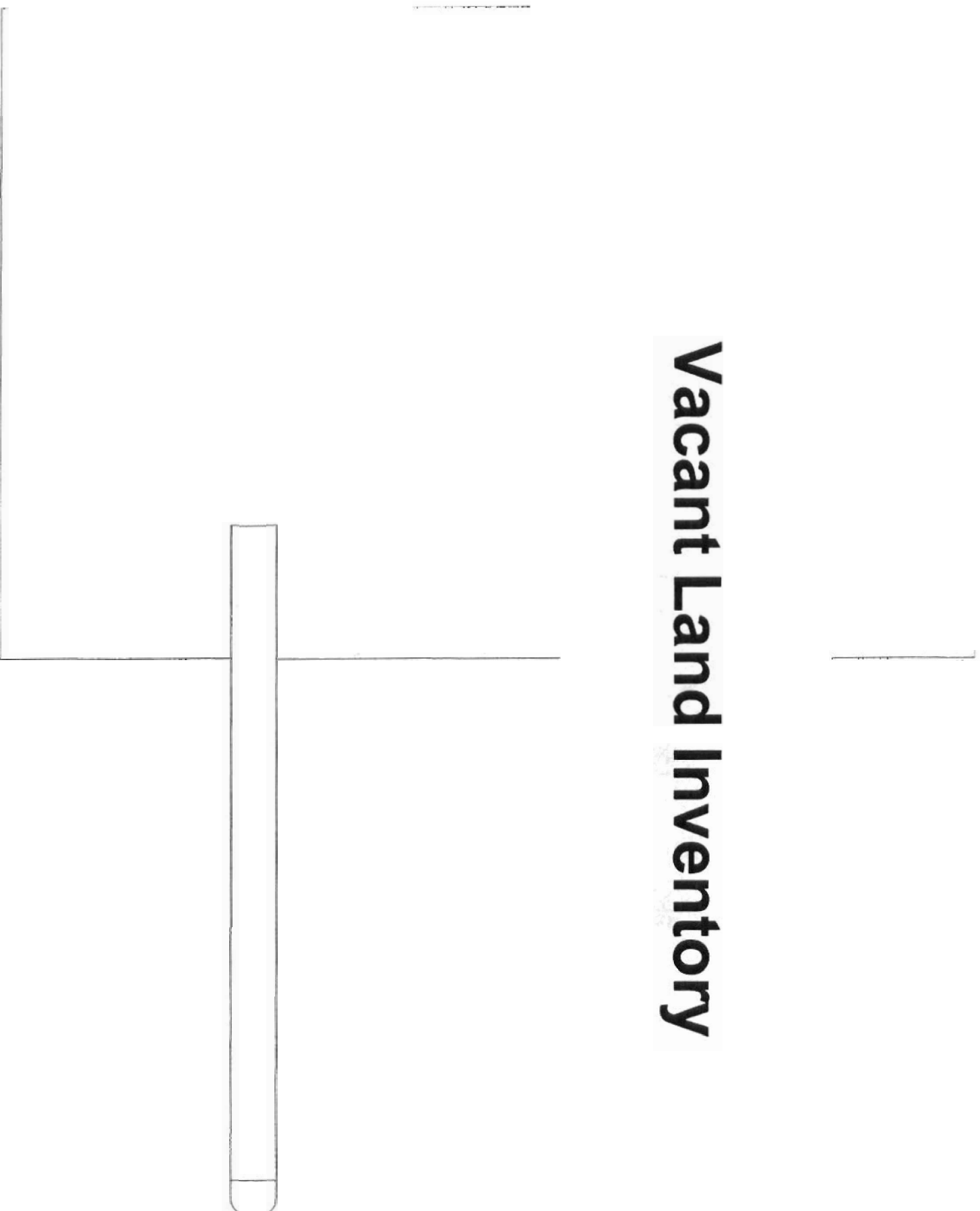
	2004 General Plan	Actual 01/2001 - 12/2007	% of Expected Outcome
EDC Allocation 2000-2007 (per RHNA)	9,994	11,109	111%
Units by Partnerships with Private Agencies	400	368	92%
Second Dwelling Units	300	443	147%
Hardship Mobile Homes	500	405 New 112 Renewal	81% 103% (New and Renewal)
First Time Home Buyers	50	12	24%
Section 8 Assistance	100% of Lease Up	100% of HUD Allocation	100%
Weatherization	800	955	119%
Code Enforcement	300	1,585	528%

Housing Measure Progress

Housing Element Implementation Program:

- 41 total Housing Element Implementation Measures
 - 25 Completed
 - 17 In Progress
 - 9 included with Zoning Ordinance Update

Vacant Land Inventory



Land Inventory Summary

	Income Category			
	VL/L	Mod	Above	Total
Units approved or under construction	103	26	1,322	1,451
Vacant land - West Slope residential	1,762	0	21,900	23,662
Vacant land – West Slope com/mxd use	5,613	1,547	0	7,160
Vacant land – Tahoe Basin residential	299	0	570	869
Vacant land – Tahoe Basin com/mxd use	0	1,206	0	1,206
Potential second units	255	0	0	255
Subtotal	8,032	2,779	23,792	34,603
RHNA (net 2008-2014)	3,906	1,510	1,226	6,642
Surplus (Deficit)	4,126	1,269	22,566	27,961

Source: El Dorado County Development Services Dept., 2/2008

Proposed Revisions to the Housing Element

- Policies
 - Ag Employee Housing
 - Preservation of At-Risk housing
- Implementation Measures
 - Develop and Adopt an Incentive Based policy to encourage Affordable Housing
 - Working with other County agencies (EID, Fire etc); study fiscal, policy and environmental constraints, community facilities, and adequate public services to ensure a sufficient supply of suitable sites is maintained.
 - Review and Update of current mapping for residential development
 - Implement a programs to encourage Mixed Use Development

How to Contact Us

- **By EMail:**

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- **By Fax:**

(530) 295-2598

- **By U.S. Mail:**

El Dorado County Planning Services

Attn: Community Housing Team

2850 Fairlane Court

Placerville, CA 95667

Frequently asked questions will be posted on the Planning Services website

www.co.el-dorado.ca.us/Planning/2008-2013HousingElementUpdate