



FAX

For: El Dorado County Planning Dept.
Community Housing Team

Fax number: 530 295 2598

From: Patti Uplinger
916 454 4005

Fax number: 4541099

Date: 2/28/08

Regarding: Chapter 6 H.E.

Number of pages: 3

Comments:

Please call if you
have any questions!



El Dorado County Planning Department
 Attn: Community Housing Team
 2850 Fairlane Court
 Placerville, CA 95667

Please return no later than February 29, 2008

Name: Patti Uplinger Housing Now

916 454 4005

Address: 1800 21st St. Suite 100

City: Sacramento

State:
CA

Signature:

Housing Now assists persons with developmental disabilities to locate affordable and accessible housing in ten counties including El Dorado County.

Locating affordable housing in El Dorado County is extremely difficult. There are people who are developmentally disabled who want to reside in this county however they are not able to because of the barriers to affordability.

Terminology throughout the HE document should be extremely low, very low, and low. If you are not going to indicate extremely low then I suggest that you have a glossary or statement of some kind that indicates extremely low are included in the same category as low. I strongly recommend saying extremely low however.

HO-1g, HO-1p, : These goals are good and should continue

HO-1r: I think there should be an outline of what the incentives are to encourage private development of affordable housing (AH). There needs to be incentives that developers cannot refuse!

HO-3a: This definitely needs to be stronger wording on this goal instead of *encourage* property owners to maintain subsidized housing. Maybe there should be a goal stated that if there is a multi-family development at risk that the owner must notify non-profit to take it over and if there is an offer then they **MUST** accept it.

H)-3i: I did not see how this is different than the above goal HO-3a

HO-3h: Conversion of multi-family housing to condos review impact on AH. **There should be a no net loss of AH if there is going to be a condo conversion. If this is a plan then the developer should have an additional plan to create more AH opportunities. If they don't then they cannot do the conversion.**

HO-4c: This is an interesting goal. I am interested in knowing the assessment from the last 5 years as to how developers did and if they in fact were able to not increase the costs for universal design. This is a good goal to have but again I would use a stronger word than encourage.

In addition to the above feedback these are some other points that I recommend be included in the El Dorado County Housing Element:

1. Adopt an Inclusionary Housing Ordinance requiring 15% of all new development to be affordable to low income people including 5% of all new housing as affordable to people with extremely low incomes (30% AMI).
 2. Adopt a housing trust fund that is financed by a fee on commercial development. The fund should be used to produce LI, VLI and ELI housing.
 3. a) Conduct a yearly analysis of the need for rehabilitation and preservation of the existing affordable housing stock.
 - b) Dedicate a percentage of local housing dollars for conversion, rehabilitation, and preservation of existing affordable housing. Funds used for substantial rehabilitation and conversion should be accompanied by legally binding agreements to ensure that the rehabilitated, converted, and preserved housing units remain permanently affordable.
 - c) Adopt a local notice ordinance that requires affordable housing developments to provide one year notice when the affordability of the development is about to expire.
 4. All affordable rental housing should be permanently affordable. Jurisdictions should explore options for permanent affordability in "for sale" housing including but not limited to land trusts and limited equity coops.
 5. Identify an adequate supply of land to meet the needs of LI, VLI and ELI households. This includes providing an adequate number of sites that are zoned multifamily and allow for multifamily development by right.
 6. All new development should be built using universal design.
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