



2013 Housing Element Update

Community Development Agency

Department of Development Services – Planning Services

Health and Human Services Agency

Housing, Community and Economic Development Programs

Agenda

- Housing Element Overview
- Process to Date
- Identify Key Issues
- Review Next Steps



Housing Element Overview

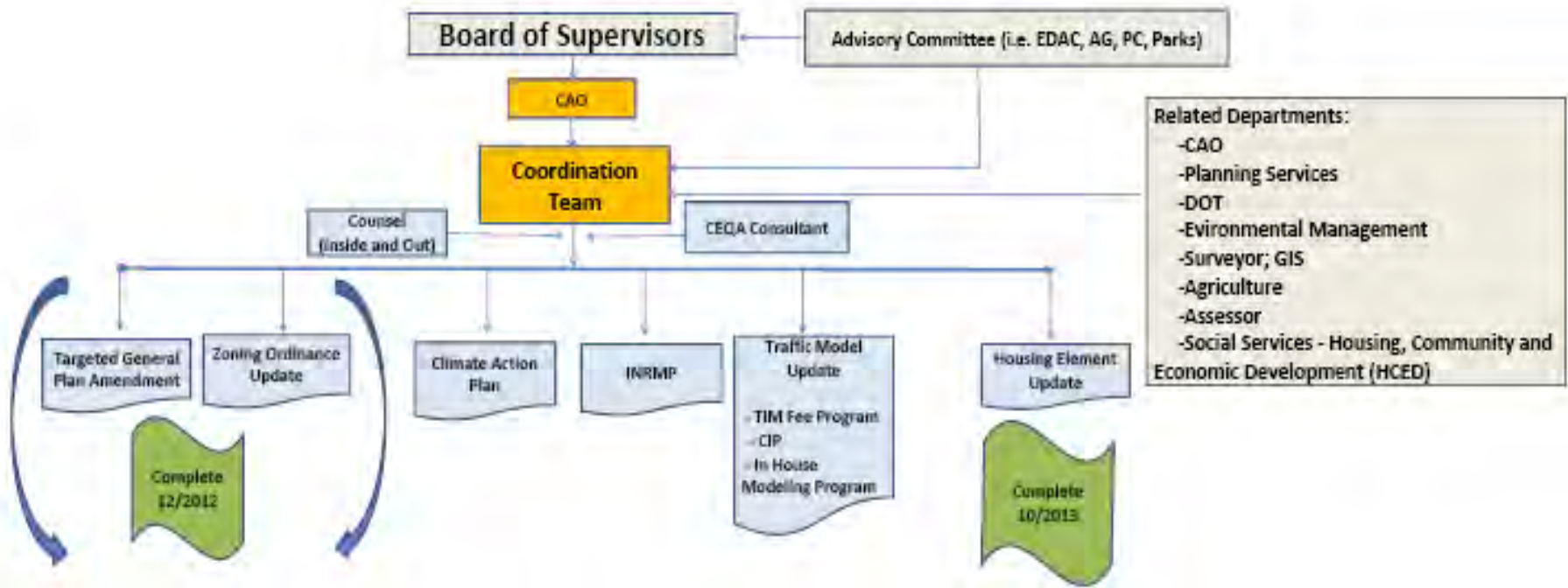
Process to Date

- ▶ Resolution of Intention 010-2012
 - Approved January 2012
- ▶ Incorporated Housing Element Update in Land Use Policy Programmatic Update (LUPPU) Project as a separate, but related process
 - Public Participation January 2012 to date
 - ▶ 14 Community Meetings
 - ▶ 4 Board of Supervisors Workshops
 - ▶ EDAC Regulatory Reform and Housing Advisory Ad Hoc Group Meetings
 - ▶ Planning Commission Workshop



Land Use Policy Programmatic Update (LUPPU)

Programmatic Approach



Housing Element Requirements

(Government Code Section 65585)

Maintain and improve the existing housing stock

Plan for growth needs and housing for all economic segments

Remove constraints to housing development (where feasible)

Include Fair Housing Laws

Provide for the development of a variety of housing types

Public participation

How is the County doing?

▶ Current Housing Element Period 2008-2013

- Forecast for all housing units was **7,474** including **3,708** very low/low income housing units for the west slope.
- **932** housing units were approved or constructed between 2008-2012, including **227** new affordable housing units.
- **12%** of the overall housing forecast was approved or built.



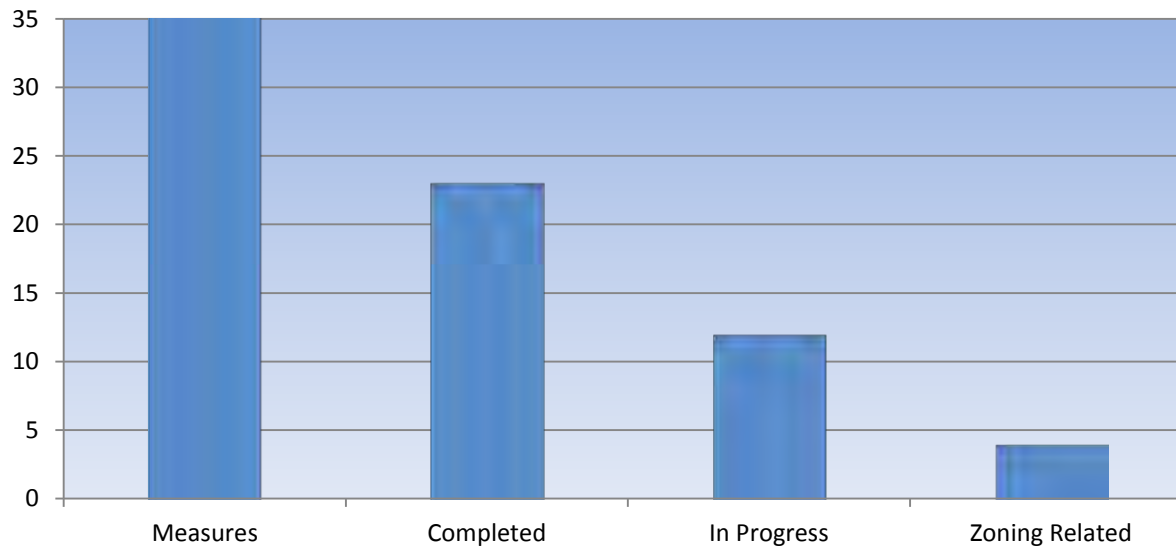
2008-2013 Housing Element available online:

<http://www.cedcgov.us/planning/genplan/housing.htm>

Housing Measure Progress

Housing Element Implementation Program:

- ▶ 35 total Housing Element Implementation Measures
 - ▶ 23 Completed or Ongoing
 - ▶ 12 In Progress
 - 4 included with Zoning Ordinance Update



County Participation in Housing Programs

- ✓ Housing Choice Voucher (Section 8) Rental Assistance Program
- ✓ Family Self Sufficiency Program
- ✓ Mortgage Credit Certificate Program
- ✓ Homeless Assistance
- ✓ Affordable Housing Fee Structure Program
- ✓ Family Unification Program
- ✓ TIM Fee offset program
- ✓ CDBG Program—Housing Rehabilitation
- ✓ HOME Housing Acquisition
- ✓ Economic Development Revolving Loan Fund
- ✓ Low Income Home Energy Assistance Program
- ✓ Emergency Housing Assistance Vouchers
- ✓ Affordable Housing Density Bonus Program

2013 Housing Element UPDATE

- Streamline review - State Department of Housing and Community Development (HCD)
 - ▶ Update only, not a complete rewrite
- Update must address legislative requirements
 - ▶ SB 375 – Changes to Housing Element Law (Gov't Code 65580)
 - ▶ SB 812 – Housing Needs of Persons with Developmental Disabilities (Gov't Code 65583)
- Update must address Regional Housing Needs Allocation (RHNA) numbers

Local Housing Planning Framework

▶ State and Federal Requirements

- ✓ Housing Element Law (enacted in 1969)
- ✓ State Density Bonus Law (GC 65915)
- ✓ Second Unit Law (GC 65852)
- ✓ Anti-NIMBY (GC 65589.5)
- ✓ Least Cost Zoning (GC 65913)
- ✓ No Net Residential Capacity Loss (GC 65863)
- ✓ Fair Housing Act (GC 12900 and USC Sec 3601)
- ✓ Limited Conditional Use for Multifamily in Multifamily Zones (GC 65589.4)



Population Growth

Comparison 1990, 2000 and 2010 Population

	1990	2000	2010	% Change 1990- 2000	% Change 2000- 2010
Population, Entire County	125,995	156,299	181,058	19%	14%
Population, Unincorporated County	96,054	123,080	149,266	22%	18%

Source: U.S. Census Bureau: Table P1 (Total Population) for the 1990 and 2000 Census counts (2001). US Census Bureau , 2010 Census, Table DP-1 (City/County Population)




Population Forecast

Population Forecast for El Dorado County	Year				
	2000	2010	2015	2020	2025
Population	158,288	180,921	184,195	203,095	220,384
Increase from previous period	62,288*	22,633	3,274	18,900	17,289
Average annual growth from previous period	3.9%*	13%	2%	9%	8%

Source: 2010 Census Demographic Profile-1 and California Department of Finance, Interim Projections for California and Counties: July 1, 2015 to 2050 in 5-year Increments, January 2013 (Total Population)

* Based on a 1990 population of 96,000.

Regional Housing Needs and Allocation

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

Regional Housing Needs Factors

- ✓ Population forecast
- ✓ Market demand
- ✓ Employment opportunities
- ✓ Commuting patterns
- ✓ Loss of existing affordable units
- ✓ Housing needs of farmworkers
- ✓ Availability of suitable sites and public facilities



Regional Housing Needs Allocation (Government Code Section 65588)

Regional Housing Needs Assessment - West Slope El Dorado County

<u>Income Category</u>	<u>2006-2013</u>	<u>2013-2021</u>
Very Low (0-50% of AMI)	2,242	954 (24%)
Low (51-80% of AMI)	1,466	669 (17%)
Moderate (81-120% of AMI)	1,412	734 (19%)
Above Moderate (over 120% of AMI)	2,354	1,591 (40%)
(approx. 53% reduction from 2006 to 2013)	7,474	3,948 (100%)
Unincorporated South Lake Tahoe (East Slope)	570	480

2013 Annual Median Income (AMI) for a family of 4 is \$76,100

http://www.sacog.org/rhnp/attachments/Adopted%20SACOG%20RHNP_092012.pdf

Income Categories and Housing Costs Example

El Dorado County, California

FY 2012 Income Limit Category	Percent of Median Income (\$76,100)	Income Limits for Household size of 4 Person	Affordable Monthly Housing Cost	Affordable Home Price (est.*)
Extremely Low Income	<u>30%</u>	\$22,850	\$571	\$54,643
Very Low Income	<u>50%</u>	\$38,050	\$951	\$116,503
Low Income	<u>80%</u>	\$60,900	\$1,523	\$206,200
Moderate Income	<u>120%</u>	\$91,300	\$2,283+	\$324,765

Effective 2/1/12 - <http://www.hcd.ca.gov/hpd/hrc/rep/state/incNote.html>

*Assumptions:

-Based on a family of 4

-30% of gross income for rent or Principal, Interest, Taxes and Insurance (PITI) for homeowner

-3.5% down payment, 5% interest, 1.45% taxes & insurance, \$200 Home-Owner Association (HOA) dues

Source: California Department of Housing and Community Development, El Dorado County HCD Programs.

Proposed Revisions

▶ Policies

- Encourage Parks and Trails in residential environments

▶ Implementation Measures

- Analyze an amendment of Multi-family density to comply with government code
- Establish working group to coordinate Transportation/Transit Plan considerations
- Support opportunities for Hardship Mobile Homes
- Support funding applications for Public Improvement projects
- Explore housing opportunities for persons with developmental disabilities
- Encourage Agricultural Worker housing

Proposed Revisions...Cont.

- Update information with 2010 Census and other current data
- SB 812 (GC 65583(a)) requires Special Needs Housing analysis to include persons with developmental disabilities
- Add finding from 2012 Exterior Housing Conditions Study
- Update data for at-risk affordable units
- Identify issues addressed in Land Use Policy Programmatic Update (LUPPU) process
 - Reducing Constraints to Moderate Housing
- Include review and analysis of previous implementation measures
- Update Vacant Land Inventory and reasonable capacity
- Global corrections for typos and terms



Land Inventory Analysis

- Vacant Lands
- Underutilized Lands
- Infill Potential
- Mixed Uses
- Transit Oriented Potential
- Realistic Capacity (GC 65583.2(c)(1&2))
 - ▶ Capacity must be adjusted for land use controls and site improvement standards



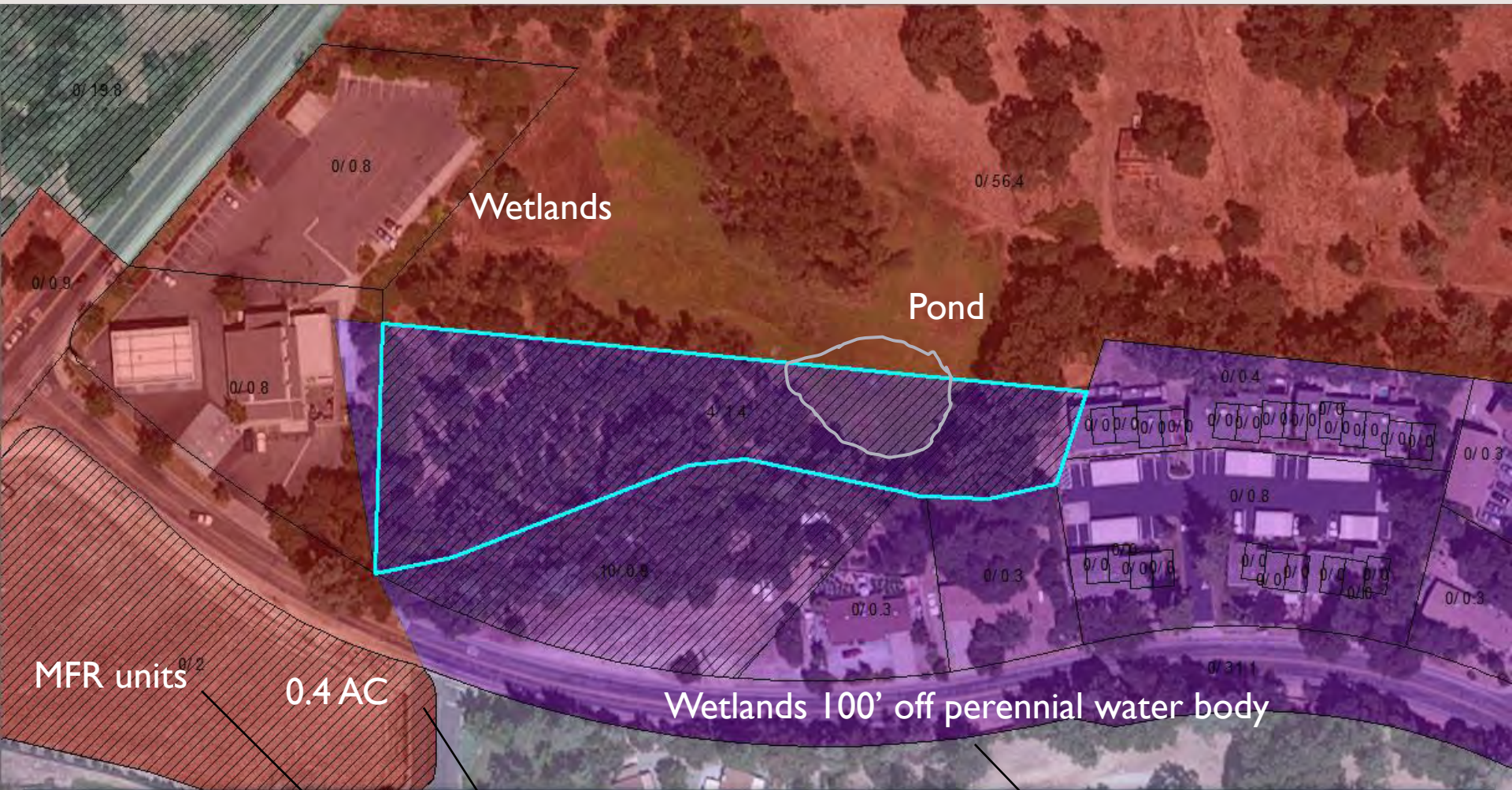
Land Inventory Analysis...cont.

- ▶ **Governmental Constraints**
 - ▶ General Plan Policies TC-Xa (Measure Y)
 - ▶ Proximity to Public Services (water/sewer)
 - ▶ Topographical
 - ▶ Biological
- ▶ **Non-Governmental Constraints**
 - ▶ Land Cost
 - ▶ Development Cost



Sample GIS attributes Analyzed for VLI

- ▶ FLAG – needs attention
- ▶ UI_DU - # of dwelling units
- ▶ UI_LUD – current or applicable land use
- ▶ UI_COVER – percent development area
- ▶ SLOPE – (1= challenging slopes, 0=easy buildable)
- ▶ WETLANDS - 1=wetlands on site, 0= none visible with aerial imagery
- ▶ GP_POLICY – General Plan policy affecting the density of the parcel
- ▶ HIST_DENSITY – (1=yes) was used to arrive to a particular # of units.
- ▶ DENSITY – Overall existing density of the parcel
- ▶ PR Efforts – known previous development efforts
- ▶ ADJ_LU – Adjacent land use reducing density
- ▶ CTA_NOTES – additional info
- ▶ PD_POLI – (1=yes) identify planned development
- ▶ AG_PD – (1=yes) TGPA affected



Table

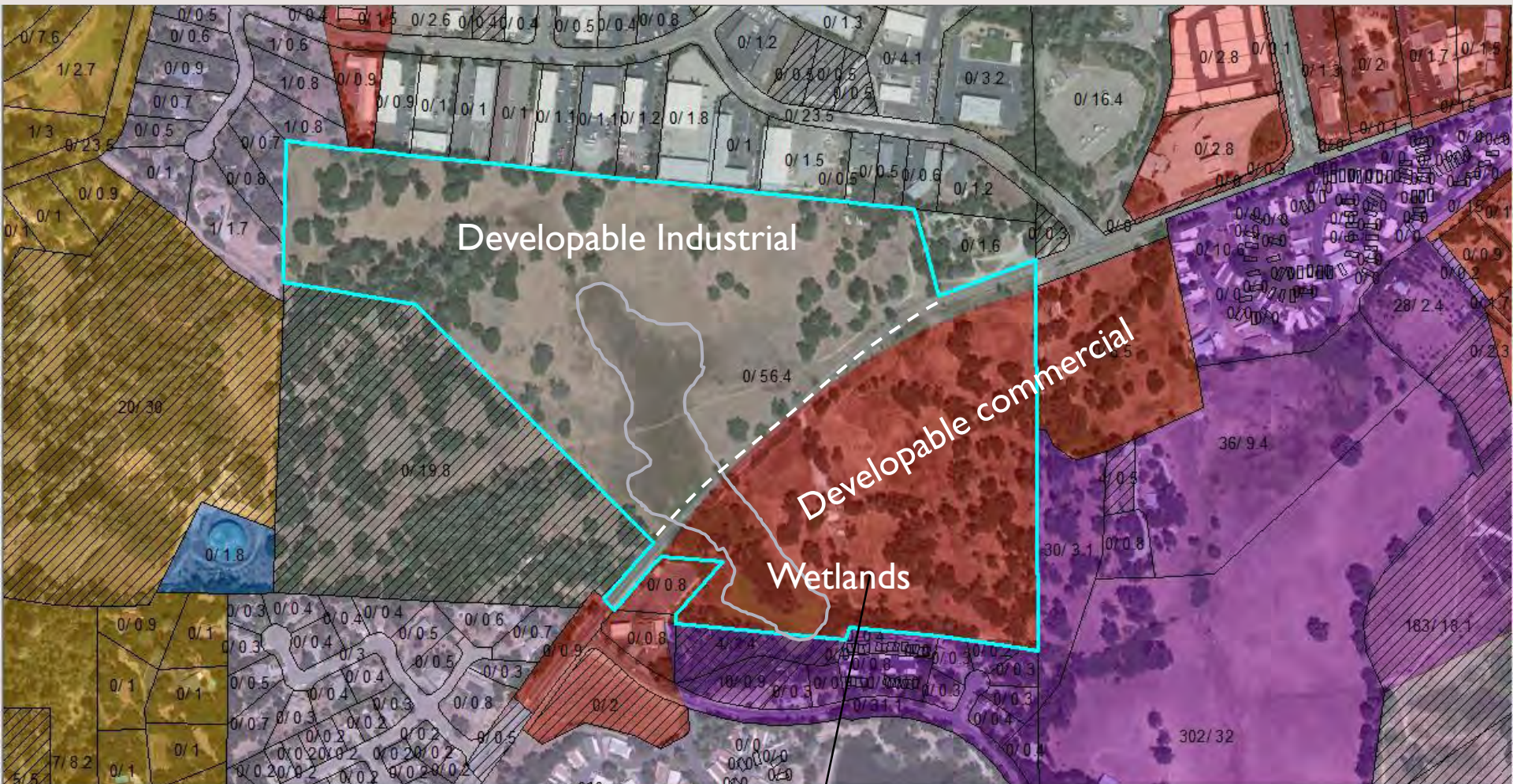
parwdata_Intersect_08_SACOG5

FLAG	USECDT	USECDCL	LIVING	PARCEL_A	U1_LUD	U1_DU	U1_G	U1_VER	CTA_NOTES	SLOPE	WETLND	Density	PD_POLI	AG_PO	GP_POLICY	HIST_DENST	U2_DU	U2_LU	U2_COVER	C_S
1	VAC	RES	0	1.38	MFR	4		30	P05-0004	0	0	0	0	0	0	0	0	0	0	0

1 (1 out of 189208 Selected)

parwdata_Intersect_08_SACOG5

Flagged for EDC to resolve land use inconsistency;
part of P05-004 (Harrison Business Park)



Table

parwdata_Intersect_08_SACOG5

FLAG	USECDT	USECDCL	LIVING	PARCEL_A	U1_LUD	U1_DU	U1_COVER	CTA_NOTES	SLOPE	WETLND	Density	PD_POLI	AG_PO	GP_POLICY	HIST_DENST	U2_DU	U2_LU	U2_COVER	C_S
1	DEV	RES	1	56.44	1	0	40	P05-0004 A/OD/I	0	1	0.02	0	0	0	0	0	C	17	

1 out of 108003 Selected

parwdata_Intersect_08_SACOG5

Industrial land use

Commercial land use

Flagged for correction

Only 57% developable
(43% to ROW and wetlands)

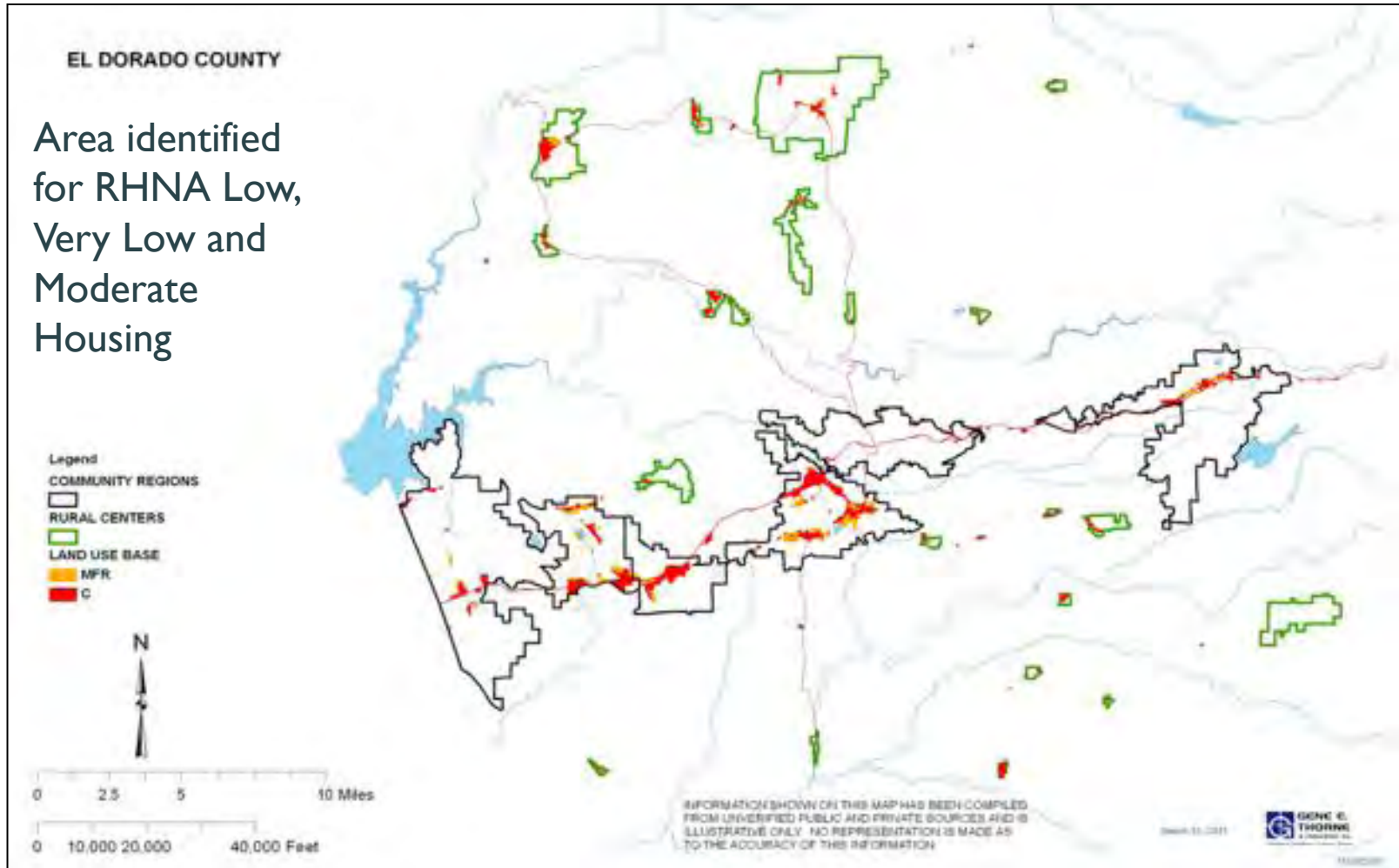
DRAFT Land Inventory Summary

DRAFT Land Inventory Summary

Units	VL/L	Income Category		Total
		Mod	Above	
Units Approved or Under Construction	108	2	124	234
Entitlements (lots)*	-	-	5,631	5,631
Vacant Land - residential	2,338	764	10,151	13,253
- <i>West Slope</i>	2,134	675	6,720	9,529
- <i>East Slope</i>	204	89	3,431	3,724
Vacant Land - commercial/mixed use	257	-	-	257
Underutilized Land - Residential	925	148	-	1,073
Potential second units	406	-	-	406
Subtotal	4,034	914	15,906	20,854
RHNA (net 2013 - 2021)	1,740	821	1,633	4,194
Surplus (Deficit)	2,294	93	14,273	16,660

*Includes Approved Specific Plans, Tentative and Parcel maps west slope only

Regional Housing Needs Map



Housing Element Update Review

(Government Code Section 65585)

Draft

- Planning Commission and Board authorize draft
- Submit Draft Housing Element Update to HCD at least 90 days prior to adoption (60-day review)

Adopt

- County to address HCD and public comment
- Planning Commission recommends and Board adopts Housing Element Update
- Submit adopted element to HCD (90-day review)

Certify

- Due date October 31, 2013
- If Certified by HCD, next update due in 8 years

Housing Element Certification

► Importance of HCD Certification

- -Legal adequacy of the General Plan
- -Local control of land use decisions
- -Maintain eligibility for grant funds



Housing Element Update Next Steps

TASK	TARGET DATE
Planning Commission Workshop	March 14, 2013
Board of Supervisors to review Draft Housing Element Update and authorize submission to HCD	March 25, 2013
Release Draft Housing Element Update for HCD and public review/comment	April 1, 2013
State HCD review (60-days)	April – May 2013
Address Public and HCD comment to draft Update	June 2013
Back to Planning Commission for recommendation to BOS to adopt 2013-2021 Housing Element Update	July 2013
Board of Supervisors to Adopt Housing Element Update at Public Hearing and submit to HCD for Certification (90-day review)	July 2013
State HCD Certification of 2013-21 Housing Element Update	October 2013

Recommended Action

1. **Authorized Staff to release the draft 2013-2021 Housing Element Update to the State Department of Housing and Community Development (HCD) for review; and**
2. **Open a 60-day Public Review and Comment Period anticipated for April 1, 2013.**



2013 Housing Element Update

Your input on the Housing Element Update is important. Submit your comments and/or concerns to:

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www.edcgov.us/Government/Planning/GeneralPlanHousingElement.aspx

