



RESOLUTION NO. 163-2025

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO

RESOLUTION OF INTENTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO TO AMEND ARTICLE 3, CHAPTER 130.31 – AFFORDABLE HOUSING DENSITY BONUS OF THE ZONING ORDINANCE TO INCLUDE ADDITIONAL AFFORDABLE HOUSING APPROACHES

WHEREAS, on April 2, 2024, through Resolution No. 046-2024, the El Dorado County Board of Supervisors (Board) established the Affordable Housing Task Force (AHTF) to aid in the development of an Affordable Housing Ordinance; and

WHEREAS, since October of 2024, the AHTF has met regularly to coordinate with the Planning and Building Department (Department) and identify housing issues and topics to include in an Affordable Housing Ordinance; and

WHEREAS, on April 8, 2025, the AHTF held a workshop with the Board to present their findings and progress to date on an Affordable Housing Ordinance, and the Board directed the AHTF to return to the Board with additional options that outline potential solutions and priorities to be included; and

WHEREAS, under the guidance of the Board, the Department and AHTF have completed a summary of essential components for an Affordable Housing Ordinance and now desire to proceed with an amendment to Chapter 130.31 – Affordable Housing Density Bonus of the El Dorado County Zoning Ordinance (Zoning Ordinance) to integrate these components and to restructure, modify, and revise current content in the Chapter to include additional affordable housing policies and applicable State updates; and

WHEREAS, pursuant to Section 130.63.020 of the Zoning Ordinance, a County initiated Zoning Ordinance amendment (either text change or a zone change) must be initiated by a Resolution of Intent.

NOW, THEREFORE, BE IT RESOLVED, that to proceed with amendments to Article 3, Chapter 130.31 – Affordable Housing Density Bonus, and in accordance with state law, the Board will schedule a public hearing to consider proposed amendments to Chapter 130.31 of the Zoning Ordinance as generally described below:

Component 1: Mandatory Affordable Housing Fee

- A. Program Structure: Defines and states the purpose of the Mandatory Affordable Housing Fee.
- B. Policy Considerations including, but not limited to, an Affordable Housing Fee determined by feasibility study, Affordable Housing Trust Fund expansion and determining and establishing project types and size.

Component 2: Alternatives to Mandatory Affordable Housing Fee

- A. Program Structure: Defines and states the purpose of the Alternative Program for Affordable Housing Fee.
- B. Policy Considerations including, but not limited to, project types, project size, and Development and Design Standards with flexibility.
- C. Establishes Alternatives to an Affordable Housing Fee including, but not limited to, Production of Units and Affordability, Alternative Financing Mechanisms, Land Dedication, etc.
- D. Establishes incentives to the Alternative Fee Program including, but not limited to, Reduction in Development and Design Standards, Expedited Processing, Financing Alternatives, etc.

Component 3: Existing County Affordable Housing Programs

Directs readers to existing County programs that support affordable housing development.

BE IT FURTHER RESOLVED that the Board hereby authorizes the Department to proceed with the preparation of all necessary documentation for the proposed Zoning Ordinance amendments, and grants the Department the discretion to amend other Chapters of the Zoning Ordinance determined to be relevant and necessary to fully implement the amendments to Chapter 130.31; and

BE IT FURTHER RESOLVED that the Planning Commission and Board will hold public hearings to consider the proposed amendments to the Zoning Ordinance.

PASSED AND ADOPTED by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held the 4 th day of November, 2025, by the following vote of said Board:

Ayes: Turnboo, Laine, Parlin, Ferrero, Veerkamp

Attest:

Kim Dawson

Clerk of the Board of Supervisors

Noes: None
Absent: None

By:

Kyra Schaufale
Deputy Clerk

George Turnboo
Chair, Board of Supervisors