

2013 Housing Element Update

Housing Element Overview

- Resolution of Intention 010-2012
 - Approved January 2012
- Incorporated Housing Element Update in LUPPU Project as a separate, but related process
 - Held Public Outreach Meetings in El Dorado Hills, Cameron Park, Cool, Somerset, El Dorado, and South Lake Tahoe
 - Held Public Scoping Meetings in El Dorado Hills, Cameron Park, Greenwood, Somerset, Camino, El Dorado, and South Lake Tahoe
 - Continue to collect public comment and answer frequent questions

Housing Element Considerations

- Streamline review process by the State Department of Housing and Community Development (HCD)
 - Update only, not a complete rewrite
- Update must address Regional Housing Needs Allocation (RHNA) numbers
- 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)
 - SB 2 – Emergency Shelter Zoning (Gov't Code 65583)

Changes to Housing Element Law Under SB 375

- Longer Planning Period – 8 Yr. Planning Period
- Consequences for Failing to Adopt an Element – 4 Yr.
- Clearer Mandate on Sites for Housing – Time Limits
- Program Implementation – Within Planning Period
- Consequences for Failing to Rezone:
 - “Builder’s Remedy” – Proposed Zones = Rezoned
 - Action to Compel Rezoning – Sanctions
- Annual Reports – Include Public Hearing

Housing Element Requirements

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

Housing Element Update Review

(Government Code Section 65585)

Draft

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

Adopt

- **County must consider HCD findings prior to adoption**
- **Submit adopted element to HCD (90-day review)**

Certify

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

Regional Housing Needs Allocation

(Government Code Section 65588)

Regional Housing Needs Assessment – Western Slope Only

<u>Income Category</u>	<u>2006-2013</u>	<u>2013-2021</u>
Very Low (0-50% of AMI)	2,242	954
Low (51-80% of AMI)	1,466	669
Moderate (81-120% of AMI)	1,412	734
Above Moderate (over 120% of AMI)	<u>2,354</u>	<u>1,591</u>
TOTAL UNITS	7,474	3,948

2012 Annual Median Income (AMI) for a family of 4 is \$76,100

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

Housing Element Update

Next Steps

TASK	TARGET DATE
Prepare draft Housing Element Update: Vacant land inventory; Housing needs assessment; Review and revise goals, objectives and policies as needed; Review programs that implement the goals and policies	In Progress
Hold Public Meetings – Joint Coordination with EDAC	Jan. – Oct. 2013
Planning Commission and Board of Supervisors review Draft Housing Element Update	February 2013
Release Draft Housing Element Update and Environmental Documents for Public Review	March 2013
State HCD review	April – May 2013
2013-21 Housing Element Update adoption hearings	July 2013
State HCD Certification of 2013-21 Housing Element Update	October 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/General Plan Housing Element.aspx](http://www.edcgov.us/Government/Planning/General_Plan_Housing_Element.aspx)