

## EL DORADO COUNTY 2008 HOUSING ELEMENT UPDATE

### SUMMARY OF PROPOSED REVISIONS

#### **Section 2: Housing Needs Assessment**

Updated demographic and economic data: Population, labor force/employment, income, homeless population, housing units by type, rents, sales prices, affordability tables, inventory of assisted units, and housing needs table.

#### **Section 3: Housing Constraints**

- Summary of improvements to the permitting process that are currently under development;
- Updated development and impact fees;
- Summary of fee waiver/fee reduction ordinance;
- Expanded discussion of TIM fees;
- Summary of other General Plan Policies related to biological constraints;
- Updated discussion of Tahoe Region impediments to affordable housing;
- Expanded discussion of special needs housing (i.e., disabled, residential care facilities, emergency shelters, farm workers, and single room occupancy);
- Updated land costs;
- Updated financing discussion; and
- Expanded fair housing discussion.

#### **Section 4: Housing Resources and Opportunities**

- Updated regional growth needs;
- Net remaining RHNA (Table HO-31);
- Land inventory summary (Table HO-32);
- Updated financial and administrative resources; and
- Updated energy conservation opportunities.

#### **Section 6: Goals and Policies**

Substantially revised policies and implementation programs:

##### ***Policies:***

*Policy 1.24 – Encourage 2<sup>nd</sup> dwelling units*

*Policy 1.26 – Programs that will result in improved levels of service to allow for targeted reductions in TIF fees*

*Policy 3.12 – Rehabilitation of substandard units*

##### ***Implementation Programs:***

*HO-2 – Review adequate sites for development of affordable housing*

*HO-4 – Develop incentive-based policy for affordable housing*

- HO-5 - Develop a method to track and record second dwelling units and hardship mobile homes  
 HO-6 – Amend Zoning Ordinance and Design & Improvement Standards Manual to provide for greater flexibility as incentives for affordable housing  
 HO-12 – Land banking for future affordable housing sites  
 HO-20 – Mobile home park conversion policy  
 HO-27 – Mixed-use in commercial zones by right  
 HO-30 – Economic analysis for multi-family housing  
 HO-31 – Recognize improved levels of service on existing roadways resulting from mixed-use development and allow for TIM fee reductions

**Table HO-32: Revised Quantified Housing Objectives**

**Appendix A**

Evaluation of previous housing element

**Appendix B**

Residential Land Inventories

**2008-20013 Implementation Timeline**

<b>Imp Measure</b>	<b>Description</b>	<b>Timeline</b>
HO-4	Affordable Housing Incentive Policy	1 Year
HO-5	Tracking Mechanism 2 <sup>nd</sup> Dwelling Units	1 Year
HO-6	Zoning Ordinance and Design Manual Update	1 Year
HO-10	Streamlining Affordable Housing Process	1 Year
HO-16	Amend PD combining Zone District	1 Year
HO-23	Reasonable Accommodation Ordinance	1 Year
HO-25	Temporary Shelters Policy	1 Year
HO-26	Weatherization Public Awareness Program	1 Year
HO-27	Mixed Use Development Amendment	1 Year
HO-28	Ag Employee Housing Policy	1 Year
HO-30	Public Facilities Study	1 Year
HO-2	Review of Lands for Affordable Housing	2 Years
HO-7	Density Bonus Ordinance	2 Years
HO-8	TRPA Affordable Housing Policy	2 Years
HO-9	Housing Trust Fund	2 Years
HO-11	Infill Ordinance	2 Years
HO-12	Land Banking	2 Years
HO-20	Mobil Home Park Policy	2 years
HO-31	Mixed Use Development Traffic Study	2 Years
HO-15	Employee Housing Program	3 Years
HO-1, 3, 13, 14, 17, 18, 19, 21, 22, 24, 29	Continuation of programs from previous Housing Element	Ongoing