

# Impact of an Inclusionary Zoning Policy

- Applying an IZ requirement of 10% to projections of new single-family units in unincorporated El Dorado County by 2041 could generate 581 affordable units
  - Assumes 72% of new housing unit development is single-family
  - Assumes 84% of new single-family development is in developments of ten or more units
  - Estimated Missing Middle Housing Gap: 564
- An IZ requirement on multifamily development may discourage this form of development given the infeasibility of the prototype

# Affordable Housing Policy Options

## Regulatory Options

- Inclusionary Zoning:
  - Mandatory 10% requirement on single-family development (80-120% AMI)
  - Voluntary 10% requirement tied to incentives (i.e., density and FAR bonuses; fee waivers or deferrals)
  - Develop an IZ policy for workers employed in El Dorado County, as opposed to a policy based strictly on AMI (based on the framework of Placer County's Workforce Housing Preservation Program)
- Provide Alternative means of compliance, such as:
  - Providing affordable units off-site
  - Pay a fee in-lieu
  - Donate land
  - Purchase deed-restrictions on existing homes

# Affordable Housing Policy Options, cont.

## Regulatory Options, continued

- Relaxing existing development standards (i.e., density, height, FAR, lot coverage, etc.)
- Increasing land zoned for denser, small-lot, and mixed-use development
  - A mixed-use overlay zone could direct development to existing under-utilized commercial areas
- Allowing by-right residential development by standardizing development design requirements

# Affordable Housing Policy Options, cont.

## Funding Options

- Expanded down-payment assistance program
  - Funding options: Increase existing taxes, establish new taxes/fees, divert existing funds, secure additional state/federal funding, utilize existing PLHA funds
- ADU Financing
  - Utilize existing PLHA funds
- Additional TIF waivers/deferral