

STAFF REPORT

Date: March 8, 2012
To: Board of Supervisors
From: Health and Human Services Agency, Community Services Division
Subject: Staff Report for CDBG Exterior Housing Conditions Study Final Product

To assist the County in meeting the goals of the Housing Element, an Exterior Housing Conditions Study (Housing Study) was conducted in 2011 by BAE Urban Economics, Inc., a California Corporation, doing business as Bay Area Economics (BAE), to help identify current housing conditions within the unincorporated areas of El Dorado County. The Housing Study was conducted in accordance with California Department of Housing and Community Development and Community Development Block Grant (CDBG) program requirements and was funded by CDBG Planning and Technical Assistance (PTA) grant 09-PTAG-6497. The Housing Study results will be used to address housing needs within the County through the submittal of future applications to the State Department of Housing and Community Development (HCD) for CDBG and Home Investment Partnerships (HOME) Program funding.

Overview of El Dorado County Housing Conditions

The 2011 Housing Study was undertaken to identify areas with high concentrations of housing rehabilitation need, to identify specific problem areas where the County should focus its housing efforts, and to provide vital information for the County's next General Plan Housing Element Update in 2013.

According to the 2008-2010 American Community Survey, approximately 43 percent of the currently occupied housing stock in El Dorado County is over 30 years old (built prior to 1980) and 65 percent is over 20 years old (built prior to 1990). Generally, older homes require additional maintenance and repair. A lack of maintenance can lead to serious health and safety concerns, non-compliance with current building code requirements, and reduced energy efficiency.

The Housing Study provides a snapshot of existing housing conditions in six unincorporated geographical areas of El Dorado County based on a methodology established by BAE and County staff to comply with CDBG requirements. The survey was conducted using "windshield" and walk-by survey techniques, keeping within the public rights-of-way to assess the exterior physical condition of each housing structure.

As required under the terms of the CDBG PTA grant, BAE has submitted to the County a report and analysis of the exterior housing conditions in the unincorporated area of El Dorado County,

by area, discussing the percentages and numbers of identified target area housing units that are in sound condition; in need of minor, moderate or substantial rehabilitation; or dilapidated. The report also includes maps of study areas showing concentrations of housing needing rehabilitation or replacement.

One of the initial goals of the 2011 study was to collect survey data for comparison to survey data collected in 1995 for the County by Connerly and Associates. The survey methodology employed for the 2011 Housing Study differs in several key aspects from the methods used for the 1995 housing survey. First, even though there is overlap in the first five geographic areas evaluated by the two surveys, several key boundary changes were incorporated into the 2011 survey to capture additional areas of the county with high concentrations of aging housing stock. As such, the data collected reflects the conditions in slightly different geographic parts of unincorporated El Dorado County. Second, different survey sample sizes and different survey sampling methods in the two surveys result in data expressing local housing conditions that are not directly comparable. Lastly, and most importantly, the 1995 survey instrument relied on a qualitative assessment of housing conditions rather than on a predetermined uniform rating method developed by CDBG, BAE, and County staff.

The former qualitative approach limits the opportunity for drawing direct parallels between the classifications of housing conditions used in 1995 and those used in 2011. Generally speaking, however, both surveys concluded that the study areas comprised by the communities of Camino/Pollock Pines (Study Area D) and Diamond Springs/El Dorado (Study Area E) were identified to contain the highest proportion of dwelling units in need of moderate to substantial maintenance and repair work.

The Study Areas are defined in the 2011 Housing Study as follows:

- **Area A**, north of Highway 50, includes the communities of Auburn Lake Trails, Coloma, Cool, Garden Valley, Georgetown, Greenwood, Lotus, Kelsey, and Rescue.
- **Area B**, located on the eastern slope of the Sierra Nevada, includes the communities of Meeks Bay, Meyers, Phillips, Rubicon Bay, Spring Creek, and Tahoma.
- **Area C**, east of State Route 49 and south of Highway 50, includes the communities of Fair Play, Grizzly Flat, Mt. Aukum, Omo Ranch, Pleasant Valley, and Sly Park.
- **Area D**, the Highway 50 corridor east of Placerville, includes the communities of Camino, Camino Heights, Cedar Grove, Pollock Pines and Smith Flat.
- **Area E**, along State Route 49 and south of Highway 50, includes the communities of Shingle Springs, El Dorado, Diamond Springs, Latrobe, Nashville, and Rescue.
- **Area F**, on the western edge of El Dorado County, includes the communities of Arroyo Vista, Cameron Park, El Dorado Hills, Green Springs Ranch, and Summit Village.

The survey data gathered by BAE demonstrate a higher percentage of need for housing rehabilitation in five of the six study areas surveyed. With the exception of the El Dorado Hills/Cameron Park study area (Study Area F) which is marked by newer, relatively large-scale housing developments, between 8 percent and 13 percent of total homes evaluated throughout the survey areas are in need of noteworthy repairs; however, smaller proportions appear to be in need of extensive repairs.

Overall, of the housing structures identified as needing rehabilitation, 72 percent were in need of exterior paint and/or siding, 55 percent were in need of roof repair or replacement, 24 percent needed window repairs, 11 percent had visible problems with foundations, and many homes required more than one of these repairs.

County Housing Rehabilitation Programs

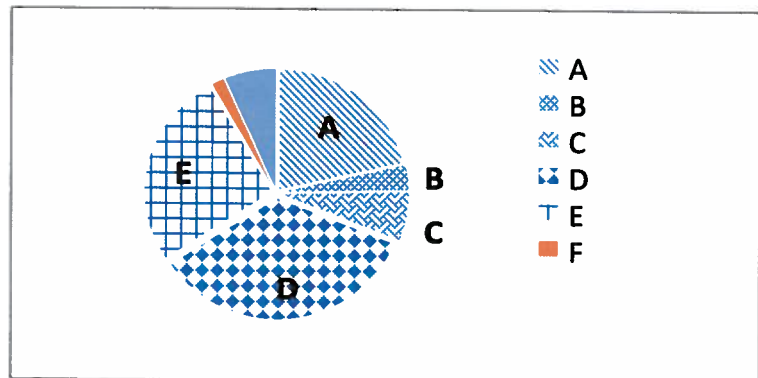
The County’s revolving loan fund program was established in 1994 through a California State Department of Housing and Community Development (HCD) CDBG grant. The grant award provided for Housing Rehabilitation loans available to income-eligible households earning no more than 80% of the area median income based on household size.

Through subsequent CDBG and HOME grant awards, the County has continued to provide loans to low-income households in the unincorporated areas of the County. Since 1994, the Program has provided sixty-one (61) low-income homeowners with \$1.81 million in housing rehabilitation loans to make health and safety repairs to their residences. As the loans are repaid, the funds are deposited into a revolving loan fund and are then made available as loans to new income-eligible applicants, as required by the County’s State-approved Program Income Reuse Plan.

Based upon the study areas of the Housing Study, those communities identified with the highest proportion of dwelling units in need of moderate to substantial maintenance and repair work have historically received 60 percent of the County’s rehabilitation loan funds to make health and safety repairs.

Housing Rehab Loans 1994-2011

STUDY AREA	LOANS APPROVED	%
A	13	21%
B	2	3%
C	4	7%
D	21	34%
E	16	26%
F	1	2%
Other	4	7%
	61	100%



The continuation of the Housing Rehabilitation Loan Program will assist the County in meeting the goals identified in the County’s General Plan Housing Element Measure HO-29 to “continue

to make rehabilitation loans to qualifying very low and low income households”; HO-21 to “work with property owners to preserve the existing housing stock”; and, Measure HO-18 “apply for funds in support of housing rehab and weatherization programs for low-income households”.

The Housing Study survey data demonstrate a clear and continuing need for housing rehabilitation in the unincorporated areas of the county. The County’s Housing Rehabilitation Loan Program addresses the housing needs of local communities and program marketing efforts should continue to direct efforts to all income-eligible households throughout the unincorporated areas of the county. The Housing Study data will be included in the Housing Element Update and considered as implementation strategies are developed for effectively addressing the housing needs of the unincorporated area during the 2013-2021 planning period.