

2008-2013 Housing Element Update – Public Comment Addressed

Public Comment Venue	Comment	Policy/Measure Addressing Concern
Board of Supervisors Workshop 3/26/08	With regard to the timeline for measures, shouldn't the incentive based policy discussion come before implementing specific ordinances?	Measure HO-4, affordable housing incentive policy has been moved ahead in the timeline.
Board of Supervisors Workshop 3/26/08	The wording in Policy HO-1.11 regarding disbursement and in HO- 1.13 regarding release timing may constrain financing opportunities for affordable housing. Can that be reviewed?	Policy HO-11.1 may be adapted to read "To the extent feasible." Measure HO-13 currently allows for occupancy within a "reasonable" amount of time following market-rate units.
Board of Supervisors Workshop 3/26/08	How is the County preserving homes through Code Enforcement and rehabilitation efforts?	Measure HO-18, continue applying for CDBG rehab and weatherization grants; HO-21, continue code enforcement efforts to preserve existing housing stock.
Board of Supervisors Workshop 3/26/08	What is the County doing to work with other agencies to reduce fees for affordable housing?	May need to discuss adding a measure to establish a task force to explore fee reduction options with state and local agencies including water purveyors and school districts.
Board of Supervisors Workshop 3/26/08	What is being done to address alternatives in the design standards? Is there room for creativity?	Measure HO-6, amend Zoning Ordinance and Design Improvement Standards Manual (DISM) to provide more creativity and flexibility as incentives for affordable housing.
Board of Supervisors Workshop 3/26/08	All development incentives need to be tied into design and environmental	Measure HO-6, amend Zoning Ordinance and Design Improvement Standards Manual to

2008-2013 Housing Element Update – Public Comment Addressed

	standards. How is that being addressed?	provide more creativity and flexibility as incentives for affordable housing.
Board of Supervisors Workshop 3/26/08	What process will the County use for re-zoning and land inventory mapping?	Current land inventory provides sufficient housing potential for RHNA and HCD requirements.
Cameron Park 1/9/08	Is there a master plan for low income and senior housing?	Housing Goal HO-1, to provide for housing that meets the needs of existing and future residents in all income categories.
Cameron Park 1/9/08	Can a developer plan a high end development and build low income housing off site?	No mandate but may be included in Measure HO-4 as an incentive.
El Dorado Hills 1/17/08	Is the county providing housing for lower income families?	Measure HO- 17, first time homebuyers program.
El Dorado Hills 1/17/08	Will the County provide low income housing next to jobs and transportation?	Measure HO-1, Measure HO-2, Measure HO-3, and Measure HO-31
El Dorado Hills 1/17/08	Does the County have a problem attracting developers of affordable housing?	Measure HO-4 Affordable Housing Incentive Policy; Measure HO-7, density bonus ordinance.
El Dorado Hills 1/17/08	Does the County collect a fee from developers who don't provide affordable housing?	Not mandatory. See Measure HO-4 affordable housing incentive policy
El Dorado Hills 1/17/08	How is the County tracking affordable housing at risk of converting to market rate?	Measure HO-22, track dwelling units by income category.
El Dorado Hills 1/17/08	When will the County address the antiquated zoning ordinance and land designations currently in place?	Measure HO-6, amend zoning ordinance and Design Improvement Standards Manual (DISM) as incentives for affordable housing.
Greenwood 1/7/08	What is the County doing to remove	Measure HO-4 Affordable Housing

2008-2013 Housing Element Update – Public Comment Addressed

	constraints on development?	Incentive Policy; HO-7, density bonus ordinance.
Greenwood 1/7/08	Housing and labor force go hand-in-hand. How is the County addressing that need?	Policy HO-1.9, integrate workforce housing; Measure HO-15, track employee housing; HO-28, encourage ag employee housing.
Pioneer Park 1/14/08	What does removing constraints mean specifically?	Will be determined in development and implementation of Measure HO-4, affordable housing incentive policy; HO-7, density bonus ordinance.
Pioneer Park 1/14/08	What is the County doing to provide farm worker housing needs?	Policy HO-1.9, integrate workforce housing; Policy HO-1.21, develop program for tracking and status of workforce housing, including ag employees; Measure HO-28, encourage ag employee housing.
Pioneer Park 1/14/08	How is the County addressing the outdated Zoning Ordinance?	Measure HO-6, amend zoning ordinance and Design Improvement Standards Manual (DISM) as incentives for affordable housing.
Placerville 1/22/08	Will an incentive based policy for affordable housing be part of the Housing Element?	Measure HO-4, affordable housing incentive policy.
Placerville 1/22/08	Will the allocation for the TIM Fee Offset Program continue?	Board Policy B-14; Policy HO-1.25, allow for focused reductions in the TIM fee; Measure HO-31, mixed use/anticipated TIM fee reduction for multi-family developments for 20 years.
Placerville 1/22/08	What kind of financial aide is available to	Policy HO-1.10, apply for funds to support

2008-2013 Housing Element Update – Public Comment Addressed

	developers for affordable housing?	construction of affordable housing. Policy HO-1.18, develop incentive programs and partnerships.
Placerville 1/22/08	What is infill development and how is that being addressed?	Measure HO-11, adopt an infill incentive ordinance. Infill development can be described as the planned conversion of empty lots, underused or rundown buildings, and other available space for use as sites for housing.
Placerville 1/22/08	Will the County look for parcels for low income housing?	Policy HO-1.19, review surplus land for affordable housing; Policy HO-1.20, investigate land bank for affordable housing.
Placerville 1/22/08	Is the Board considering mixed use in the Housing Element?	Measure HO-27, amend zoning ordinance to permit mixed use.
Placerville 1/22/08	Are secondary units and mobile homes considered the same thing?	Measure HO-5, track and record second dwelling units and hardship mobile homes.
Placerville 1/22/08	Does the County break out the numbers of homes saved through code enforcement?	Measure HO-21, continue code enforcement efforts to preserve existing housing stock.
Placerville 1/22/08	How is workforce housing addressed?	Policy HO-1.9, integrate workforce housing; Measure HO-15, develop public information program and track employee housing; HO-27, mixed use.
Placerville 1/22/08	Are single room occupancy projects in the current Zoning Code and are they required by law?	They are not called out specifically, but would be reviewed under current multi-family ordinances and policies.

2008-2013 Housing Element Update – Public Comment Addressed

Planning Commission Workshop 2/28/08	How is the Housing Element update addressing Measure Y incentives?	Measure HO-4 affordable housing incentive policy.
Planning Commission Workshop 2/28/08	What is being done to streamline the permit approval process for developments with affordable housing?	Measure HO-10, streamline procedures for affordable housing projects.
Planning Commission Workshop 2/28/08	What is the County doing about the high cost of fees and other constraints that hinder the development of affordable housing?	Policy HO-1.10, apply for funds to support construction of affordable housing. Policy HO-1.18, develop incentive programs and partnerships. Measure HO-4, affordable housing incentive policy; HO-10, streamline procedures for affordable housing projects.
Planning Commission Workshop 2/28/08	Is there a way to track building permits for affordable housing?	Measure HO-4, affordable housing incentive policy.
Planning Commission Workshop 2/28/08	Can the County track and report the market rate sales that fall within affordable housing guidelines?	Not required for RHNA or by HCD in Housing Element Update but may be reviewed as part of overall monitoring program.
Planning Commission Workshop 2/28/08	What is being done to address work force housing?	Policy HO-1.9, integrate workforce housing; Policy HO-1.21, develop program for tracking and status of workforce housing, including ag employees; Measure HO-15, track employee housing; HO-27, amend zoning ordinance to permit mixed use.
Planning Commission Workshop 2/28/08	There is support for efforts to align the General Plan with the Zoning Ordinance.	Measure HO-6, amend zoning ordinance and Design Improvement Standards Manual

2008-2013 Housing Element Update – Public Comment Addressed

	What process is included for that in the Housing Element?	(DISM) as incentives for affordable housing.
Planning Commission Workshop 2/28/08	Outdated agricultural designations are placing constraints on multi-family housing developments. Is anything being done to address this?	Measure HO-6, amend zoning ordinance and Design Improvement Standards Manual (DISM) as incentives for affordable housing.
Planning Commission Workshop 2/28/08	Is the County prepared to make the necessary zoning and annexation changes necessary to provide additional multi-family land inventory?	Measure HO-6, amend zoning ordinance and Design Improvement Standards Manual as incentives for affordable housing.
Written Comment	Affordable Housing terminology should include extremely low, very low and low income or include extremely low by definition in the same category as low income.	Housing Goal HO-1, to provide for housing that meets the needs of existing and future residents in <u>all</u> income categories.
Written Comment	Jurisdictions should explore options for permanent affordability in for-sale housing.	Housing Goal HO-1, to provide for housing that meets the needs of existing and future residents in all income categories.
Written Comment	To the extent possible, new development should be built close to public transportation, schools and town centers.	Measure HO-1, Measure HO-2, Measure HO-3, and Measure HO-31.
Written Comment	Conversion of multi-family housing to condos impact affordable housing. There should be a process to prohibit the loss of affordable housing.	Policy HO-3.8, all requests for conversion of multi-family housing units shall be reviewed by PHA; Measure HO-20, mobile home park conversion policy.
Written Comment	It is essential to explore potential solutions or alternatives for fees	May need to discuss adding a measure to establish a task force to

2008-2013 Housing Element Update – Public Comment Addressed

	outside of the county's authority.	explore fee reduction options with state and local agencies including water purveyors and school districts.
Written Comment	Identify an adequate supply of land to allow for multi-family development by right.	Policy HO-1.19, review surplus land inventory for potential affordable housing needs. Measure HO-2, review available and adequate sites for affordable housing.
Written Comment	Mixed use and mixed densities should be supported.	Measure HO-27, amend zoning ordinance to permit mixed use; HO-7, density bonus ordinance.
Written Comment	The County should analyze the need for rehabilitation and preservation of existing affordable housing stock.	Housing Element Goal HO-2 supports quality residential environments for all income levels. Measure HO-18, continue applying for CDBG rehab and weatherization grants; HO-29, continue rehab loan program.
Written Comment	The opportunity to build second units is essential to meet the changing population needs.	Policy HO-1.24, encourage 2 nd dwelling units. Measure HO-5, track and record second dwelling units and hardship mobile homes.
Written Comment	The County should establish a Housing Trust Fund to produce affordable housing.	Measure HO-9, establish a Housing Trust Fund.
Written Comment	Developers should be required, and not merely encouraged, to incorporate universal design standards.	Housing Goal HO-4, to recognize and meet the housing needs of special groups of county residents through a variety of programs. Measure HO-23, reasonable accommodation.