

2021 Housing Element Update

Planning and Building Department– Long Range Planning
Housing, Community and Economic Development Programs



Project Team

PlaceWorks Team

- Jennifer Gastelum – Project Manager
- Cynthia Walsh – Assistant Project Manager

El Dorado County Staff

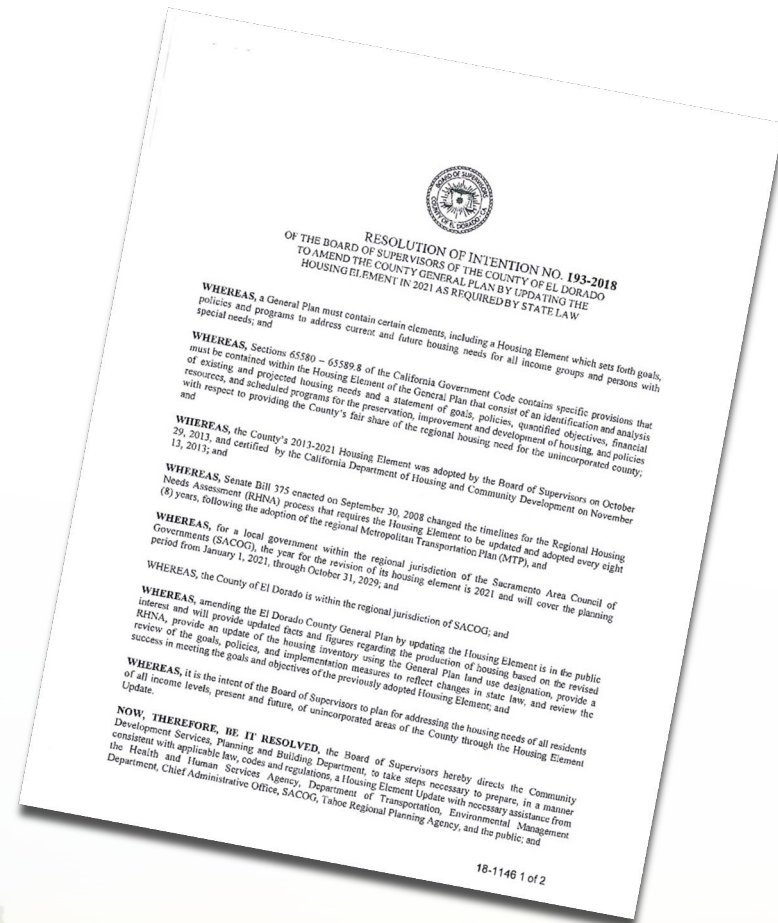
- Bret Sampson – Planning Manager
- C.J. Freeland – Administrative Analyst II
- Efren Sanchez – Associate Planner

Housing Element Overview

- Resolution of Intention 193-2018
 - Approved September 18, 2018

The Housing Element of the General Plan is a land use and policy document.

It does not address or analyze specific housing projects.



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)

Affirmatively Further Fair Housing

Provide for the development of a variety of housing types

Public participation

Housing Element Considerations

- Update the data then analyze and adjust Element as necessary
- Analysis of potential constraints on housing
(e.g., permit-processing procedures, fees)
- Must address legislative requirements
- Must address Regional Housing Needs Allocation (RHNA) with appropriately zoned land for additional housing units

Housing Element Update Review

Draft

- **Submitted Draft Update to HCD for review**
- **County must consider HCD findings and public comment prior to adoption**

Adopt

- **Due date September 10, 2021**
- **PC Adoption Hearing – August 26, 2021**
- **Board Adoption Hearing – August 31, 2021**

Certify

- **Submit Update to HCD for Certification**
- **If not adopted by due date, next Update due in 4 years, not 8**

Changes to Housing Element Law

- Clearer Mandate on Sites for Housing
- Program Implementation – Within Planning Period
- Consequences for Failing to Rezone
- Surplus Sites – No Net Loss Law
- Annual Progress Reporting – More Complex
- Accessory Dwelling Units by Right (Granny Flats)
- SB 35 Streamlining – Objective Standards

Housing Element Implementation Measures and Programs

2013

- 40 Implementation Measures
- 33 Completed or Ongoing (82%)
- 7 in progress (18%)

Programs to Comply with State Laws

- Amend Zoning Ordinance for navigation centers.
- Amend Zoning Ordinance to clarify that supportive housing is a permitted use without discretionary review in zones where multifamily and mixed-uses are permitted.
- Establish a written policy/procedure for approving eligible projects
- Develop a plan to address significant disparities in housing needs and in access to opportunity areas.

2021 Housing Element Implementation Programs

- 7 new Measures
 - HO-6 Ecological Preserve Fee Program update
 - HO-8 State density bonus law
 - HO-9 Accessory dwelling units (ADUs)
 - HO-28 Large community care facilities
 - HO-29 State Employee Housing Act (Health and Safety Code Section 17021.6) Ag housing
 - HO-30 Define Single Room Occupancy units
 - HO-36 Promote middle-income housing

Regional Housing Needs Allocation

(Government Code Section 65588)

- Forecast for all housing units was **4,428** including **1,848** very low/low income housing units for the west slope.
- **5,085** housing units were approved or constructed between 2013-2019, including **313** new affordable housing units

Population Growth

Population	2000	2010	% Change 2000- 2010	2019*	% Change 2010-2019	9 year avg 2010-2019
Entire County	156,299	181,058	16%	192,843	6.5%	0.72%
Unincorporated County	123,080	149,266	21%	159,471	6.8%	0.76%

Regional Housing Needs Allocation

(Government Code Section 65588)

HCD determines state wide need

HCD allocates portion to SACOG

SACOG allocates to members

Regional Housing Needs Allocation

(Government Code Section 65588)

153,512 housing units for Region

SACOG: 6 counties 22 cities

El Dorado County 3.27%

Regional Housing Needs Allocation

Income Category	Unincorporated El Dorado County	Tahoe Basin	Zoning Required to Meet Need
Very Low Income (<50% of Median Income)	1,350	91	High-density residential (20-30 units/acre minimum)
Low Income (50%-80% of Median Income)	813	55	High-density residential (20-30 units/acre minimum)
Moderate Income (81%-120% of Median Income)	840	63	Any residential density
Above Moderate Income (>120% of Median Income)	1,991	150	Any residential density
Total	4,994	359	

What does Low-Income mean?

Income category	Percent of median income	2021 Annual income (4-person household)	Monthly affordable housing cost
Extremely low-income	30%	\$27,200	\$680
Very low-income	50%	\$45,300	\$1,359
Low-income	80%	\$72,500	\$1,813
Median-income	100%	\$91,100	\$2,278
Moderate-income	120%	\$109,300	\$2,733

Sources: 2021 HCD Income Levels. Monthly affordable housing costs assumes 30% of monthly income for a household of 4 is spent on housing.

Who is considered Low-Income?

Approximately **37%** of households in the county fall into the lower income category

Income category	Percent of median income	Typical occupations
Extremely low-income	30%	Food service workers, retail clerks, manicurists, home care aides
Very low-income	50%	Preschool teachers, bank tellers, security guards, landscapers, truck drivers, data entry workers, medical assistants
Low-income	80%	EMT/paramedics, teachers, mail carriers, admin assistants, maintenance workers, auto mechanics

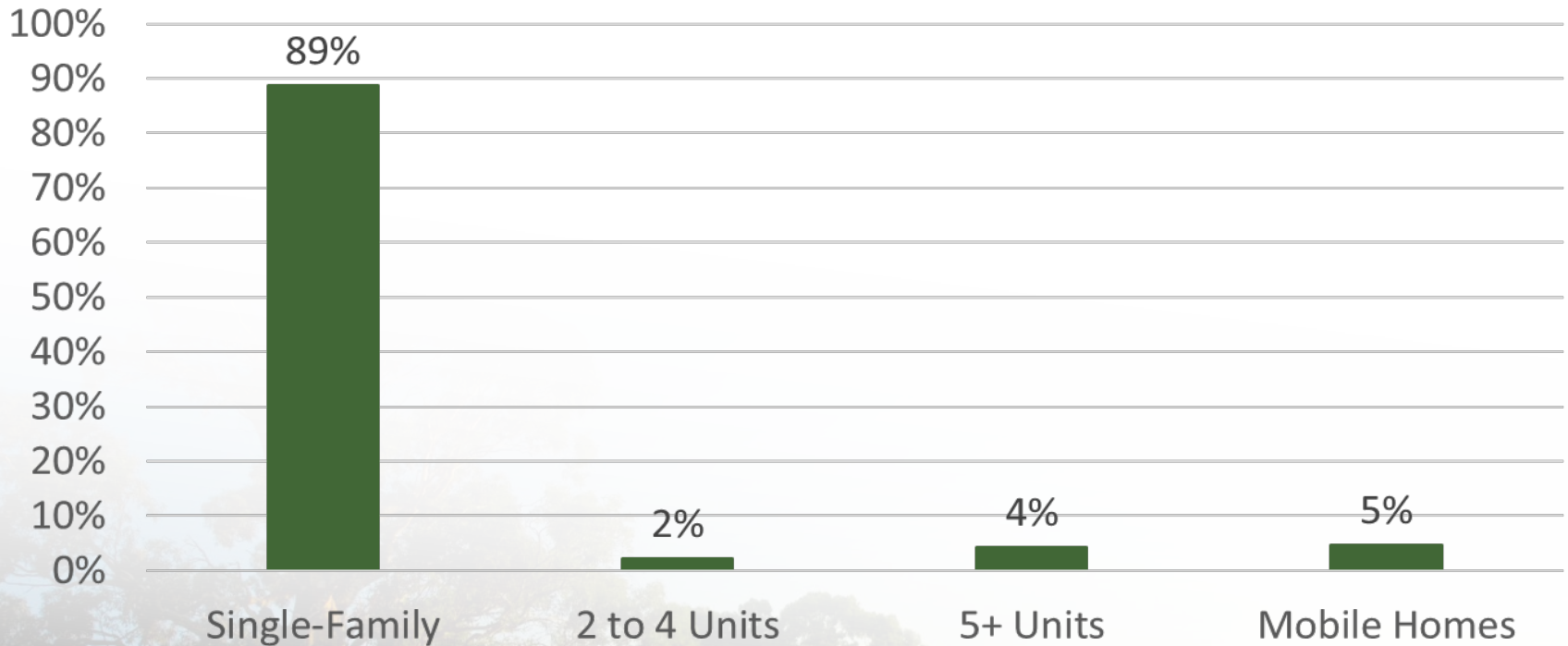
Housing types in the community

- **69%** are owner occupied
- **14%** are renter occupied
- **17%** vacancy rate, mostly due to seasonal housing
- **43%** 30+ years old



Variety of housing types

Percentage of Total Housing Units by Type
Unincorporated El Dorado County



Special Housing Needs

613 Residents
Experiencing
Homelessness

39% of Residents
are Seniors

13% of Residents
have a Disability

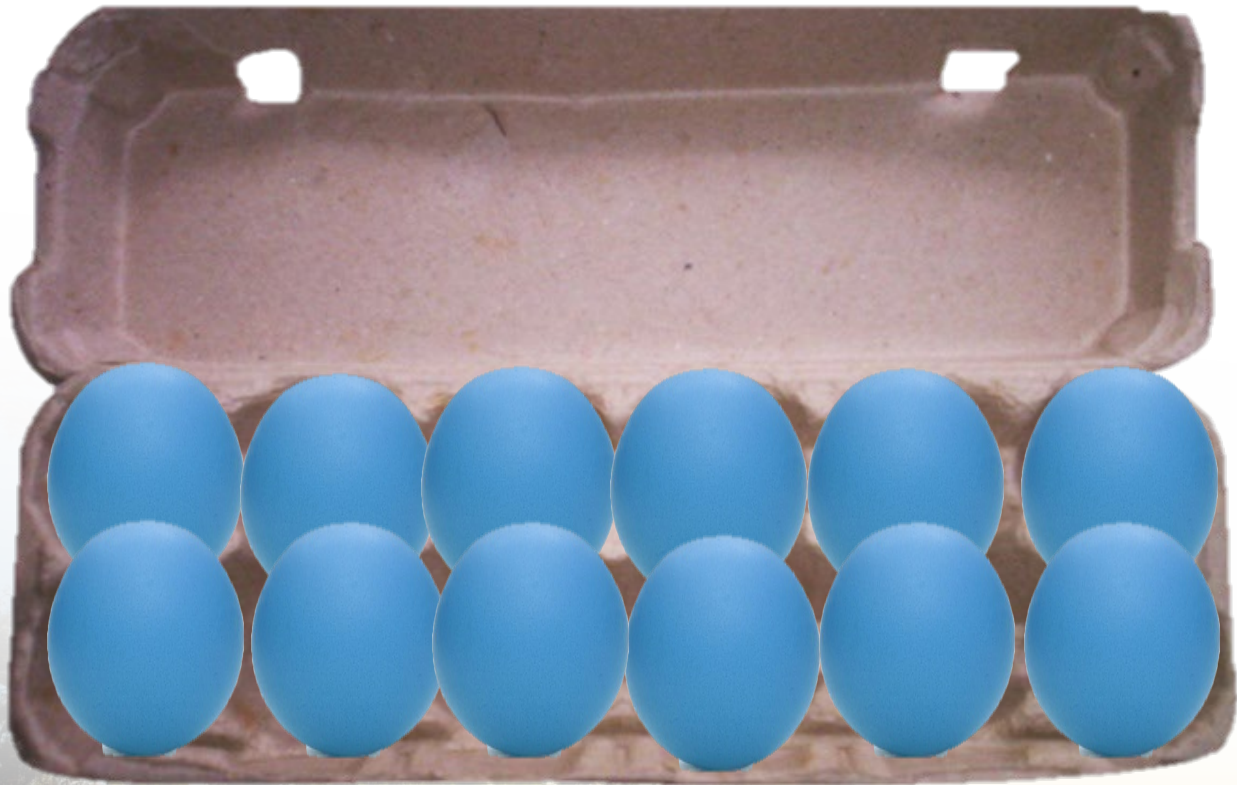
10% of
Households are
Female-Headed

9% of Households
are Extremely-
Low Income

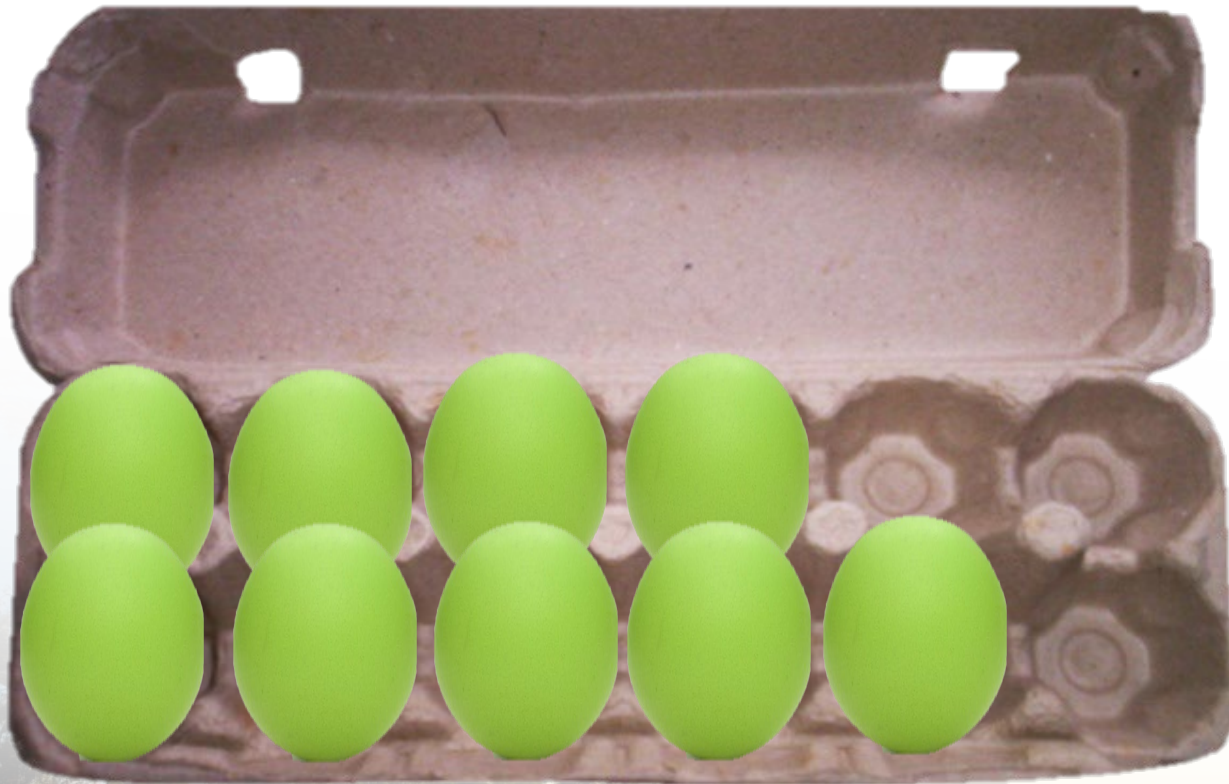
Land Inventory Analysis

- Vacant Lands
- Underutilized Lands
- Infill Potential
- Mixed Uses
- Transit Oriented Potential
- Realistic Capacity (GC 65583.2(c)(1&2))

Capacity vs. Project Approval



Capacity vs. Project Approval



Existing/Entitled Single Family Lots



Land Inventory Summary

	Income Category			
	Very Low/Low	Moderate	Above	Total
Pending/Approved Projects	101	8	2,583	2,682
Vacant land				
West Slope	2,239	757	175	3,171
East Slope	133	45	136	314
Projected Accessory Dwelling Units	327	251	6	584
Subtotal	2,875	1,061	2,900	6,761
RHNA (2021–2029)	2,309	903	2,141	5,353
Unit Surplus	491	158	759	1,408

Source: El Dorado County. January 2021

Public Outreach

- Consultations with service providers/agencies
 - April 2020
- Steering Committee Survey
 - June 2020
- Public Workshops
 - Western Slope – August 2020
 - Tahoe Basin – August 2020
- Public Hearings
- Today, August 26 (PC), August 31 (Board)

Public Workshops: August 18, 2020

- 55 attendees registered
- Public comments included:
 - Concerns about affordability and renter protections for accessory dwelling units
 - Desire to ensure access to utilities such as water and internet, and to protect water resources
 - Consideration of community concerns in both the sites inventory and project review

Public Workshops: August 18, 2020

- Public comments included:
 - Concerns about building permit timelines
 - Support for housing for disabled and homeless community members
 - Questions about inclusionary zoning, density, and maintaining rural character

Housing Concerns



Next Steps

DRAFT

County must consider HCD findings and public comment

ADOPT

Regulatory Due Date for Adoption is September 10, 2021

CERTIFY

HCD has 90 days to review and Certify Housing Element



2021 Housing Element Update

Your input on the Housing Element Update is important. Submit your written comments and/or concerns to:

C.J. Freeland, Administrative Analyst II

Planning and Building Department/Long Range Planning

2850 Fairlane Court, Placerville CA 95667

Phone: 530-621-5159

Cynthia.freeland@edcgov.us

SUBSCRIBE TO THE HOUSING ELEMENT UPDATE WEBPAGE:

- <https://www.edcgov.us/Government/longrangeplanning/Land Use/Pages/General-Plan-Housing-Element---2021.aspx>