

2021- 2029 Housing Element Amendment Adoption Hearing

Board of Supervisors
March 22, 2022

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 – Senior Planner

Housing Element Overview

- One of eight mandated General Plan elements
- Contains:
 - Assessment of existing and projected housing needs
 - Analysis of land availability, resources and constraints
 - Evaluation of the effectiveness and appropriateness of the prior Housing Element
 - Policies and programs to meet housing needs.

Housing Element - HCD Process

(Government Code Section 65585)

Adopt

- Planning Commission Adoption Hearing – August 17, 2021
- Board of Supervisors Adoption Hearing – August 31, 2021

Review

- Submitted Adopted Draft to HCD for Certification – September 7, 2021
- County revised Adopted Housing Element to address HCDs comments

Certify

- County received conditional compliance letter – December 6, 2021
- NEXT STEP – Readopt with Amendments and Resubmit for Certification

Response to HCD Comments

- Measures HO- 1, 5, 7, 8, 9, 11, 12, 13, 14, 15, 18, 22, 35, 36, 40
 - *Added and/or revised quantified objective for fair housing metrics to improve housing mobility, promote housing and economic mobility, alleviate overpayment and overcrowding of lower income households. reduce displacement risk and to target efforts near jobs and in high opportunity areas.*
- Measure HO-1 – Specific Plan and Community Plan updates
 - *Revised to commit to annual review and revise, as needed*

Response to HCD Comments

- Measure HO-5 – Develop and adopt an incentive-based policy to encourage, assist and annually monitor affordable housing development
 - *Revised to commit to annually reach out to developers and nonprofit housing organizations to pursue partnerships*
- Measure HO-9 – Accessory Dwelling Units
 - *Revised to reduce the projected number of ADUs over the next 8 years. Added in marketing efforts and committed to establishing a loan program as funding permits*
- Measure HO- 18 – Rehabilitation Loans
 - *Revised to emphasize marketing efforts in areas with aging housing stock*

Response to HCD Comments

- Measure HO-35 – Affirmatively Further Fair Housing Plan
 - *Revised to include additional actions regarding factors could that impede student performance and solutions the county could pursue.*
 - *Revised to include strategies to expand and promote Cal Works and Employment Centers*
 - *Revised to annually update fair housing information on the County’s website*
- Measure HO-40 – Multifamily Density – *NEW*
 - *Added to amend the maximum multifamily density from 24 du/acre to 30 du/acre*
 - *Added to review and revise the Zoning Ordinance annually to ensure all residential parcels are zoned consistent with their land use designation*

Response to HCD Comments

- Zoning Consistency
 - *Table 24A was added to show Land Use and Zoning Consistency*
- Densities for lower income households
 - *Revised Table HO-31 to include where project examples are located in the county (East vs West)*
 - *Added developer feedback on appropriate densities for lower income projects*
- Accessory Dwelling Units (ADUs)
 - *Revised to decrease reliance on ADUs from 74 units annually to 49 units annually*

Response to HCD Comments

- Infrastructure Capacity
 - *Updated Tables HO-31A and HO-34 to include data for all water and sewer providers*
- Fair Housing Assessment
 - *Expanded analysis of demographic characteristics, resources and opportunities, and housing need was expanded to compare patterns in the Tahoe Basin and Western Slope*
 - *Added data and analysis of sites inventory capacity and income level by resource area designation, demographic trends, and economic conditions (i.e. overpayment, median income)*
 - *Identified possible strategies to improve access to high quality schools and job opportunities*

Vacant Land Inventory Update

- Board of Supervisors Action February 8, 2022
 - Land Use and Zoning Corrections approved
 - One effected parcel appears in Vacant Land Inventory as Multifamily– APN 083-465-028
 - Board action corrected to Single Family Residential
 - Staff recommends removing this parcel and revising related data as necessary

Staff Recommendation to PC

Following the close of the public hearing, staff recommends the Planning Commission recommend that the Board of Supervisors:

- 1) Adopt the revised Addendum to the El Dorado County General Plan Environmental Impact Report, certified in July 2004 (State Clearinghouse No. 2001082030); and,
- 2) Remove parcel number 083-465-028 due to mapping and zoning correction from multifamily to single family residential and revised related text; and,
- 3) Approve General Plan Amendment GPA21-0004 amending the General Plan to incorporate the amended 2021-2029 Housing Element Update.

PC Recommendation to Board

Following the close of the public hearing, the Planning Commission recommends that the Board of Supervisors:

- 1) Adopt the revised Addendum to the El Dorado County General Plan Environmental Impact Report, certified in July 2004 (State Clearinghouse No. 2001082030); and,
- 2) Approve General Plan Amendment GPA21-0004, including PC recommended revisions, amending the General Plan to incorporate the amended 2021-2029 Housing Element Update; and,
- 3) Adopt and authorize the Chair to sign Resolution to amend the County General Plan to incorporate the Amended 2021-2029 Housing Element.