

# 2021 Housing Element Update Adoption Hearing

Board of Supervisors  
Tuesday, August 31, 2021

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

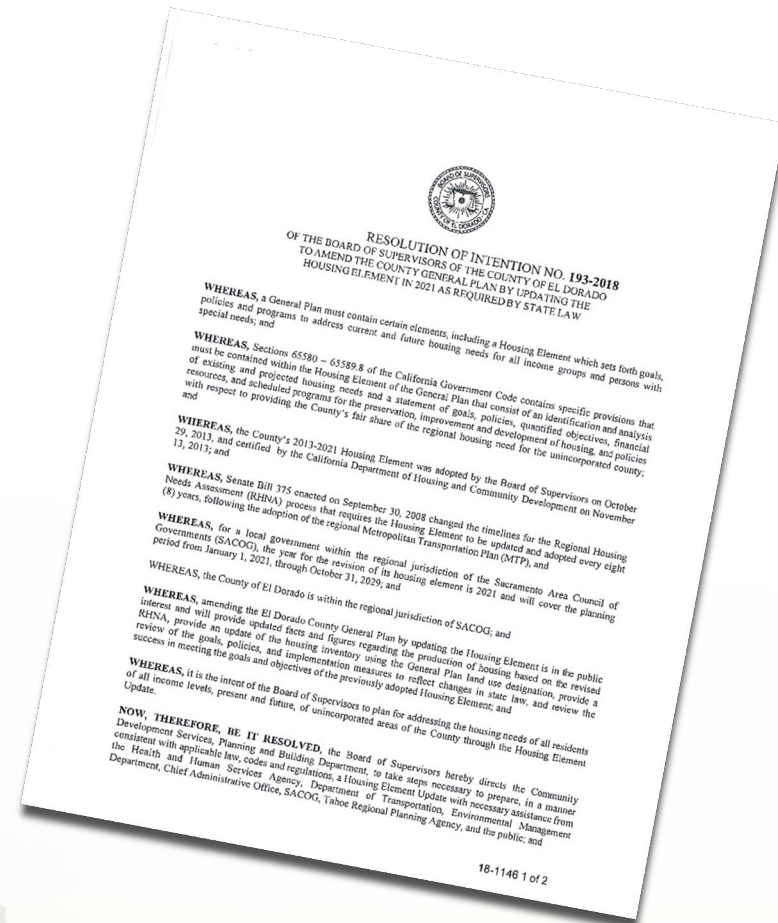
- Bret Sampson – Planning Manager
- C.J. Freeland – Administrative Analyst II
- Efren Sanchez – Senior Planner

# Housing Element Overview

- Resolution of Intention 193-2018

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 Update Review

(Government Code Section 65585)

Draft

- Submitted Draft Update to HCD for review June 7, 2021
- HCD replied with comments on August 6, 2021
- County must consider HCD findings and public comment prior to adoption

Adopt

- PC Adoption Hearing – August 17, 2021
- Board Adoption Hearing – August 31, 2021
- Due date September 10, 2021

Certify

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

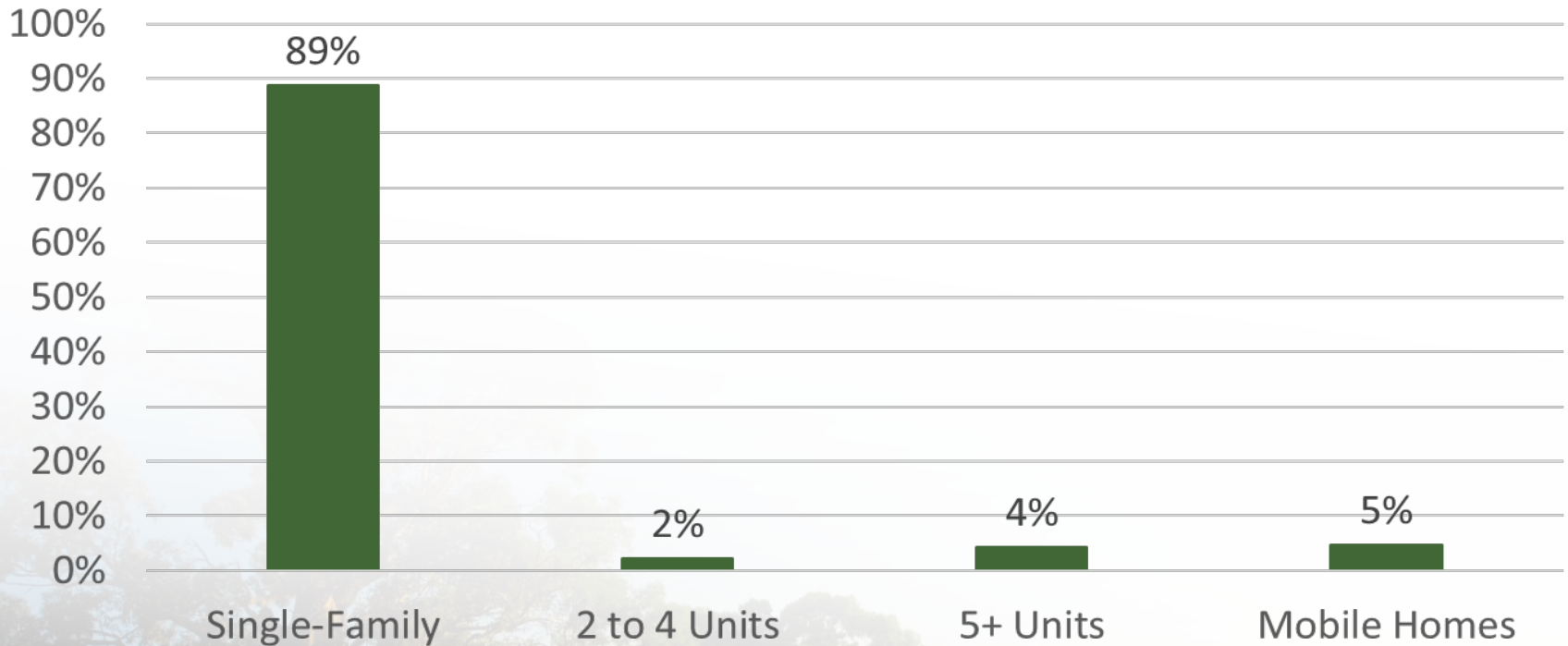
# Regional Housing Needs Allocation

## 2021-2029 Housing Element

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

# Variety of housing types

Percentage of Total Housing Units by Type  
Unincorporated El Dorado County



# 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
<b>Extremely low-income</b>	30%	Food service workers, retail clerks, manicurists, home care aides
<b>Very low-income</b>	50%	Preschool teachers, bank tellers, security guards, landscapers, truck drivers, data entry workers, medical assistants
<b>Low-income</b>	80%	EMT/paramedics, teachers, mail carriers, admin assistants, maintenance workers, auto mechanics

# Land Inventory Analysis

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



# Land Inventory Summary

	Income Category			
	Very Low/Low	Moderate	Above	Total
Pending/Approved Projects	101	8	2,583	2,692
Vacant land				
West Slope	2,239	757	175	3,171
East Slope	133	45	136	314
Projected Accessory Dwelling Units	327	251	6	584
<b>Subtotal</b>	<b>2800</b>	<b>1,061</b>	<b>2,900</b>	<b>6,761</b>
RHNA (2021–2029)	2,309	903	2,141	5,353
<b>Unit Surplus</b>	<b>491</b>	<b>158</b>	<b>759</b>	<b>1,408</b>

Source: El Dorado County. January 2021

# Housing Element Implementation Measures and Programs

2021-2029

- 39 Implementation Measures
- 13 In Progress and Rolled Over
- 17 Amended or Revised
- **9 New Measures**

# 2021 Housing Element Implementation Programs

- 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

# 2021 Housing Element Implementation Programs

- New Measures
  - HO-36 Promote middle-income housing *through policy or ordinance*
  - **NEW** HO-37 Affordable Housing Ordinance, *Including consideration of Inclusionary Housing*
  - **NEW** HO-38 Object Design Standards
  - **NEW** HO-39 Water Agency distribution

# Response to Public Draft Comments

- Accessory Dwelling Units
- Fair Housing
- Inclusionary Housing
- Land Trusts and other housing partners
- Mobile Home Parks
- Objective Design Standards
- Special Needs Housing and Homelessness
- Smoke Free Multifamily

# Response to HCD Comments

- Fair Housing
  - Added an analysis of racially concentrated areas of affluence (RCAAs) and of environmental conditions
  - Expanded assessment of overcrowding, overpayment, and housing conditions
  - Expanded historic analysis of public investment
  - Added analysis of moderate and above moderate-income sites

# Response to HCD Comments

- **Appropriate Density for Multifamily**
  - Contacting housing developers to strengthen analysis (in process)
- **Infrastructure/Water & Sewer Capacity**
  - Added discussion tying available water/sewer connections to number of units needed for the RHNA (in process)

# Response to HCD Comments

- Accessory Dwelling Units/Capacity & Funding
  - Clarified ADU assumptions and strengthened programs to promote this housing type
- Impact of Fees and Extractions
  - Included additional data on impact fees SF/MF
  - Expand analysis of fee impacts (in process)
- Schedule of Actions within Planning Period
  - Measures HO-1, HO-5 and HO-9 – updated timing to annually



# Planning Commission

## Recommendation, August 17, 2021

- Planning Commission motion (5-0 vote for approval) recommends that the Board of Supervisors:
- 1) Adopt the 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 GPA21-0002 amending the General Plan to incorporate the 2021-2029 Housing Element Update.

# Staff Recommendation

**Following the close of the public hearing, staff recommends the Board of Supervisors take the following actions based on the recommendation of the Planning Commission:**

- 1) Adopt the California Environmental Quality Act (CEQA) Addendum to the El Dorado County's General Plan Environmental Impact Report (EIR);
- 2) Approve General Plan Amendment GPA21-0002 amending the General Plan to incorporate the 2021-2029 Housing Element Update based on Findings as presented by staff; and
- 3) Adopt and authorize the Chair to sign Resolution 107-2021 to amend the County General Plan to incorporate the 2021-2029 Housing Element Update.