



Affordable Housing Ordinance Workshop

Marian Washburn <mewash@hotmail.com>

Sun, May 8, 2022 at 4:08 PM

To: EDC COB <edc.cob@edcgov.us>, "bosone@edcgov.us" <bosone@edcgov.us>, "bostwo@edcgov.us" <bostwo@edcgov.us>, "bosthree@edcgov.us" <bosthree@edcgov.us>, "bosfour@edcgov.us" <bosfour@edcgov.us>, "bosfive@edcgov.us" <bosfive@edcgov.us>, "jvegna@edcgov.us" <jvegna@edcgov.us>, "kpayne@edcgov.us" <kpayne@edcgov.us>, "john.clerici@edcgov.us" <john.clerici@edcgov.us>, "andy.nevis@edcgov.us" <andy.nevis@edcgov.us>, "daniel.harkin@edcgov.us" <daniel.harkin@edcgov.us>

May 7, 2022

Esteemed Members of the El Dorado County Board of Supervisors and Planning Commission:

I write regarding the upcoming informational workshop concerning the creation of an Affordable Housing Ordinance.

It has become more and more evident over time, that El Dorado County has very few housing opportunities for older citizens of modest or restricted incomes. At the same time, demographic statistics in your staff report show there is a very large percentage of older citizens continuing to need homes in our county. They seek a place to live that is manageable and affordable in their retirement years.

Many of the efforts to create lower income and affordable housing have involved multi-level apartment-type arrangements. However, these well-intentioned efforts often do not meet the physical and emotional needs of an aging population who find living in an above-ground-level home frightening, given diminishing physical capabilities. As legs, knees, feet, balance and eye sight become huge limitations, the elderly know their safety is dependent on highly accessible ground level living.

Most older people need a single-level home, a footprint of 1,200 square feet or less located on a small lot. These particular conditions allow Seniors to manage their own lives in their own homes for a far longer time. This mode of housing is not only attractive and humane for a significant portion of our population, but it is also highly marketable whenever it becomes available.

As you plan for future housing in our County, please include a substantial number of easily accessible housing modes for our aging population in your deliberations. After all, we will all share that need at some point in our future!

All the best in your deliberations,

Marian Washburn
Placerville, District 3



County of El Dorado Clerk of the Board <edc.cob@edcgov.us>

EDC BOS, May 10, 2022 Agenda Item 45 - Affordable Housing Ordinance

Frank Porter <fspsm520@gmail.com>

Mon, May 9, 2022 at 7:30 AM

To: edc.cob@edcgov.us

Cc: Maureen Dion-Perry <dionperry@att.net>

To: El Dorado County Board of Supervisors

From: Frank Porter, Vice-President, Housing El Dorado

Date: May 9, 2022

Re: May 10, 2022 EDC BOS meeting- Agenda Item 45 - Affordable Housing Ordinance

Thank you for proceeding with getting this important study completed and reviewing the report in public session at the May 10 BOS meeting. This report provides up-to-date data on El Dorado County's critical shortage of affordable workforce housing.

A few highlights from this report from **bae urban economics** underscore the urgency of moving ahead:

- The average monthly rent in the West Slope, went up an astonishing **10.7%** in one year; from Q3 2020 to Q3 2021 (page 23, Table 17).
- The average monthly rent on the West Slope has now climbed to \$1,994, with market rate rental housing now averaging \$2,620. per month (page 21)
- Over half (51%) of workers (Table 21) on the West Slope commute into the county because the costs of buying or renting a home in El Dorado County directly impacts their choices of where they can live. "With limited transit options, the majority of these workers are commuting by car, generating traffic and congestion that could be curtailed with more workforce housing in the West Slope that is affordable to these workers." (page 27)
- Unincorporated El Dorado County needs to construct a estimated 3,630 workforce housing units

The report cites best practice research along with a number of initiatives underway in nearby California cities and counties, which warrant consideration.

In regard to the pros and cons of various Inclusionary Zoning ordinance options, the report analyzes several policy options and concludes (page 73):

"Given the marginal feasibility of a mandatory IZ requirement, the Board could consider a voluntary IZ requirement that is tied to incentives, which is in line with comments from several Supervisors who were concerned about a mandatory requirement discouraging development altogether. In addition, the best practices analysis in this report suggests that IZ policies are more effective if there are alternative means of compliance, such as allowing developers to build IZ units off-site, pay a fee in-lieu, donate land to the County, or purchase deed restrictions on existing homes. These alternative compliance means increase the flexibility for developers to find cost-effective means to comply with the requirements that are tailored to their unique project circumstances. For example, such options may allow developers to mitigate the added costs of including affordable units by affecting the timing and/or responsibility for construction and management of the affordable units. Offering alternative means of compliance can also allow the County to meet other policy imperatives. For example, although this analysis has primarily defined workforce housing on the

basis of income, the County is also interested in capturing workers employed in the County as residents to reduce commute times and traffic, as well as to increase the tax base.”

These policy options aren't easy. Nevertheless, the economic health and housing availability for El Dorado County residents can be improved through effective local public policy. You've been provided with thorough and thoughtful research, I urge you to move forward with the development and implementation of an Affordable Housing Ordinance, while continuing to encourage and direct the planning staff to fully and implement your other already adopted 2021-29 Housing Element action plans.



County of El Dorado Clerk of the Board <edc.cob@edcgov.us>

Re: File # 22-0807 Joint Workshop on Affordable Housing

John Hidahl <john.hidahl@edcgov.us>

Sat, May 7, 2022 at 1:18 PM

To: Jim Wassner <jimwassner@gmail.com>, County of El Dorado Clerk of the Board <edc.cob@edcgov.us>

Cc: jvegna@co.el-dorado.ca.us, Planning Department <planning@edcgov.us>

Thanks for your comments Jim. I have added the COB to this email to ensure your comments are included in the public record.

Best Regards, John

On Sat, May 7, 2022 at 9:29 AM Jim Wassner <jimwassner@gmail.com> wrote:

To members of the County Board of Supervisors and the Planning Commission,

I am a retired county employee who is currently a resident of Diamond Springs. This informational workshop on county policy concerning developing affordable housing is of interest to many, including your senior constituents, but the presentation for this workshop does not mention the word "senior". As you know, El Dorado County has one of the largest percentages of senior residents in the state.

I am a strong advocate of our senior county residents being able to safely age in place. This will not happen for many, if we do not plan now for sufficient affordable housing to meet their needs. Our senior county residents look to workforce housing too, when looking to downsize from a larger home, once their children have left home. If there is insufficient housing, they will look outside of our county rather than keep the large home. Currently there is an extreme shortage of housing in our county, which is driving up the prices of housing in all categories.

We need adequate affordable housing for seniors in the following categories:

- ADA Accessible / Adaptable units
- Affordable – Low-income housing
- Affordable - Workforce housing
- Senior Housing - Age Restricted
- ADUs, PADUs and Tiny Homes
- Mobile Home Parks

I ask you to keep your senior constituent's needs in mind when you develop affordable housing policies in the county.

Thank You,

Jim Wassner



County of El Dorado Clerk of the Board <edc.cob@edcgov.us>

May 10, 2022 EDC BOS meeting- Agenda Item 45 - Affordable Housing Ordinance

Judi Angell <jangell@earthlink.net>
To: edc.cob@edcgov.us

Mon, May 9, 2022 at 2:50 PM

Hello Clerk of the Board,

Please send my email, which addresses 5/10/22 BOS meeting, item 42, to all Supervisors

Comment Re: Item 45

First, I want to thank my County for choosing to gather the facts about our workforce and housing costs and what ordinances nearby cities and counties are using to inform your decisions on addressing our affordable housing shortage.

Given that Folsom and Sacramento have light rail, in addition to pretty comprehensive bus service, and Placer County has Amtrak for meeting commute and other transportation needs (less familiar with how comprehensive bus service is in Placer County), they may have less need to guide location of affordable housing to existing public transportation routes than El Dorado County should consider in crafting a related ordinance.

Ideal option might be to give priority to building required affordable housing with primary development when the property is adjacent to an existing bus route, with possible exceptions based on hillside stability or other factors along that road making such construction unfeasible for safety reasons.

Among the benefits of ensuring affordable housing be built accessible to public transportation is that it would also be suitable for our seniors and those with disabilities in addition to those working at our local jobs (both those challenged by increased cost of living here and those commuting here due to those costs). While not all jobs are accessible to public transportation, many other services are and such a practice would reduce some of the traffic congestion associated with living out of county or not on a bus route.

Given that as more housing gets built, more services are apt to follow adding more jobs at the lower incomes, I hope you approach all numbers as minimums expecting the needs for more affordable housing to exceed what is in the report by the time any of the housing is built. Whenever income does not keep pace with increased costs, like our rent and fire insurance cost increases, more working people, seniors and persons with disabilities begin to need affordable housing.

I would also hope you would continue implementing your current long-range plan for housing, and not pause it, as you consider this report and crafting an ordinance to better facilitate increased building of affordable housing as much and as soon as is possible.

While not the focus of this agenda item, another effort that could improve traffic congestion and the proportion of workforce able to afford to live here would be workforce development efforts focused on jobs with pay commensurate with our housing costs.

I am glad this study is completed to guide decisions and look forward to soon seeing a proposed ordinance on a BOS meeting agenda.

Sincerely,
Judi Angell
Rescue