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DATE: March 26, 2012

TO: El Dorado County Board of Supervisors, and HHR, Director Daniel Nelson,

RE: EDC Housing

On the March 27th Agenda, item #17, Health and Human Services is recommending BOS accept study on “Exterior Housing Conditions Study” (EHCS), which is dated February 8, 2012. This study was performed for data that will lead to application for CDBG Grants.

This EHCS report states that EDC has 181,000 residents, and 88,000 housing units. Of these units, the study states that there were 17,800 vacant units in 2010, counting seasonal, recreational, and other occasional uses. It further states, “without taking such homes into account, the vacancy rate is approximately 6.5%. That is **5,720 vacant units out of the 88,000.**

Marked parts of this report are attached.

March 20th Board Members Knight, Briggs, and Santiago approved items #15, 16, 17 the very expensive HHS 40 unit Sunset Lane Apartment project. **WHY??**

How many of the 5,720 units could have been purchased with that same amount of money; improved the real estate market; and provided immediately available housing?

This issue should be reviewed with “units cost analyzed” and if there are anywhere near that number of vacancies, the 40 unit Sunset Lane Apartment project should be cancelled.

2012 MAR 26 PM 2:21
 BOARD OF SUPERVISORS
 EL DORADO COUNTY

bae urban economics

February 8, 2012

Daniel Nielson
County of El Dorado
Health and Human Services Agency
Housing, Community & Economic Development (HCED)
3057 Briw Road, Suite A
Placerville, CA 95667

VIA email: Daniel.Nielson@edcgov.us

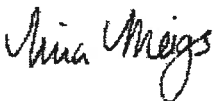
Dear Mr. Nielson:

Attached, please find the Final Exterior Housing Conditions Study report for El Dorado County. This report incorporates revisions in response to staff comments on the September 2011 Administrative Draft. Please don't hesitate to give us a call if you have any questions.

Sincerely,



Matt Kowta, M.C.P.
Principal



Nina Meigs, M.C.P.
Associate

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12-0331 B 2 of 48

12-0331.D.2 of 3

El Dorado County in 2010. This includes the incorporated cities as well as the unincorporated area. The County's population and housing stock increased at almost twice the rate of statewide growth over the past decade (1.5 percent for annual population growth versus 1.0 percent statewide; 2.1 percent for housing unit growth vs. 1.1 percent statewide), during which time the number of county residents increased by 24,700 persons and an additional 16,800 housing units were built.

The population inhabiting El Dorado County is distinctly older than statewide averages, with a median age of 43 versus a statewide median age of 35. Further, the County population has been aging at a faster rate than statewide trends (the County's median age grew by 1.0 percent annually compared to the statewide growth of 0.6 percent annually), which could indicate that housing options for older, less mobile, and retired residents have become particularly important. It is worth noting that the County's average household size has decreased from 2.66 in 1990 to 2.55 in 2010, while the statewide average household size increased from 2.74 to 2.90 over the same time period. Shrinking household sizes might be related to the aging population, as empty-nesters retire to El Dorado County and young adults move out to pursue job and education opportunities elsewhere.

El Dorado County has a higher proportion of single family homes compared to the state, with single family homes making up almost 85 percent of the current housing stock compared to 65 percent statewide. The proportion of households inhabiting multifamily homes has shrunk over the past two decades on both a local and a state level.

Approximately 17,800 housing units were vacant in El Dorado County in 2010, which yields a vacancy rate of approximately 20 percent, due in large part to the proliferation of housing units used for seasonal, recreational, and other occasional use. Without taking such homes into account, the 2010 vacancy rate is approximately 6.5 percent. By comparison, the state had an 8 percent vacancy rate in 2010, and during the past decade the statewide vacancy rate grew twice as fast as the El Dorado vacancy rate.

Homeownership is a more popular choice in the County than in the state as a whole; 73 percent of County households own their homes, compared to 56 percent of statewide households. That said, it is worth noting that the proportion of renters increased by 0.6 percent annually during the past decade, exceeding statewide annual growth rates of 0.2 percent. This trend may be related to the recent downturn in the national housing market, though it may also reflect shifting preferences for housing options on the part of County residents.

According to the 2008-2010 American Community Survey, approximately 43 percent of the