

Affordable Housing Issues – August 14, 2007
Community Coalition Recommendations

- Housing affordability is a complex problem under the best of circumstances.
- In El Dorado County, the problem is further complicated by other issues including:
 - Physical constraints to higher density development
 - Development Agreements covering properties which are least influenced by physical constraints.
- Key Components and Obstacles to Affordable Housing are:
 - Density (and physical constraints to higher density land uses)
 - Incentives (density bonuses, fee reductions, regulatory exemptions)
 - Fees
 - Time and cost to process entitlements
 - Reduction of regulations

We urge you to do the following with respect to the staff recommendations:

1. Receive and File PMC Report Only.

The PMC report should not form the basis for future policy decisions without a comprehensive discussion of the reports' shortcomings.

2&3. Affordable Housing Commission.

Because the key components and obstacles to affordable housing are land use related, we believe the Planning Commission should have primary responsibility to advise the Board on Affordable Housing matters. To create another commission, whether it is advisory to the Board or the Planning Commission simply creates another layer of regulation and bureaucracy.

5. Housing Element Update/Affordable Housing Plan.

Refer to the Planning Commission to modify existing policies to remove barriers to the development of affordable housing. Direct the Planning Commission to address issues related to the Housing Element update, including identification of suitable sites for higher density housing.

4. Implementing Ordinance.

The "Affordable Housing Ordinance" is the means to implement the Plan which will be developed under Item 5. To develop an implementing ordinance before deciding on the Plan puts the cart before the horse.

Submitted by Candice
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at Board Hearing of 8/14/07
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