

CEDAC

May 2019

Housing Committee

Problem: A housing shortage in the County is affecting quality of life by increasing traffic and air pollution, hindering the ability of rural businesses to attract staff, and contributing to a potential shortage of caregivers for an aging population

Solution: Make informed recommendations to the County Board of Supervisors

Strategy: Over the next 6 months members of CEDAC research and discuss the following potential solutions as to whether each might be sized right to suit El Dorado County's needs. Most critically, CEDAC members will engage with the community to listen to their considerations.

In alphabetical order:

Accessory Dwelling Units (ADUs) and, separately, Junior Accessory Dwelling Units (JADUs): Are these a feasible partial solution? Are there obstacles which could be smoothed? What is the status of these in the County? How many structures could possibly have one? How many do? What is the process for a homeowner to create one? Explore feasibility and desire by homeowners, lenders, creation of a one-stop-shop, workshop, outreach. For example, CalHFA is conducting a pilot funding program in Clovis.

Background material: Provide CEDAC members with current material on housing strategies (Felicity)

Benchmark: Keep a pulse on what other municipalities are doing, ordinances, lessons learned, like the CASA Compact to inform background material (Felicity, Brandon)

Developers: Reach out to developers to discuss spearheading a project and follow up with those who attended the Jan roundtable in Shingle Springs. USA Properties, Mercy Housing, Mea Khang, Anton (Brandon, Felicity)

Funding: Inventory potential funding sources and their criteria (or leave this to the developers?) like HCD, CalHFA, federal, private, County Housing Trust Fund (Felicity)

Land: Inventory land zoned for multifamily (or leave this to the developers?)

Listen: Reach out to residents, business owners, individual members of the BoS, people employed in the County, Habitat for Humanity, churches, foundations, chambers. This is the most important activity and likely will continue past a date when CEDAC has made recommendations to the BoS. (All CEDAC, following a plan).

Mini-homes and RVs: What is the path to acceptance? (Brandon)

Motels: Determine if CEDAC can support and complement the Tahoe Prosperity Center's efforts to turn motels into worker housing, or do they already have adequate interface with the BoS (Felicity).

Recommend strategies to the Board of Supervisors by end of 2019 (All CEDAC discuss and agree on strategies to be recommended)