



## EL DORADO COUNTY PLANNING & BUILDING DEPARTMENT

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To: Board of Supervisors and Planning Commission

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**Subject: 2021-2029 Housing Element Update Public Draft Review Workshop**

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The joint informational workshop for the Board of Supervisors and Planning Commission is being hosted by the Planning Division, Long Range Planning unit, Housing Community and Economic Development Program and the County's consultant, PlaceWorks, Inc., representative. The purpose of the workshop is to solicit input and encourage public participation during the process of updating the Housing Element of the County General Plan.

### **INTRODUCTION**

The County is in the process of updating the Housing Element, which is one of the seven mandatory elements of El Dorado County's General Plan. This update is for the eight-year planning period of 2021 to 2029. The County has contracted with PlaceWorks, Inc. to assist with this effort which is anticipated to be completed by August 2021.

The Housing Element Update provides a review of the County's housing inventory using the General Plan land use designation; a review of the goals, policies, financial resources, and necessary revisions to implement measures to reflect changes in local, state and federal law, along with a review of the success in meeting the prior goals and objectives

This effort will result in modifications to the current adopted 2013-2021 Housing Element to address the changing needs of county residents. The informational workshop will include an overview of key changes to state housing law and associated changes to the Housing Element Update process.

The Housing Element of the General Plan is a land use and policy document that guides residential development at a county-wide scale and does not address or analyze specific housing projects.

## **BACKGROUND**

Section 65588(e)(3) of the Government Code requires all jurisdictions within the Sacramento Area Council of Governments (SACOG) to adopt a revised Housing Element by May 15, 2021, plus a 120-day grace period, or no later than September 10, 2021.

The Public Review Draft Housing Element Update was released for public comment and submitted to the California Department of Housing and Community Development (HCD) for review in June. An adoption hearing is scheduled for action by the Board of Supervisors on August 31, 2021, in order to meet as closely as possible the timeline established by Government Code Section 65588(e)(3).

## **PUBLIC PARTICIPTION**

Opportunities for residents to provide input on housing issues and recommend strategies are critical to the development of appropriate and effective housing programs. In order to facilitate this process and ensure the broadest range of input during the state-wide health emergency and stay-at-home orders, two virtual public workshops were conducted.

On August 18, 2020, the County hosted two virtual community workshops, one for the western portion of the county (“West Slope”) and one for the eastern portion of the county (“Tahoe Basin”). Fifty-five community members registered for the workshops. The presentation included the goals and process of the Housing Element Update, the County’s Regional Housing Needs Allocation (RHNA) targets, and some of the preliminary housing affordability and need identified. Participants brought forward a range of questions and concerns, including an interest in exploring inclusionary zoning, support for accessory dwelling units and protections for affordability on those units, interest in the availability of utilities, and interest for supportive housing for special-needs populations.

Verbal comments were recorded at the meetings, and written comment was also received. In addition, the County’s web site provided status updates for the Housing Element project, invited users to receive e-mail updates and comment on the draft, and provided information on the Housing Element process and copies of draft documents.

The County’s Consultant, PlaceWorks Inc., conducted individual stakeholder interviews between April and September 2020 to involve a wide variety of interested groups and individuals in the process to articulate housing issues, take stock of the County’s resources and opportunities, and engage in a meaningful discussion about El Dorado County’s priorities. Interested parties that took part in these discussions include representatives from LifeSTEPS, Skills Training and Educational Programs, Marshall Medical Center Foundation, El Dorado County Community Health Center, El Dorado County Housing Authority, Association of Realtors, House Sacramento, El Dorado County Health and Human Services Agency, and Legal Services of Northern California.

On October 22, 2020, staff held a workshop for the Planning Commission and on November 10, 2020, staff held a workshop for the Board of Supervisors. In each workshop, new proposed programs to comply with state laws were described. The workshops also discussed current local needs and the County’s RNHA targets. As part

of the public comment and workshop discussions, participants were interested in encouraging programs to support first-time homebuyers and the development of “missing middle housing”, a term used to describe a variety of housing types such as duplexes, triplexes, and townhomes. There was also a discussion of the need for affordable and supportive housing for persons with disabilities as well as affordable workforce housing.

Input received at the workshops has been considered and incorporated into the Housing Element, if appropriate. Comments and questions have been addressed in the Frequently Asked Questions section of the Housing Element website.

## **STAFF ANALYSIS**

The Housing Element is a comprehensive report by El Dorado County describing the housing needs of the unincorporated area and how the County’s plans, policies, programs and regulations facilitate the development, improvement and preservation of housing for all economic segments of the community. State law requires that the Housing Element consist of “an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, and scheduled programs for the preservation, improvement and development of housing.”

The Housing Element sets forth the County’s strategy for enhancing and preserving the housing stock, for expanding housing opportunities for various economics segments, and along with the Land Use Element, provides policy guidance for decision-making related to housing. The Housing Element also provides implementation strategies for effectively addressing the housing needs of the unincorporated area during the 2021-2029 planning period.

Each jurisdiction is required by state law to ensure that sufficient land with appropriate zoning is available to accommodate its fair share of the region’s future housing needs for all income groups for the 2021-2029 planning period. SACOG is the agency tasked with identifying housing needs for each jurisdiction, consistent with state-approved regional forecast totals. On March 19, 2020, the SACOG Board of Directors adopted the Cycle 6 (2021-29) Regional Housing Needs Plan, which provides the number of total housing units that each jurisdiction in the SACOG region must zone for during the 8-year period in accordance with the state requirement to determine the number of housing units cities and counties must plan for in their Housing Element Updates. Through this process, SACOG determined that the new housing need for the El Dorado County unincorporated West Slope area is 4,994 additional housing units for this planning period, representing 3.27% of the region’s total allocation of 153,512 units. The new housing need for the unincorporated East Slope/Tahoe Basin is 359 additional housing units. This need is allocated to four income categories as shown in Table 1.

Because the Tahoe Basin is subject to federal law and to the land use authority of the Tahoe Regional Planning Agency (TRPA), the local governments in Placer and El Dorado Counties have no land use authority to manage growth rates. Therefore, SACOG has no authority to determine the number of overall number of units allocated to the areas in the Tahoe Basin. Rather, SACOG worked with TRPA for its housing projections. However,

SACOG did apply the same income category distribution methodology to the overall number of units assigned to these jurisdictions.

Table 1

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>	

A key assumption of the RHNA requirements is that the higher the allowed density in the zoning, the more likely it is to be able to accommodate affordable housing. While above moderate-income RHNA can be accommodated on single family zoned sites, the lower income categories (very low- and low-income) can only be accommodated on sites zoned for higher densities (zoned multi-family, typically 20 or 30 units per acre). If a jurisdiction does not have enough zoning capacity to accommodate all income categories of its RHNA, it must identify sites and rezone them by 2024.

The 2021-2029 Housing Element Update identifies sufficient vacant and/or underutilized land with appropriate zoning to accommodate this growth need. Therefore, no changes are needed to the General Plan Land Use Element to increase total development capacity or the rate of development for this Housing Element Update.

### PROPOSED REVISIONS

This revision is an update to the element, not a comprehensive rewrite. The major changes are centered on the revised allocations based on the RHNA, an update of the vacant land inventory, and a review of the success in meeting the goals and objectives of the previously adopted element. Furthermore, the goals, policies, and implementation measures have been updated to reflect changes in state law between 2013 and today.

In addition, the state requires a Fair Housing Assessment. State Government Code Section 65583 (10)(A)(ii) requires El Dorado County to analyze areas of segregation, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs including displacement risk. According to an analysis of the Opportunity Areas Map developed by HCD in partnership with the California Tax Credit Allocation Committee (TCAC), there are no census tracts identified as High Segregation and Poverty in El Dorado County.

However, as a result of the Fair Housing Assessment and in accordance with state law, Measure HO-35 was added to direct the County to develop a plan to Affirmatively Further Fair Housing (AFFH). The AFFH Plan shall take actions to address significant disparities in housing needs and in access to opportunity for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act (Part 2.8, commencing with Section 12900, of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law.

Other revisions or additions to the Housing Element to address new state law and public feedback include:

- Ecological Preserve Fee Program Update (Measure HO-6)
  - Include mitigation fee waivers for housing
- Promote the state density bonus law (Measure HO-8)
- Promote accessory dwelling units (ADUs) (Measure HO-9)
- SB 35 Streamlining Approval Process (Measure HO-13)
  - Establish a written policy/procedure for approving projects eligible projects
- Low Barrier Navigation Centers (Measure HO-27)
  - Amend Zoning Ordinance for navigation centers.
- Supportive Housing (Measure HO-27)
  - Amend Zoning Ordinance to clarify that supportive housing is a permitted use without discretionary review in zones where multifamily and mixed-uses are permitted.
- Large community care facilities for seven or more persons (Measure HO-28)
- State Employee Housing Act (Health and Safety Code Section 17021.6) agricultural use (Measure HO-29)
- Define and allow for Single Room Occupancy units (Measure HO-30)
- Promote middle-income housing (Measure HO-36)
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In all, the 2021-2029 Housing Element Update includes 36 Implementation Measures; 16 are from the prior Housing Element that have been amended or revised, 13 are in progress or ongoing and have been rolled over from the previous Housing Element, and seven (7) new measures have been added.

No action is required for this workshop. Staff will return to the Planning Commission and the Board of Supervisors in August with a final Draft Housing Element Update reflecting comments from today's workshop along with direction from HCD for adoption consideration in August.