2021 Housing Element Update Adoption Hearing

Planning Commission Special Meeting Tuesday, August 17, 2021

Planning and Building Department– Long Range Planning Housing, Community and Economic Development Programs



Housing Element Overview

 Resolution of Intention 193-2018

The Housing Element of the General Plan is a land use and policy document.

It does not address or analyze specific housing projects.

OF THE BOARD OF SUPERVISONS OF INTENTION NO. 193-2018 TO AMEND THE COLMY TO SUPERVISONS OF THE COLMY TO BE LORADO HOUSING FLEMENT IN 2021 AS REQUIRED BY STATE LAW WHEREAS, a General Plan must contain certa /Includes, a demensi rian musi contain certain cicments, including a Ho Silicia and programs to address current and future bousing needs for social swads, and REAS, Sections 03:350 - 03:359.8 or the Control of Control of the groups and per nt of goals, WHEREAS, the County's 2013-2021 Hour 29, 2013, and certified by the California Der 13, 2013; and WHEREAS, Senate Dill 375 onacted on September 30, 2008 changed the life Alards & Alards Alards and Alards owing the adoption of the regional Metropolitan? ising Element to be up As, tor a local government for the rev ints (SACOG), the year for the rev (2)12-0-01, the year for the revision of its house muary 1, 2021, through October 31, 2029; and dated and adopte Council of and will provide updat avide an update of the led facts and figures regarding sing inventory eral Plan land use ent and future, of THEREFORE, BE IT RESOLVED, the Be corporated areas c at Services, Planning and Building Depi S. a H.

Housing Element Update Review

(Government Code Section 65585)

- Submitted Draft Update to HCD for review 6/7/21
- HCD replied with comments on August 6, 2021
- Draft
 County must consider HCD findings and public comment prior to adoption
 - PC Adoption Hearing August 17, 2021
 - Board Adoption Hearing August 31, 2021
 - Due date September 10, 2021

<u>Adopt</u>

Certify

- Submit Update to HCD for Certification
- If not adopted by due date, next Update due in 4 years, not 8

Variety of housing types

Percentage of Total Housing Units by Type Unincorporated El Dorado County



Who is considered Low-Income?

Approximately **37%** of households in the county fall into the lower income category

Income category	Percent of median income	Typical occupations		
Extremely low-income	30%	Food service workers, retail clerks, manicurists, home care aides		
Very low-income	50%	Preschool teachers, bank tellers, security guards, landscapers, truck drivers, data entry workers, medical assistants		
Low-income	80%	EMT/paramedics, teachers, mail carriers, admin assistants, maintenance workers, auto mechanics		

Land Inventory Analysis

- Vacant Lands
- Underutilized Lands
- Infill Potential
- Mixed Uses
- Transit Oriented Potential
- Realistic Capacity (GC 65583.2(c)(1&2))

Land Inventory Summary

	Income Category					
	Very Low/Low	Moderate	Above	Total		
Pending/Approved Projects	101	8	2,583	2,692		
Vacant land						
West Slope	2,239	757	175	3,171		
East Slope	133	45	136	314		
Projected Accessory Dwelling Units	327	251	6	584		
Subtotal	2800	1,061	2,900	6,761		
RHNA (2021–2029)	2,309	903	2,141	5,353		
Unit Surplus	491	158	759	1,408		

The July of

Source: El Dorado County. January 2021

Housing Element Implementation Measures and Programs 2021-2029

- 39 Implementation Measures
- 13 In Progress and Rolled Over
- 17 Amended or Revised
- 9 New Measures

2021 Housing Element Implementation Programs

- New Measures
 - HO-6 Ecological Preserve Fee Program update
 - HO-8 State density bonus law
 - HO-9 Accessory dwelling units (ADUs)
 - HO-28 Large community care facilities
 - HO-29 State Employee Housing Act (Health and Safety Code Section 17021.6) Ag housing
 - HO-30 Define Single Room Occupancy units

2021 Housing Element Implementation Programs

- New Measures
 - HO-36 Promote middle-income housing through policy or ordinance
 - NEW HO-37 Affordable Housing Ordinance,
 Including consideration of Inclusionary Housing
 - **NEW** HO-38 Object Design Standards
 - NEW HO-39 Water Agency distribution

Response to Public Draft Comments

- Accessory Dwelling Units
- Fair Housing
- Inclusionary Housing
- Land Trusts and other housing partners
- Mobile Home Parks
- Objective Design Standards
- Special Needs Housing and Homelessness
 Smoke Free Multifamily

Response to HCD Comments

- Fair Housing
 - Added an analysis of racially concentrated areas of affluence (RCAAs) and of environmental conditions
 - Expanded assessment of overcrowding, overpayment, and housing conditions
 - Expanded historic analysis of public investment
 - Added analysis of moderate and above moderateincome sites

Response to HCD Comments

- Appropriate Density for Multifamily
 - Contacting housing developers to strengthen analysis (in process)
- Infrastructure/Water & Sewer Capacity
 - Added discussion tying available water/sewer connections to number of units needed for the RHNA (in process)

Response to HCD Comments

• Accessory Dwelling Units/Capacity & Funding

 Clarified ADU assumptions and strengthened programs to promote this housing type

- Impact of Fees and Extractions
 - Included additional data on impact fees SF/MF
 - Expand analysis of fee impacts (in process)
- Schedule of Actions within Planning Period
 - Measures HO-1, HO-5 and HO-9 updated timing to annually

Next Steps

Staff recommends the Planning Commission:

- forward a recommendation to the Board of Supervisors Adopt the Addendum to El Dorado County's General Plan EIR, certified in July 2004 (State Clearinghouse Number 2001082030), and
- forward a recommendation to the Board of Supervisors to approve General Plan Amendment GPA21-0002 amending the General Plan to incorporate the 2021-2029 Housing Element Update based on Findings in Attachment 1.