



Legislation Details (With Text)

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Title: Planning and Building Department, Long Range Planning, recommending the Board receive a presentation from staff regarding an update to the proposed methodology process for the Regional Housing Needs Assessment for the 2021-2029 General Plan Housing Element Update. (Est. Time: 15 Min.)

FUNDING: N/A

Sponsors:

Indexes:

Code sections:

Attachments: 1. A - 2021-2029 RHNA Update, 2. B - SACOG RHNA Methodology Menu

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FUNDING: N/A

DISCUSSION / BACKGROUND

The State initiates housing element cycles by calculating statewide housing needs. The California Department of Housing and Community Development (HCD) evaluates the overall need and distributes regional housing needs based on Department of Finance population projections and regional population forecasts used in preparing regional transportation plans to Councils of Governments representing various regions (or counties) of the state. The Councils of Governments then allocate housing needs to jurisdictions that they represent. El Dorado County is a member of the Sacramento Area Council of Governments (SACOG), which acts as the Council of Government for a six-county region that includes Sacramento, Sutter, Yolo, Yuba, Placer, and El Dorado Counties.

Consistent with state law (Government Code Section 65584), SACOG prepares and adopts a Regional Housing Needs Plan (RHNP) for each Housing Element update cycle. The 2021-2029 RHNP will allocate, by jurisdiction, the “fair share” of the region’s projected housing needs by household income group for the planning period. The RHNP also identifies and quantifies existing housing needs for each jurisdiction, including unincorporated El Dorado County. As it develops regional needs, SACOG considers factors such as market demand for housing, population growth, employment opportunities, availability of suitable sites and public facilities, loss of existing affordable units, transportation, and special housing needs. The state provides guidelines for preparation of the plans, and ultimately HCD certifies the plans as adequate.

The major goal of the RHNP is to assure a fair distribution of housing targets among cities and counties so that every community provides an opportunity for a mix of housing affordable to all of its economic segments. SACOG has met with housing planners for the past several months to discuss the methodology that will distribute the Regional Housing Needs Allocation (RHNA) for the unincorporated El Dorado County by “East Slope” (Tahoe National Forest Area and Lake Tahoe Basin) and “West Slope” (the remainder of the county).

The RHNA for the unincorporated El Dorado County West Slope will need to be accommodated in the growth projection assumptions for the Major Update to the Traffic Impact Mitigation (TIM) Fee program.

SACOG made a recommendation to their Board on September 19, 2019, to release the proposed menu of RHNA Methodology (Options A-D) for public comment, including SACOG staff recommendation of Option C. The Draft Regional Housing Needs Allocation Methodology Menu is attached (Attachment B). Long Range Planning staff will discuss the recommended methodology and the implications to the County’s RHNA allocation for 2021-2029.

ALTERNATIVES

N/A

PRIOR BOARD ACTION

N/A

OTHER DEPARTMENT / AGENCY INVOLVEMENT

Transportation

CAO RECOMMENDATION / COMMENTS

It is recommended that the Board approve this item.

FINANCIAL IMPACT

There is no financial impact associated with this update. The Housing Element update is state-mandated and efforts will span several years. \$40,000 is included in the Planning and Building budget for FY 2019-20, and additional appropriations will be included in the Department's budget request for the coming fiscal years. The Department anticipates returning to the Board in January to approve a services contract for a consultant to assist with the Housing Element Update effort and will address specific budget and costs at that time.

CLERK OF THE BOARD FOLLOW UP ACTIONS

N/A

STRATEGIC PLAN COMPONENT

Good Governance

Economic Development - Housing

CONTACT

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