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Title: Planning and Building Department, Planning Division, Long Range Planning unit, hosting a joint informational workshop for the Board of Supervisors and Planning Commission to solicit input and direction from the Board and Planning Commission, and to encourage public participation during the process of developing an Affordable Housing Ordinance.

FUNDING: California Department of Housing and Community Development Local Government Planning Support Grants Program, Regional Early Action Planning Grants

Sponsors:

Indexes:

Code sections:

Attachments: 1. A - El Dorado Aff Housing Study, 2. B - Presentation, 3. Public Comment BOS Rcvd. 5-10-2022, 4. Public Comment BOS Rcvd. 5-9-2022

Date	Ver.	Action By	Action	Result
5/10/2022	1	Board of Supervisors	Direction Provided (See Minutes)	

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DISCUSSION / BACKGROUND

The joint informational workshop for the Board of Supervisors and Planning Commission is being hosted by the Planning Division, Long Range Planning unit. The purpose of the workshop is to solicit input and encourage public participation during the process of developing an Affordable Housing Ordinance.

The Affordable Housing Ordinance will incorporate and expand upon existing affordable housing incentives prescribed by state law and will incorporate the affordable housing provisions from the County's Zoning Ordinance and Board Policies, with an emphasis on promoting incentives to encourage development of affordable housing in high resource areas to improve economic mobility between high and low resource areas that improve equity and affirmatively further fair housing.

Through a Regional Early Action Planning (REAP) grant and Memorandum of Understanding (MOU) with the Sacramento Area Council of Governments (SACOG), BAE Urban Economics, Inc (BAE) is assisting the County with developing updated affordable housing policies that will encourage, assist, and accelerate the development of housing affordable to extremely low, very low, low, and moderate-income households. As part of this engagement, BAE has prepared a background study to

understand the extent of the housing affordability issue in the unincorporated areas of the county, document policies other jurisdictions have implemented to address similar goals, and highlight those that may be a good fit with the county's unique characteristics. BAE representatives and staff will review the content of the report at the workshop and will discuss and get feedback from the Board and Commissioners at multiple points throughout the workshop. The Affordable Housing Policy Update Background Analysis (the "Study") is provided as Attachment A.

The BAE Study has four main components: a market analysis; a quantitative estimate of the countywide affordable housing need over the next 20 years; a summary of literature and best practices on implementing affordable housing policies; and a feasibility analysis of implementing affordable housing policies, with an emphasis on parameters for an inclusionary zoning (IZ) policy.

ALTERNATIVES

N/A

PRIOR BOARD ACTION

On April 13, 2021, the Board of Supervisors endorsed the Long Range Planning Project Prioritization Matrix for Fiscal Year 2021/22 (Agenda Item No. 21, Legistar No. 21-0502) and directed staff to prioritize an Affordable Housing Ordinance as a Tier 1 (highest) priority on the work plan.

On October 12, 2021, the Board of Supervisors accepted a grant award in the amount of \$90,000 for Local Government Planning Support Grants Program funding from the California Department of Housing and Community Development allocated through SACOG under a REAP Grants Program MOU. (See Agenda Item No. 17, Legistar No. 21-1338)

On January 25, 2022, Long Range Planning held a housing workshop with the Board of Supervisors to solicit direction on prioritization and approach for future housing-related policies that support the Housing Element of the General Plan. Inclusionary Housing Policies to encourage moderate and workforce housing were among the priorities identified at that time. (See Agenda Item No. 30, Legistar No. 21-1783)

OTHER DEPARTMENT / AGENCY INVOLVEMENT

N/A

FINANCIAL IMPACT

N/A

CLERK OF THE BOARD FOLLOW UP ACTIONS

N/A

STRATEGIC PLAN COMPONENT

Good Governance - "Promote the development of resources to identify and pursue additional revenue including local, state, federal and private funding for new and existing projects."

Healthy Communities - "Achieve sufficient and attainable housing for all El Dorado County residents."

Economic Development - "Provide attainable housing options - balance jobs with housing."

CONTACT

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