



Legislation Text

File #: 21-1783, **Version:** 1

Planning and Building Department, Long Range Planning Unit, Housing Community and Economic Development Programs, and Economic Development, recommending the Board:

- 1) Receive and file a presentation on housing; and
- 2) Provide staff with direction for prioritizing goals and objectives of future housing policy development.

FUNDING: N/A

DISCUSSION / BACKGROUND

This workshop is being presented at the request of the Board of Supervisors (Board), as directed on December 2, 2020, resulting from a discussion for adoption of Urgency Ordinance 5136 for Temporary Housing Options to allow for the limited use of recreational vehicles as temporary housing (Agenda item 14, Legistar 20-1377).

Since the beginning of 2021, staff have brought a multitude of housing-related programs and projects to the Board for consideration and discussion, including a review and prioritization of the Long Range Planning Unit (LRP) work matrix (April 13, 2021, Agenda item 21, Legistar No. 21-0502).

In response to the LRP work matrix priorities, several discussions with the Board have centered on the County's efforts for the General Plan 2021-2029 Housing Element Update (July 19, 2021, Agenda item 1, Legistar No. 21-1087 and August 31, 2021, Agenda item 44, Legistar No. 21-1397) along with consultant contact approvals for implementation programs. For example, the Accessory Dwelling Unit (ADU) Permit Ready Plans Project (March 5, 2021, Agenda item 17, Legistar No. 21-1084) and an Affordable Housing Ordinance Project (October 12, 2021, Agenda item 17, Legistar No. 21-1338). Most recently, the Board reviewed the Accessory Dwelling Unit Ordinance 5152 in compliance with Government Code 65852.2 and 65852.22 (November 16, 2021, Agenda item [XX], Legistar No. 21-1698).

In an effort to focus staff and consultant time in exploring Affordable Housing Policies and providing the Board with focused, result-driven local options, staff is seeking direction from the Board on priorities and approaches for affordable housing policies.

Priorities to consider include:

1. Increase affordable or attainable housing availability in certain locations?
2. Increase affordable or attainable housing to certain income levels?
3. Increase affordable or attainable housing targeted to renters vs. homeowners?

Approaches to consider include:

4. Approach housing availability with inclusionary requirements on market rate development?
5. Approach housing availability with jobs/housing linkage fees on non-residential development?
6. Approach housing availability with regulatory incentive programs such as density bonuses, affordable housing overlay zones, or other incentive programs.

7. Approach housing availability with the creation of funding sources to subsidize affordable housing production?

Following this workshop and discussion, staff is requesting Board direction on prioritization and approach for future housing-related policies that support the Housing Element of the General Plan.

ALTERNATIVES

N/A

PRIOR BOARD ACTION

N/A

OTHER DEPARTMENT / AGENCY INVOLVEMENT

Planning and Building Department and Economic Development.

CAO RECOMMENDATION / COMMENTS

Receive the presentation and provide direction.

FINANCIAL IMPACT

N/A

CLERK OF THE BOARD FOLLOW UP ACTIONS

N/A

STRATEGIC PLAN COMPONENT

Long Range Planning projects support Good Governance by meeting State mandates or General Plan requirements. Housing projects support Healthy Communities by providing mechanisms to achieve sufficient and attainable housing for all El Dorado County residents. The provision of more ranges of housing options also supports Economic Development by improving the jobs to housing balance.

CONTACT

Rob Peters, Deputy Director of Planning
Planning and Building Department