

2021 Housing Element Update Adoption

November 10, 2021

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



Project Team

PlaceWorks Team

- Jennifer Gastelum – Project Manager
- Cynthia Walsh – Assistant Project Manager

El Dorado County Staff

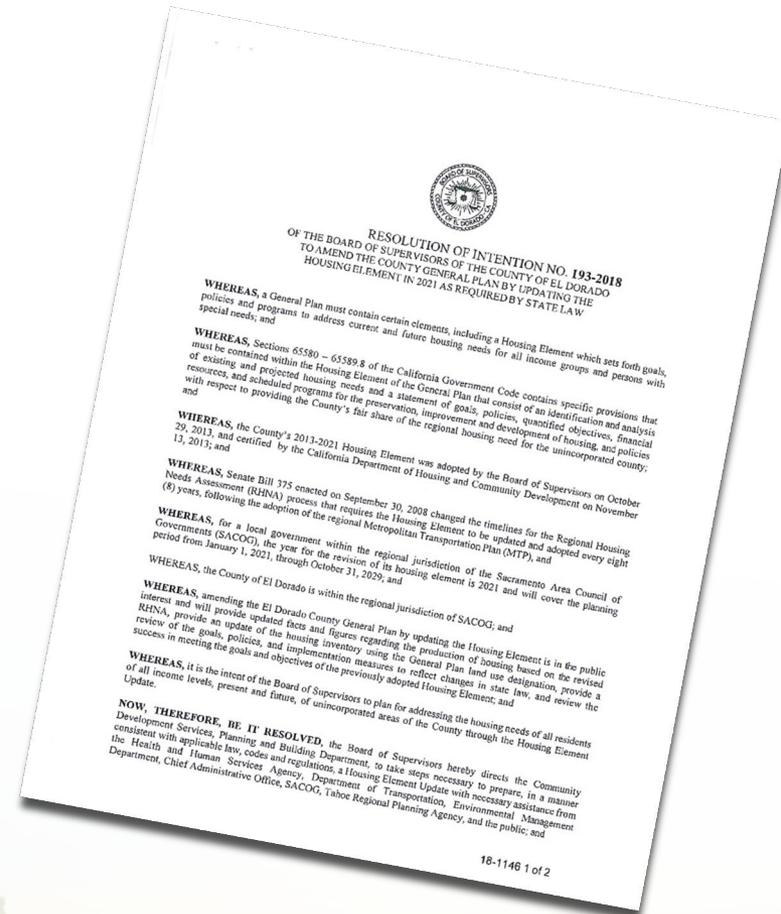
- Bret Sampson – Planning Manager
- C.J. Freeland – Administrative Analyst II
- Efren Sanchez – Senior Planner

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.



Housing Element Update Review

(Government Code Section 65585)

Draft

- Submitted Draft Update to HCD for review June 7, 2021
- HCD replied with comments on August 6, 2021
- County must consider HCD findings and public comment prior to adoption

Adopt

- PC Adoption Hearing – August 17, 2021
- Board Adoption Hearing – August 31, 2021

Certify

- Submitted Update to HCD for Certification
- 90-Day Review

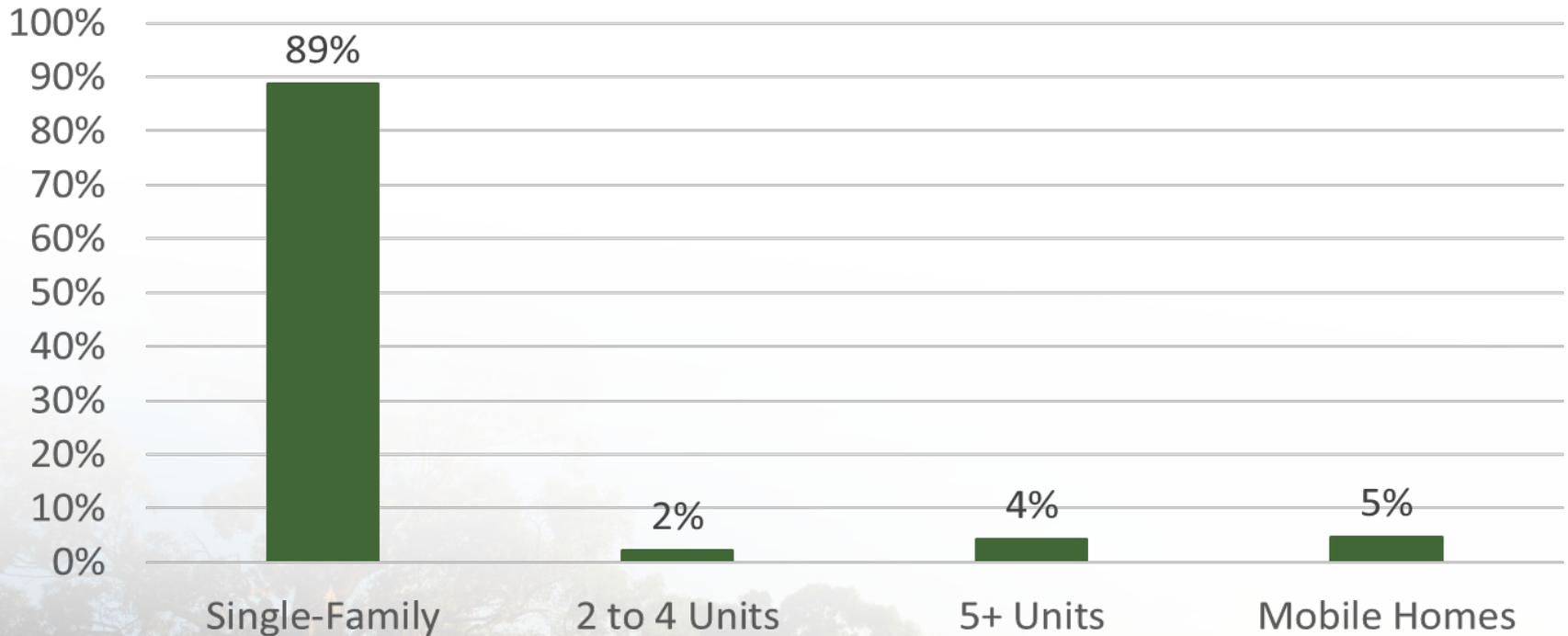
Regional Housing Needs Allocation

2021-2029 Housing Element

Income Category	Unincorporated El Dorado County	Tahoe Basin	Zoning Required to Meet Need
Very Low Income (<50% of Median Income)	1,350	91	High-density residential (20-30 units/acre minimum)
Low Income (50%-80% of Median Income)	813	55	High-density residential (20-30 units/acre minimum)
Moderate Income (81%-120% of Median Income)	840	63	Any residential density
Above Moderate Income (>120% of Median Income)	1,991	150	Any residential density
Total	4,994	359	

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

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*
 - HO-37 Affordable Housing Ordinance, *Including consideration of Inclusionary Housing*
 - HO-38 Objective Design Standards
 - 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 moderate-income sites

Response to HCD Comments

- **Appropriate Density for Multifamily**
 - Contacting housing developers to strengthen analysis (in process)
- **Infrastructure/Water & Sewer Capacity**
 - Added discussion of 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

Questions?

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HOUSING ELEMENT UPDATE WEBPAGE

- [https://www.edcgov.us/Government/longrangeplanning/Land Use/Pages/General-Plan-Housing-Element---2021.aspx](https://www.edcgov.us/Government/longrangeplanning/Land%20Use/Pages/General-Plan-Housing-Element---2021.aspx)