

A PRESENTATION TO

EL DORADO COUNTY

Affordable Housing Options Report



May, 10, 2007

PMC
A WILSON GROUP COMPANY

Agenda



- Introductions
- Project Description
- Project Schedule
- Housing Element Requirements
- Project Tasks
- Existing Needs
- Consultant Recommendations
- Where we go from here



Introductions



- The Consultants

- PMC

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- Established in 1995
 - Provides planning, housing, and community development, environmental, financial, and public affairs services.



- DAS (Development Advisory Services)

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- David Storer

Project Description



- Affordable Housing Options Report:
 - Funded through Community Development Block Grant



- Grant needs to be completed by May 2007

- Consultants Tasks:

- Explore options to encourage development of affordable housing



- County staff has established a housing task force to assist with the process



Project Schedule



- Board of Supervisors Meeting Jan. 29, 2007
- Affordable Housing Task Force Feb. – May 2007
 - (2 meetings per month)



- Planning Commission Meeting May 2007
 - Affordable Housing Measures Presentation



- Board of Supervisors Meeting June 2007
 - Final Affordable Housing Measures Presentation

- Affordable Housing Task Force June – ongoing
 - Ongoing Housing Issues



Housing Element Policy HO-1f

- Policy HO-1F: Requires the County to encourage new or substantially rehabilitated discretionary residential developments to provide for housing that is affordable to low- and moderate-income households.



Housing Element Measure HO-C



“The County shall establish a task force to explore options that will encourage and assist in the development of affordable housing. One option to be considered is an inclusionary housing ordinance that encourages that a percentage of units in market-rate development be affordable to very low-, lower-, and moderate-income households.”

Housing Element Measure HO-C



- This ordinance may examine the following methods to provide affordable housing:



1. Construction of housing on-site
2. Construction of housing off-site
3. Dedication of land for housing
4. Payment of an in-lieu fee



Housing Element Measure HO-C

Development of this ordinance requires an analysis of the following variables:

- A. Only development exceeding a certain size
- B. Set-aside percentage and affordability levels
- C. Design and building requirements
- D. Timing of affordable units construction
- E. Determination of in-lieu fee
- F. Developer incentives
- G. Administration of affordability controls





Task A

Compiled list of 15 Cities & Counties comparable to El Dorado County

Project Tasks – Task A

- Task A: List of Housing Elements
 - Compiled list of 15 Cities & Counties comparable to El Dorado County
 - List of criteria:
 - Population
 - Size
 - Unincorporated Population
 - Surrounding Jurisdictions
 - Good Case Studies
 - Median Housing Sales Prices
 - 2006 County Median Income



Task A – Original List

1. Merced County
2. Butte County
3. Sonoma County
4. Stanislaus County
5. City of Folsom
6. City of Roseville
7. Nevada County
8. Yolo County
9. Shasta County
10. Placer County

11. San Luis Obispo County
12. Sacramento County
13. City of Elk Grove
14. Contra Costa County
15. Monterey County

Alternatives

16. Town of Truckee
17. Ventura County
18. City of Petaluma
19. City of San Luis Obispo
20. City of Woodland

Task B

Review of Approved List of Housing Elements

Project Task – Task B



- Review of Approved List of Housing Elements



- Reviewed Housing Elements, Zoning Ordinances, and Implementation Plans for affordable housing programs



- 6 original jurisdictions were excluded, 4 new possible alternatives were added



Task B

Excluded:

- Merced County
- Butte County
- Nevada County
- Shasta County
- Placer County
- Stanislaus County

Additions:

- Santa Barbara County
- City of Irvine
- City of Davis
- City of Pleasanton

Task B

Excluded:

- Merced County
 - Density Bonus Ordinance, Housing Authority, Looking into an Affordable Housing Trust Fund
- Butte County
 - Density Bonus Ordinance, Investigating an Inclusionary Program
- Nevada County
 - CDBG funds, Downpayment Assistant Program for 1st-time homebuyers

Task B

Excluded:

- Shasta County
 - HOME funded 1st-time homebuyer Program, Housing Authority
- Placer County
 - Two redevelopment project areas with an inclusionary requirement, currently drafting an employee housing program
- Stanislaus County
 - Downpayment Assistance Program, CDBG funds, Redevelopment Agency

Task B



- Staff approved revisions

- 6 exclusions based on lack of affordable housing programs producing units
- 2 of the new 4 alternatives were added to the list (Santa Barbara County and Pleasanton)
- San Luis Obispo and Contra Costa County are currently drafting affordable housing programs



Task B – Final List

1. City of Elk Grove
2. City of Woodland
3. Town of Truckee
4. City of Roseville
5. City of Petaluma
6. Santa Barbara County
7. Monterey County
8. City of Folsom
9. Sonoma County
10. Yolo County
11. Sacramento County
12. San Luis Obispo County
13. Contra Costa County
14. City of San Luis Obispo
15. City of Pleasanton

Task C and D

Analyze Affordable Housing Programs

Project Tasks – Task C & D



- Analyzed pros & cons of programs in approved jurisdictions



- Considered other programs that encourage affordable housing development:



- In-lieu fees
- Density bonuses
- Waivers/modifications of standards



Task C & D: Program Analysis Table



- Ranked by amount of fees generated
- Information Included:
 - Affordable Housing Program Description
 - Description of Alternatives
 - Adopted year
 - Pros/Cons
 - Total Units Produced/Approx. Units per Year
 - Special Features
 - Development Fees per Unit



Task C & D: Program Analysis Table



Jurisdiction	Program Type	Units Produced
City of Roseville	10% affordable unit requirement	2,400 units built
City of Petaluma	15% affordable unit requirement	1,442 units built
City of Elk Grove	Fee requirement per unit \$4,042/\$2,015	788 units built \$32 million fees collected
Monterey County	20% affordable units requirement	470 units built
Town of Truckee	Additional Density Bonus if developers include affordable units	250-400 units built



Existing Needs

Regional Housing Needs Allocation (RHNA)

2006-2013 Draft Unincorporated El Dorado County RHNA Allocation

Income	Number	Percent
Very Low-Income	3,559	30.3%
Low-Income	2,258	19.2%
Moderate-Income	2,208	18.8%
Above Moderate-Income	3,714	31.6%
Total	11,739	100%
Units Per Year	1,677 units per year	



Development Capacity (Buildout)



Total Units to be built per General Plan 2000-20025		32,491
Units Built 2000-2006		-11,976
	Total Units to be built 2007-2025	=20,515
	Units tied up in Development Agreements (Das)	-6,025
	Total to be built 2007-2005 (no Das)	=14,490

Task E: Consultant Recommendations

Categories Addressed in Measure HO-C

- A. Limiting ordinance to development exceeding a certain size
- B. Set-aside percentage and affordability levels
- C. Design and building requirements
- D. Timing of affordable units construction
- E. Determination of in-lieu fee
- F. Developer incentives
- G. Administration of affordable control



Task E: Consultant Recommendations



Developers of residential projects of more than 10 units will be required to submit an Affordable Housing Plan.



The Affordable Housing Plan will include at least one of the following options:



- Build affordable second units
- Dedicate land
- Pay a fee
- Build affordable units on/offsite



Task E: Consultant Recommendations



- Developer Incentives to be offered:
 - Density Bonus
 - Fee Waiver/Deferral
 - TIM Fee Offset
 - Design Modifications
 - Priority Processing
 - Credit Transfers



Where we go from here



- Get feed back from and incorporate Planning Commission Comments
- Consultant will submit final report to County by May 2007
- Affordable Housing Task Force will provide recommendations to the Board of Supervisors
- Housing Element Update Effort
- Development of Mixed-Use Ordinance
- Development of Density Bonus Ordinance

