

El Dorado County 2020 Housing Element Update

Virtual Community Workshop Comments and Responses

El Dorado County held two virtual public workshops to discuss the 2021 – 2029 Housing Element update. The Western Slope meeting was August 18 from 11-12:30 pm and the Tahoe Region meeting was August 18 from 4:30- 6pm.

The meeting covered the Housing Element’s establishes goals, policies, and implementation measures that guide the development of housing in El Dorado County, identified specific needs and opportunities, and ideas on how the County can improve housing opportunities. Below is a list of the questions and comments received during these two meetings and the County’s responses. County staff will be providing an overview of the Housing Element update process at the November 12th Planning Commission hearing and the November 17th Board of Supervisors hearing. The public review draft Housing Element will be available for review in February 2021. For additional comments and questions please contact C.J. Freeland at cynthia.freeland@edcgov.us.

Question/Comment	Response
Housing Element Process	
How many people were on the Steering Committee? How were they picked?	The Steering Committee includes representatives from 26 organizations that include social service organizations, economic development and community groups, and housing developers, all serving El Dorado County, who have expressed an interest in housing and/or who were identified for the Board of Supervisors Ad Hoc Housing Group discussions.
Since the Housing Element requires an analysis of the housing needs of people with developmental disabilities, who is representing that population on the steering committee?	The Steering Committee includes representatives from the El Dorado Community Health Center, as well as housing developers that provide supportive housing (e.g. Mercy Housing). The County has also met with groups representing the Intellectually and Developmentally Disabled.
Does the environmental review also look at water needs and ensuring we do not degrade our water sources: aquifers and rivers?	Yes. The environmental review process will evaluate the potential impact of the programs and policies contained within on the hydrology/water quality in the County.
I would like to be considered, as I represent El Dorado County on the State Council for Developmental Disabilities and have also been appointed by the Department of Developmental Services to serve as a member of the Community Service Workgroup (which includes housing) for the Developmental Services Task Force.	Thank you for your input, El Dorado County will reach out to you directly.
The Western Slope Coalition on Affordable Housing and Homelessness submitted written	Thank you for your input, your question is included below.

Question/Comment	Response
comments and a question (regarding the 2019 California Housing Partnership report). Will this information and question be addressed at today's workshop?	
What progress has the County of El Dorado made in implementing the May, 2019 California Housing Partnership report on "El Dorado County's Housing Emergency Update" local recommendations?	The County will consider local recommendations and has taken advance steps where possible to implement suggested programs that encourage housing development.
How will the public be notified of the set aside areas for this increased housing? Will this also include a review and revision based on the concerns of those neighborhoods? If so, what is that process? Can you include the ordinance and/or process that provides those guidelines?	Sites identified in the Housing Element inventory are not considered a set-aside but are identified as possible sites zoned appropriately to accommodate housing development. County residents are invited to provide input on the County's land inventory during the public draft review period.
NIMBYism is still alive and well. How is the County and Board dealing with NIMBYism?	The County welcomes input from members of the public. During the project review process, the Board and County staff evaluate projects against the existing plans and ordinances objectively.
Will the 2020 Census numbers be used in the methodology to determine housing needs?	Data from the 2020 Census is unlikely to be available in time to incorporate it into the document. Current data is derived from the Census American Community Survey and California Department of Finance.
Is this document going to be aligned with the South Shore Housing Action Plan done by the Prosperity Center?	El Dorado County supports the development of the South Shore Housing Action Plan and will be coordinating efforts to make sure the documents and efforts are aligned.
Is the El Dorado County General Plan adopted October 29, 2013, going to be amended by the work you are now doing?	The Housing Element is one of seven mandatory elements of the County's General Plan, but the other elements of the General Plan will not be amended during this process.
Are there any new programs or policies being considered in the Housing Element, that will be new since the last update?	Yes. In addition to new state requirements, proposed local programs and policies are currently under review and will be released with the Public Draft of the document.
Governmental Constraints	
It takes 2-3 years just to get a building permit even without rezone.	The Housing Element will evaluate the current permit processing timeline as part of its evaluation of potential governmental constraints to housing development.
It takes a few years but in planning ahead, that is not a long time.	
Non-Governmental Constraints	
Do the housing requirements take into account the amount of water available?	Water access is reviewed as a potential non-governmental constraint to development.

Question/Comment	Response
Who is responsible for assessing potable water availability in El Dorado County?	The El Dorado County Water Agency evaluates water access across the county.
With the transition to remote work that is seemingly here to stay, the availability of internet has become as important as transportation or proximity to job rich areas. Is this going to be part of the Housing Element?	At present, internet access is not considered a barrier to housing development. In a public survey conducted in summer in 2020, a minority of respondents expressed that proximity to utilities such as internet were an item of concern. The County will continue to evaluate this concern to identify opportunities to address broadband capacity through programs outside of the Housing Element update.
Internet may not be a housing related responsibility. Communications private organizations should address the problem in rural areas.	
Special Needs Populations	
Most individuals with a disability (I/DD) live at home with aging family members or in an institutional setting, such as a group home. It is estimated that 10% of those individuals living in a group home or with a family member would prefer to live independently with supports. Do we have enough supportive housing units planned in the next plan?	The Housing Element identifies the regional need for housing that supports opportunities for residents with intellectual/developmental disabilities.
I'd like to know what plans we have in place for providing safe housing for developmentally delayed adults with autism and similar disorders. There are currently more than 1 in 60 children with autism, and no plans in place for when their parents die or are no longer able to care for them.	
What is the plan for dealing with the homeless population?	The Housing Element will consider the needs of homeless residents and will evaluate barriers to the development of emergency shelter, transitional housing, and permanent supportive housing.
Regional Centers can provide services.	
Will the Housing Element address the need for permanent, supportive housing?	
There was a mention of the special groups and prioritizing them. Was there any data pulled showing people that bisect several of those special groups (i.e. those experiencing homelessness and those with disabilities or youth experiencing homelessness)?	The Homeless Point-in-Time (PIT) Count, which estimates the current profile of the homeless population in the County on a given date, does survey unsheltered residents as to other conditions they may be experiencing (such as substance abuse or domestic violence) and their demographics. Additionally, some American Communities Survey (ACS) data is available that explores these intersections. The 2019 PIT Count can be found at https://www.edokcoc.org/data
Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs)	
ADUs are not affordable for families to build. HOA restrictions prevent them.	ADUs and JADUs are considered a naturally affordable housing type due to their size and the

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<p>In respect to ADUs, what protections do you plan to put in place to protect these residents from predatory rent raises, similar to the same protections needed by mobile homeowners?</p>	<p>lack of additional land costs associated with building them. State law currently requires jurisdictions to permit ADU and JADU construction in all areas where single-family or multi-family uses are permitted. There are no rent control policies in El Dorado County. However, the County may explore incentive programs for ADU and JADU construction that include deed-restrictions to hold rent at affordable levels for a specific period of time.</p>
<p>Some localities are also pre-approving ADU floor plans for streamlining the approval process.</p>	<p>The County is in the process of creating a permit-ready ADU program for the future.</p>
<p>The County's continuing efforts to accelerate the construction of ADUs to partially address the need for more affordable housing units is commendable. What current public information outreach efforts and/or resources are available to promote and encourage the construction of ADUs.</p>	<p>Information regarding obtaining a permit for a residential accessory dwelling unit and specifics of the requirements are available for the public on the County's website. The future permit-ready ADU plan program will include expanding outreach efforts.</p>
<p>Housing Affordability</p>	
<p>In a recent review of rent for single family homes and market rate multifamily rentals, the rents are higher than reported in your presentation.</p>	<p>Median rent data is based on the 2014-2018 American Communities Survey. This will be taken into consideration.</p>
<p>How do you expect to update your data on income vs. housing cost to reflect job losses that arose from COVID-19 but are likely to persist?</p>	<p>Questions about the impacts of COVID-19 have been incorporated into consultations with local community organizations and service providers, but due to the ongoing nature of this situation the long-term impact is unlikely to be fully known at the time the Housing Element is adopted. In addition, the Housing Element Update is the planning document for the next eight years, 2021-2029.</p>
<p>The housing element states, "mobile homes will be protected as affordable housing", with predatory corporations purchasing parks in our county and changing the affordable aspect of mobile homes, would the county consider Space Rent Stabilization to protect these vulnerable, low-income county residents?</p>	<p>The County Board of Supervisors considered this in 2018 and may consider this question again in the future.</p>
<p>You should add government workers in your list of examples of moderate and low income County occupations.</p>	<p>The list of professions in the presentation was intended to be illustrative and will not be included in the final draft of the Housing Element.</p>
<p>Land Use and Zoning</p>	
<p>Is one of the mechanisms to achieve more obtainable housing an increase in permissible density? At 24 dwelling per acres most apartment developers have said that lower priced housing is</p>	<p>In 2015 the County explored increasing the maximum permitted density in multifamily zones from 24 to 30 units per acre but determined that a density increase was not required. The public</p>

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<p>unachievable. If so, will a recommendation be made to modify the density element of the General Plan? There is currently a pre-app into the planning department for an El Dorado Hills Project where they have suggested some multifamily elements at 30 dwelling units per acre.</p>	<p>input process for this Housing Update will include outreach to local real estate industry professionals to discuss any barriers to developing affordable housing. Requests for increased density for Specific Plans, which are outside of the General Plan, require approval from the Board of Supervisors.</p>
<p>Is there County or publicly-owned land that can be used for affordable housing development?</p>	<p>The County evaluates all opportunities for development potential on publicly owned land.</p>
<p>The City of Placerville adopted a plan to enable commercially zoned parcels to be rezoned as multifamily for affordable housing. Has El Dorado County considered a similar plan for its Housing Element?</p>	<p>The County permits the development of residential uses as part of mixed-use projects within certain commercial zones and is exploring the potential to increase the residential density permitted within these projects.</p>
<p>Do you foresee having enough land in the Tahoe Basin to meet the Tahoe Basin RHNA in Tahoe?</p>	<p>The County is responsible for identifying sites sufficient to accommodate the Regional Housing Needs Allocation (RHNA) through the Housing Element Update. The County is currently in the process of identifying sites to meet the RHNA including sites in the Tahoe Basin.</p>
<p>Have there been any concerns regarding the rural character of the county? Have any proposed policies been discussed regarding this and can any info be divulged?</p>	<p>The County's General Plan is focused on encouraging the development of higher-density and mixed-use housing in close proximity to essential resources and services found primarily in Community Regions, which is expected to maintain the rural character of the county.</p>
Inclusionary Zoning	
<p>Many other localities have enforced inclusionary housing development. Why not El Dorado County?</p>	<p>Inclusionary Housing may be considered in the future as a means of expanding affordable housing development.</p>
<p>With our affordable housing numbers at risk of fines why does the county not require a certain number of affordable housing units with new developments?</p>	
<p>Inclusionary Zoning should be studied by going to the projects that have been built using this program. Studying the trial cases (Milpitas) to find out what went wrong would be an eye opener</p>	
Funding	
<p>Affordable housing is underwritten using subsidies. Does El Dorado County have federal Section 8 project based subsidies that could be awarded to new proposed affordable multifamily housing developments?</p>	<p>The HUD Section 8 Project-Based Rental Assistance Program managed by the County's Public Housing Authority is currently active. Information can be found on the County's website under the Human Services programs.</p>
<p>How does the general public know about the (Section 8) vouchers?</p>	<p>Information about Housing Choice Vouchers is available through the County of El Dorado Housing Authority's website.</p>

Question/Comment	Response
Can the County identify funds that can be awarded as rent vouchers - project-based?	The County continues to seek funding to support the provision of rental vouchers.
Lots of millionaires are building mansions in EDH. Is a part of the building permit fee going to a local housing trust for the development of affordable housing?	The County is currently operating a revolving loan fund and continues to seek outside funding in order to incentivize the development of affordable housing. The County seeks to keep building permits fees equitable so as not to discourage housing development while compensating County costs.
Is the fee schedule amendment part of your plan proposal to fund the Housing Trust? Seems like a reasonable tax to rich people.	
Affirmatively Furthering Fair Housing	
What steps can you anticipate will be added to the housing element to further fair housing?	The Housing Element will include an analysis of current fair housing concerns, as is required by State Housing Element law. This analysis will be available for review in the Public Draft.
Does EDC have an approved plan in place with regard to affirmatively affirming fair housing? HUD recently reversed this ruling, but CA made it a law in 2017.	
Fair Housing: access to public transportation, located in areas of opportunity, not located near polluted areas such as along HWY 50.	This concern will be noted for consideration.