



County of El Dorado

Chief Administrative Office

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NOTICE OF PUBLIC COMMENT PERIOD FOR THE DRAFT 2013 HOUSING ELEMENT OF THE EL DORADO COUNTY GENERAL PLAN

Date: April 1, 2013

To: Interested Parties

From: El Dorado County Chief Administrative Office

On Monday, March 25, 2013, the El Dorado County Board of Supervisors authorized staff to release the Draft 2013 Housing Element of the El Dorado County General Plan to the Department of Housing and Community Development (HCD) Division of Housing Policy Development for a 60-day public review period. The Draft 2013 Housing Element Update and related materials are available for review on the County web site at http://www.edcgov.us/Government/Planning/General_Plan_Housing_Element.aspx

The California Housing Element Law requires the Housing Element Update to address the necessary conditions for developing and preserving an adequate supply of housing, including housing affordable to seniors, families and workers. The Housing Element sets forth the County's strategy for addressing housing opportunities for all economic segments and provides policy guidance for decision-making related to housing in the unincorporated areas of the county.

The County's current Housing Element was adopted on July 1, 2008, amended April 21, 2009, and certified by HCD on June 11, 2009. Under State law, Housing Elements must be updated every five years and submitted to HCD for review and HCD is required to issue findings certifying whether the element substantially complies with State Housing Element Law. When certified, the 2013 Housing Element Update will embody the County of El Dorado's plan for addressing the housing needs of residents of all income levels through October 2021.

In January 2012, the El Dorado County Board of Supervisors approved Resolution of Intention 010-2012 to update the Housing Element of the County General Plan. Since that time, staff has been working extensively with members of the public, local agencies, and service representatives to update relevant sections as required by State Housing Element Law. Efforts are also being coordinated with the Land Use Policy Programmatic Update (LUPPU) process to ensure the Housing Element Update integrates recent changes in State law, changes in development patterns

and market demand, proposed updates to the Zoning Ordinance and Travel Demand Model, and findings from the General Plan five-year review.

HCD has introduced a Streamline Review Process available to jurisdictions, including the County of El Dorado, which received HCD certification for their 2008-2013 Housing Element Update. The Streamline Review Process emphasizes that the Housing Element Update is an update and not a complete rewrite.

Written comments should be directed to the draft revisions made to the document and sent at the earliest possible date, but not later than 60 days after the date of this notice. Please send your comments to:

Shawna Purvines, Senior Planner
Development Services Department, Planning Services
2850 Fairlane Court, Building "C"
Placerville, CA 95667

or use the Public Comment form at:

http://www.edcgov.us/Government/Planning/General_Plan_Housing_Element.aspx

Public and HCD comment will be addressed in preparation of the final 2013 Housing Element Update. Following the public review period, a public hearing will be scheduled before the Planning Commission on the 2013 Draft Housing Element Update. The Planning Commission will make a recommendation to the Board of Supervisors. The Board will consider the Commission's comments and recommendation, public comment, and HCD comment at a public hearing to adopt the 2013 Housing Element Update. The target date for adoption is July 2013 with certification from HCD anticipated on or before October 31, 2013.

The County of El Dorado recognizes that Housing Element certification is important for several reasons: to ensure the legal adequacy of the General Plan, to preserve local control of land use decisions, and to maintain eligibility for certain grant funding programs.

Throughout the Housing Element Update process, the public is encouraged to comment by fax, email or written comment via the Housing Element Update web page on the LUPPU web site located at www.edcgov.us/landuseupdate/.



Kim Kerr
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