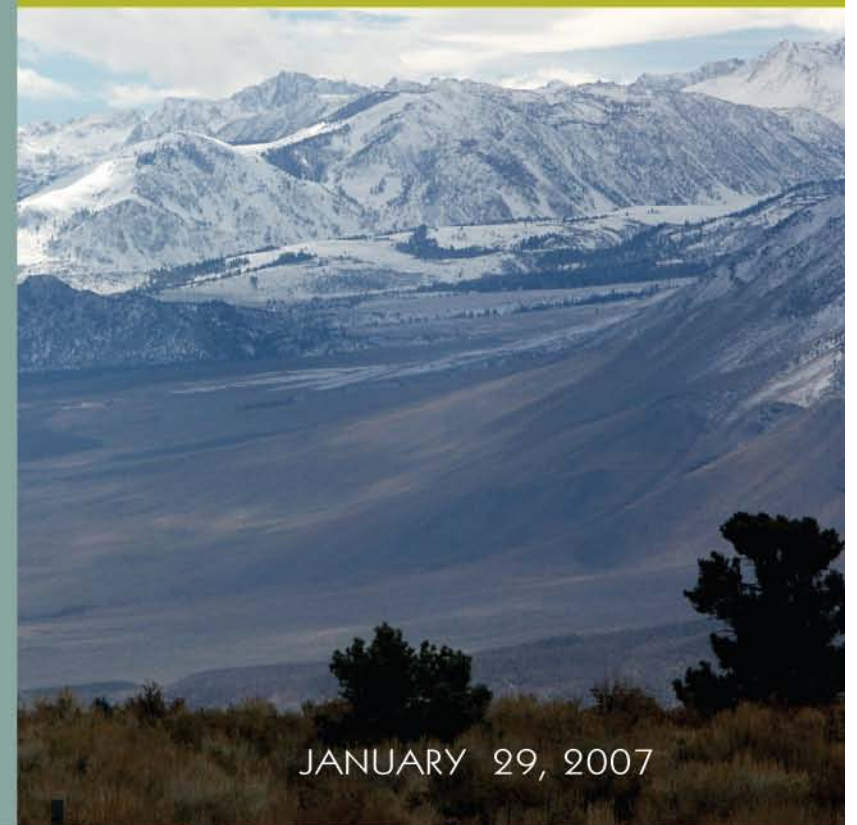


A PRESENTATION TO

EL DORADO COUNTY

Affordable Housing Options Report



JANUARY 29, 2007

PMC

Agenda



- Introductions
- Housing Element Requirements



- Project Description
- Project Tasks



- Development Potential
- Potential Outcomes



- Where we go from here

Introductions



- The Consultants
 - PMC (Pacific Municipal Consultants)
 - Established in 1995
 - Provides planning, housing, and community development, environmental, financial, and public affairs services.
 - DAS (Development Advisory Services)
 - David Storer



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.”



Housing Element Measure HO-C



- One option to be considered is an inclusionary housing ordinance that encourages a percentage of units in market-rate development be affordable to very low, low, 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



An ordinance would require 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



Project Description



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



- Grant needs to be completed by May 2007
- Explore options to encourage development of affordable housing



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



Project Schedule



- Affordable Housing Task Force Jan. 17, 2007
- Board of Supervisors Meeting Jan. 29, 2007
- Affordable Housing Task Force Feb. – May 2007
 - (2 meetings per month)



- Planning Commission Meeting Feb - May 2007
 - Affordable Housing Measures Presentation



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



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

Project Tasks – Task A



- Task A: List of Housing Element
 - 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

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



- 6 exclusions based on lack of inclusionary program



- 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 inclusionary ordinances



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

Project Tasks – Task C & D



- Analyze “Inclusionary Housing” and Alternatives



- 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:



- Inclusionary program description
- Description of Alternatives
- Adopted year



- Pros/Cons
- Total Units Produced/Approx. Units per Year



- Special Features
- Development Fees per Unit

Development Potential



- Project Team is determining the number of units that have been built to date and determining what applicability any program will have on the creation of units.



Potential Outcomes



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



Where we go from here



- Complete study based on County direction
- Presentation to El Dorado County Planning Commission
- Presentations and work with the Affordable Housing Task Force
- Submit draft report for County review by April 2007
- Final report to County by May 2007

