

provide updated data regarding the production of housing based on the Regional Housing Needs Assessment (RHNA), provide an update of the housing inventory using the General Plan land use designation, provide a review of the goals, policies, and necessary revisions to implementation measures to reflect changes in State law, and provide a review of the success in meeting the goals and objectives of the previously adopted Housing Element.

Recent changes to State law must be addressed. With the passage of Senate Bill (SB) 375 in 2008, Housing Element Law, under Government Code Section 65588, was modified to extend the housing element planning period from five years to eight years in order to better synchronize the Regional Transportation Plan process with the RHNA and housing element process. SB 375 also strengthens existing obligations of local governments to zone land for affordable housing, and provides two new consequences for local governments that fail to rezone lands appropriately within three years. A summary of changes to Housing Element Law under SB 375 is attached.

As part of the housing needs assessment of the Housing Element Update, SB 812 modified Government Code Section 65583 to require the analysis of the disabled to include an evaluation of the special housing needs of persons with developmental disabilities. This analysis asks jurisdictions to include an estimate of the number of persons with developmental disabilities, an assessment of the housing need, and a discussion of potential resources. This population is not identified in the 2010 Census, therefore staff is collaborating with HCD and the Sacramento Area Council of Governments (SACOG) to gather data from local and regional agencies serving this population. The collaboration with HCD and SACOG will also serve to coordinate efforts to update other regional demographics, statistics and economic indicators for analysis.

Housing Element Law is also specific about addressing zoning for emergency shelters under Government Code Section 65583 as a result of requirements established by SB 2, emphasizing again the interrelationship of land use, zoning and the Housing Element Update.

The Housing Element Update process takes into consideration the goals and objectives developed for the current planning period, recent economic and demographic shifts that could influence housing needs during the next planning cycle, addresses public comment, and provides specific analysis as required under Housing Element Law.

Essential to the Update are the RHNA numbers that SACOG adopted and issued on September 20, 2012. As required by law, adequate planning is necessary to meet the future housing needs of all the County's economic segments. The total RHNA allocation for the West Slope of El Dorado County for 2013-2021 (excluding South Lake Tahoe) represents a significant reduction from the last planning period. The County's total housing allocation is 3,948 units for the plan period which covers January 1, 2013, through October 31, 2021, compared to 7,474 during the last period. This reduction reflects a one-time adjustment by HCD for this planning cycle due to extraordinary economic conditions impacting the housing market resulting in a decreased need for new housing within the region. The entire 148-page SACOG Regional Housing Needs Plan may be viewed at:

http://www.sacog.org/rhnp/attachments/Adopted%20SACOG%20RHNP_092012.pdf

Next Steps:

Staff will complete the 2013 Draft Housing Element Update for planning period 2013-2021 for a public hearing before the Board of Supervisors for review and authorization to release the Draft Element for public comment and review by HCD. HCD may take up to 60-days to review and comment on the draft, during which time the public is also encouraged to comment.

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

Staff will return to the Planning Commission for a public hearing with the reviewed 2013 Draft Housing Element Update to ask for a recommendation to adopt by the Board of Supervisors. The Commission's comments and minutes will be presented at the Board hearing. The target date for adoption is July 2013 with certification from HCD anticipated on or before October 1, 2013.