



# 2013 Housing Element Update

Community Development Agency

Department of Development Services – Planning Services

Health and Human Services Agency

Housing, Community and Economic Development Programs

# Agenda

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- Housing Element Overview
- Process to Date
- Identify Key Issues
- Review Next Steps



# Housing Element Overview

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## Process to Date

### ▶ Resolution of Intention 010-2012

- Approved January 2012

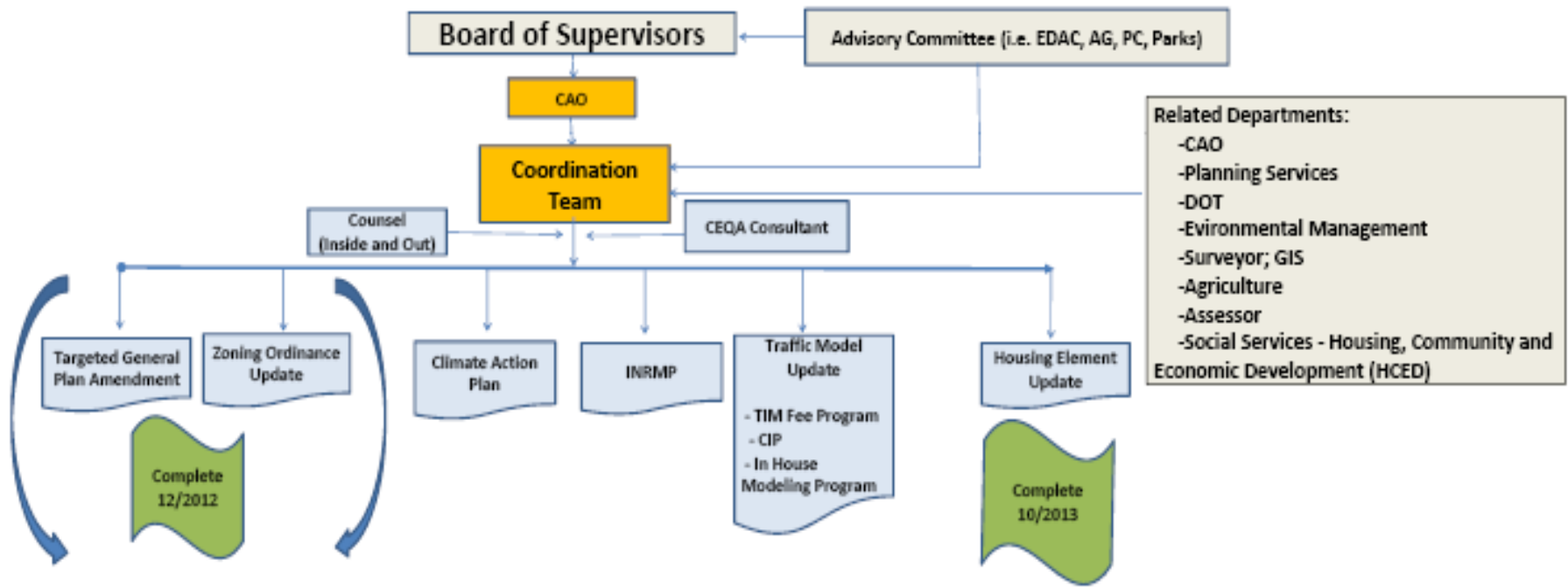
### ▶ Incorporated Housing Element Update in Land Use Policy Programmatic Update (LUPPU) Project as a separate, but related process

- Public Participation January 2012 to date
  - ▶ 14 Community Meetings
  - ▶ 3 Board of Supervisors Workshops
  - ▶ EDAC Regulatory Reform and Housing Advisory Ad Hoc Group Meetings
  - ▶ Planning Commission Workshop



# Land Use Policy Programmatic Update (LUPPU)

## Programmatic Approach



# Housing Element Requirements (Government Code Section 65585)

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Maintain and  
improve the  
existing housing  
stock

Plan for growth  
needs and housing  
for all economic  
segments

Remove constraints  
to housing  
development  
(where feasible)

Include Fair  
Housing Laws

Provide for the  
development of a  
variety of housing  
types

Public participation

# How is the County doing?

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## ▶ Current Housing Element Period 2008-2013

- Forecast for all housing units was **7,474** including **3,708** very low/low income housing units for the west slope.
- **932** housing units were approved or constructed between 2008-2012, including **227** new affordable housing units.
- **12%** of the overall housing forecast was approved or built.



2008-2013 Housing Element available online:

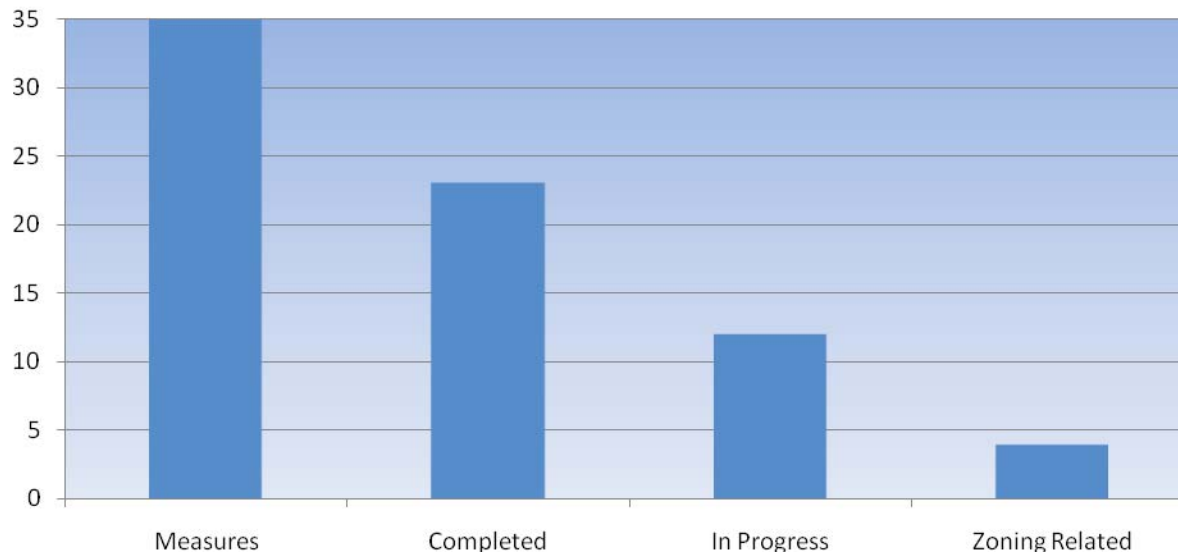
<http://www.cedcgov.us/planning/genplan/housing.htm>

# Housing Measure Progress

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## Housing Element Implementation Program:

- ▶ 35 total Housing Element Implementation Measures
  - ▶ 23 Completed or Ongoing
  - ▶ 12 In Progress
    - 4 included with Zoning Ordinance Update



# County Participation in Housing Programs

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- ✓ Housing Choice Voucher (Section 8) Rental Assistance Program
- ✓ Family Self Sufficiency Program
- ✓ Mortgage Credit Certificate Program
- ✓ Homeless Assistance
- ✓ Affordable Housing Fee Structure Program
- ✓ Family Unification Program
- ✓ TIM Fee offset program
- ✓ CDBG Program—Housing Rehabilitation
- ✓ HOME Housing Acquisition
- ✓ Economic Development Revolving Loan Fund
- ✓ Low Income Home Energy Assistance Program
- ✓ Emergency Housing Assistance Vouchers
- ✓ Affordable Housing Density Bonus Program



# 2013 Housing Element UPDATE

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- Streamline review - State Department of Housing and Community Development (HCD)
  - ▶ Update only, not a complete rewrite
- Update must address legislative requirements
  - ▶ SB 375 – Changes to Housing Element Law (Gov't Code 65580)
  - ▶ SB 812 – Housing Needs of Persons with Developmental Disabilities (Gov't Code 65583)
- Update must address Regional Housing Needs Allocation (RHNA) numbers

# Local Housing Planning Framework

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## ▶ State and Federal Requirements

- ✓ Housing Element Law (enacted in 1969)
- ✓ State Density Bonus Law (GC 65915)
- ✓ Second Unit Law (GC 65852)
- ✓ Anti--NIMBY (GC 65589.5)
- ✓ Least Cost Zoning (GC 65913)
- ✓ No Net Residential Capacity Loss (GC 65863)
- ✓ Fair Housing Act (GC 12900 and USC Sec 3601)
- ✓ Limited Conditional Use for Multifamily in Multifamily Zones (GC 65589.4)





# Proposed Revisions

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## ▶ Policies

- Encourage Parks and Trails in residential environments

## ▶ Implementation Measures

- Analyze an amendment of Multi-family density to comply with government code
- Establish working group to coordinate Transportation/Transit Plan considerations
- Support opportunities for Hardship Mobile Homes
- Support funding applications for Public Improvement projects
- Explore housing opportunities for persons with developmental disabilities
- Encourage Agricultural Worker housing

# Proposed Revisions...Cont.

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- Update information with 2010 Census and other current data
- SB 812 (GC 65583(a)) requires Special Needs Housing analysis to include persons with developmental disabilities
- Add finding from 2012 Exterior Housing Conditions Study
- Update data for at-risk affordable units
- Identify issues addressed in Land Use Policy Programmatic Update (LUPPU) process
  - Reducing Constraints to Moderate Housing
- Include review and analysis of previous implementation measures
- Update Vacant Land Inventory and reasonable capacity
- Global corrections for typos and terms



# Population Growth

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## Comparison 1990, 2000 and 2010 Population

	1990	2000	2010	% Change 1990- 2000	% Change 2000- 2010
Population, Entire County	125,995	156,299	181,058	24%	14%
Population, Unincorporated County	96,054	123,080	149,266	28%	18%

Source: U.S. Census Bureau: Table PI (Total Population) for the 1990 and 2000 Census counts (2001). US Census Bureau , 2010 Census, Table DP-1 (City/County Population)



# Population Forecast

Population Forecast for El Dorado County	Year				
	2000	2010	2015	2020	2025
Population	158,288	180,921	<b>184,195</b>	<b>203,095</b>	<b>220,385</b>
Increase from previous period	62,288*	22,633	<b>3,274</b>	<b>18,900</b>	<b>17,290</b>
Average annual growth from previous period	3.9%*	1.3%	<b>2%</b>	<b>2%</b>	<b>2%</b>

Source: 2010 Census Demographic Profile-1 and California Department of Finance, Interim Projections for California and Counties: July 1, 2015 to 2050 in 5-year Increments, January 2013 (Total Population)

\* Based on a 1990 population of 96,000.

# Regional Housing Needs and Allocation

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- ➡ California Department of Finance population forecast
- ➡ California Department of Housing and Community Development (HCD) determines regional housing needs
- ➡ Sacramento Area Council of Governments (SACOG) distributes allocation to each member community by number of units and income level
  - Six-county region
  - El Dorado, Placer, Sacramento, Sutter, Yolo & Yuba
  - Includes Tahoe Basin
  - Includes all incorporated cities within each county

# Regional Housing Needs Factors

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- ✓ Population forecast
- ✓ Market demand
- ✓ Employment opportunities
- ✓ Commuting patterns
- ✓ Loss of existing affordable units
- ✓ Housing needs of farmworkers
- ✓ Availability of suitable sites and public facilities







# Regional Housing Needs Allocation (Government Code Section 65588)

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## Regional Housing Needs Assessment - West Slope El Dorado County

<u>Income Category</u>	<u>2006-2013</u>	<u>2013-2021</u>
Very Low (0-50% of AMI)	2,242	954 (24%)
Low (51-80% of AMI)	1,466	669 (17%)
Moderate (81-120% of AMI)	1,412	734 (19%)
Above Moderate (over 120% of AMI)	<u>2,354</u>	<u>1,591</u> (40%)
	7,474	3,948 (100%)
Unincorporated South Lake Tahoe (East Slope)	570	480

2013 Annual Median Income (AMI) for a family of 4 is \$76,100

[http://www.sacog.org/rhnp/attachments/Adopted%20SACOG%20RHNP\\_092012.pdf](http://www.sacog.org/rhnp/attachments/Adopted%20SACOG%20RHNP_092012.pdf)

# Income Categories and Housing Costs Example

## El Dorado County, California

FY 2012 Income Limit Category	Percent of Median Income (\$76,100)	Income Limits for Household size of 4 Person	Affordable Monthly Housing Cost	Affordable Home Price (est.*)
Extremely Low Income	<u>30%</u>	\$22,850	\$571	\$54,643
Very Low Income	<u>50%</u>	\$38,050	\$951	\$116,503
Low Income	<u>80%</u>	\$60,900	\$1,523	\$206,200
Moderate Income	120%	\$91,300	\$2,283+	\$324,765

Effective 2/1/12 - <http://www.hcd.ca.gov/hpd/hrc/rep/state/incNote.html>

\*Assumptions:

- Based on a family of 4
  - 30% of gross income for rent or Principal, Interest, Taxes and Insurance (PITI) for homeowner
  - 3.5% down payment, 5% interest, 1.45% taxes & insurance, \$200 Home-Owner Association (HOA) dues
- Source: California Department of Housing and Community Development, El Dorado County HCD Programs.



# Land Inventory Analysis

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- Vacant Lands
- Underutilized Lands
- Infill Potential
- Mixed Uses
- Transit Oriented Potential
- Realistic Capacity (GC 65583.2(c)(1&2))
  - ▶ Capacity must be adjusted for land use controls and site improvement standards



# Land Inventory Analysis...cont.

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- ▶ **Governmental Constraints**
  - ▶ General Plan Policies TC-Xa (Measure Y)
  - ▶ Proximity to Public Services (water/sewer)
  - ▶ Topographical
  - ▶ Biological
- ▶ **Non-Governmental Constraints**
  - ▶ Land Cost
  - ▶ Development Cost

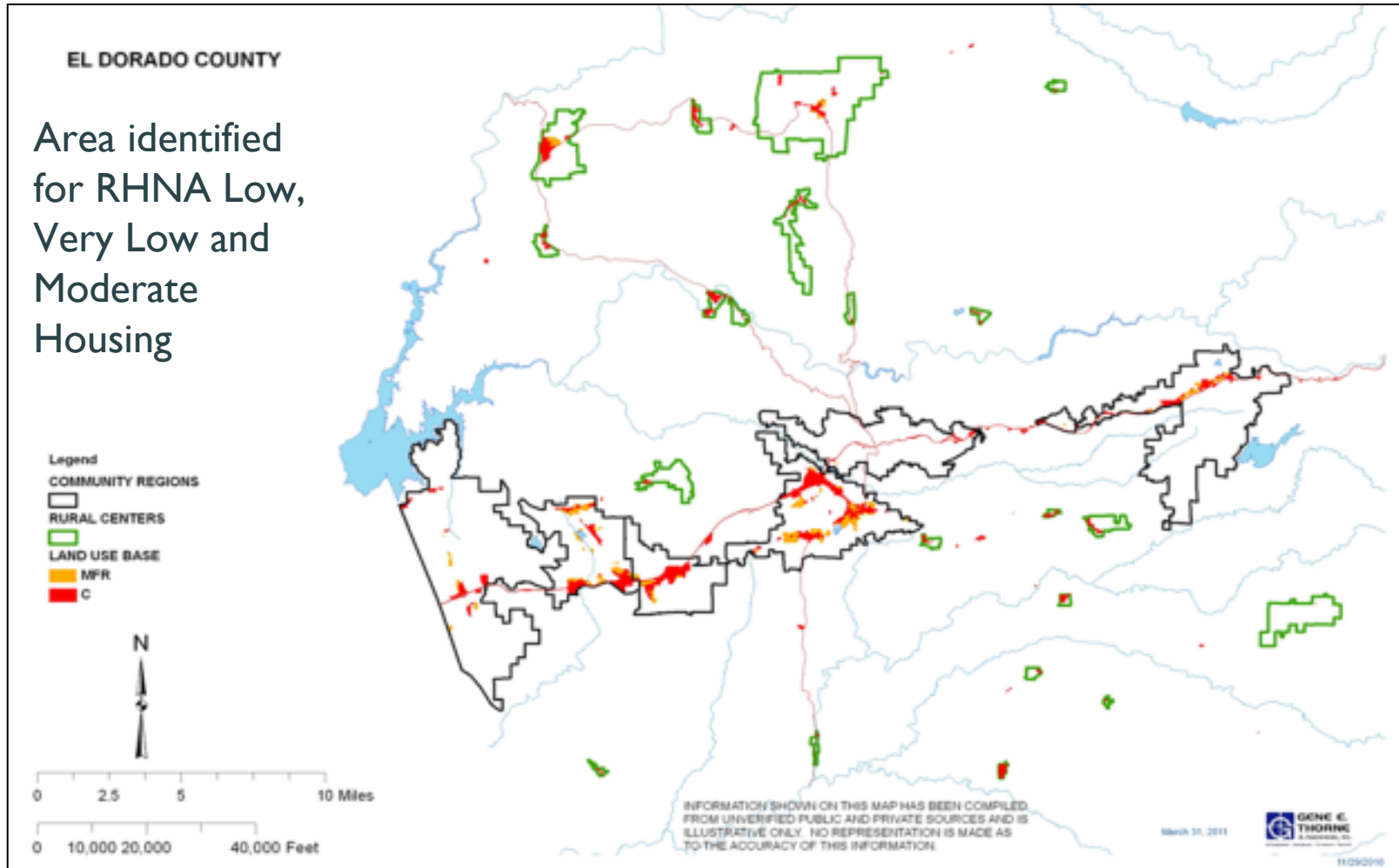


# DRAFT Land Inventory Summary

Units	Income Category			Total
	VL/L	Mod	Above	
<b>Units Approved or Under Construction</b>	108	2	124	234
<b>Entitlements (lots)*</b>	-	-	5,631	5,631
<b>Vacant Land - residential</b>	2,134	675	9,253	12,062
<b>Vacant Land - commercial/mixed use</b>			-	
<b>Underutilized Land - Residential</b>	925	148	-	1,073
<b>Potential second units (4% of Above)</b>	600	-	-	600
<b>Subtotal</b>	<b>3,767</b>	<b>825</b>	<b>15,008</b>	<b>19,600</b>
<b>RHNA (net 2013 - 2021)</b>	<b>1,740</b>	<b>821</b>	<b>1,633</b>	<b>4,194</b>
<b>Surplus (Deficit)</b>	<b>2,027</b>	<b>4</b>	<b>13,375</b>	<b>15,406</b>

\*Includes Approved Specific Plans, current Tentative and Parcel maps

# Regional Housing Needs Map



# Housing Element Update Review

(Government Code Section 65585)

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## Draft

- Planning Commission and Board authorize draft
- Submit Draft Housing Element Update to HCD at least 90 days prior to adoption (60-day review)

## Adopt

- County to address HCD and public comment
- Planning Commission recommends and Board adopts Housing Element Update
- Submit adopted element to HCD (90-day review)

## Certify

- Due date October 31, 2013
- If Certified by HCD, next update due in 8 years

# Housing Element Certification

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## ► Importance of HCD Certification

- -Legal adequacy of the General Plan
- -Local control of land use decisions
- -Maintain eligibility for grant funds





# Housing Element Update Next Steps

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<b>TASK</b>	<b>TARGET DATE</b>
Planning Commission Workshop	March 2013
Board of Supervisors to review Draft Housing Element Update and authorize submission to HCD	March 2013
Release Draft Housing Element Update and environmental documents for public review	April 2013
State HCD review (60-days)	April – May 2013
Address Public and HCD comment to draft Update	June 2013
Back to Planning Commission for recommendation to BOS to adopt 2013-2021 Housing Element Update	July 2013
Board of Supervisors to Adopt Housing Element Update at Public Hearing and submit to HCD for Certification (90-day review)	July 2013
State HCD Certification of 2013-21 Housing Element Update	October 2013





# 2013 Housing Element Update

***Your input on the Housing Element Update is important. Submit your comments and/or concerns to:***

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[www.edcgov.us/Government/Planning/GeneralPlanHousingElement.aspx](http://www.edcgov.us/Government/Planning/GeneralPlanHousingElement.aspx)

