EL DORADO COUNTY’S HOUSING EMERGENCY UPDATE

KEY FINDINGS

- Cuts in Federal and State funding have reduced investment in affordable housing in El Dorado County by more than $4 million annually since 2008, a 92% reduction.

- 77% of ELI households are paying more than half of their income on housing costs compared to just 10% of moderate income households.

- El Dorado County needs 3,070 more affordable rental homes to meet current demand.

- Low Income Housing Tax Credit production and preservation in El Dorado County and the larger Sacramento region increased from 2016 to 2018.

- Renters in El Dorado County need to earn $34.13 per hour - 2.8 times the State minimum wage - to afford the median monthly asking rent of $1,775.
EL DORADO COUNTY LOST 92% OF STATE AND FEDERAL FUNDING FOR HOUSING PRODUCTION AND PRESERVATION FROM FY 2008-2009 TO FY 2017-2018

<table>
<thead>
<tr>
<th>FUNDING SOURCE</th>
<th>FY 2008-09 (In thousands)</th>
<th>FY 2017-18</th>
<th>% CHANGE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Redevelopment</td>
<td>$1,182</td>
<td>$0</td>
<td>-100%</td>
</tr>
<tr>
<td>State Housing Bonds and Housing Programs</td>
<td>$0</td>
<td>$0</td>
<td>0%</td>
</tr>
<tr>
<td>HUD</td>
<td>$3,290</td>
<td>$361</td>
<td>-89%</td>
</tr>
<tr>
<td>TOTAL</td>
<td>$4,472</td>
<td>$361</td>
<td>-92%</td>
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</table>


EL DORADO COUNTY NEEDS 3,070 MORE AFFORDABLE RENTAL HOMES

LOWEST INCOME HOUSEHOLDS ARE DISPROPORTIONATELY AND SEVERELY COST BURDENED

Source: California Housing Partnership’s analysis of 2016-2017 PUMS data.

*Cost burdened households spend 30% or more of their income towards housing costs. Severely cost burdened households spend more than 50%.
MEXICAN AMERICANS ARE DRIVING COSTS OF LIVING OUT OF REACH FOR LOW INCOME FAMILIES IN EL DORADO COUNTY

Source: The above budget is a preview of United Way’s forthcoming data release on the Real Cost Measure. Please visit https://www.unitedwaysca.org/realcost for more information about what it takes to meet basic needs in El Dorado County.

*The “miscellaneous” budget category includes all other categories not defined.

**The household budget for a family of three uses a population weighted average to estimate the costs associated with one working adult and two children (one school-aged child and one teenager). Each percentage represents how much a family’s annual budget is captured in each cost category (housing, child care, etc.).
The California Housing Partnership calls on State leaders to take the following actions to provide relief to low income families struggling with the high cost of housing:

» Replace Redevelopment funding for affordable housing with at least $1 billion annually to help local governments meet their State-mandated production goals.

» Expand the State’s Low Income Housing Tax Credit Program by $500 million per year to jump-start affordable housing production and preservation.

» Create a new California capital gains tax credit to preserve existing affordable housing at risk of conversion and to fight displacement pressures in Opportunity Zones.

» Reduce the threshold for voter approval of local funding of affordable housing and infrastructure from 67% to 55% as was done for educational facilities in 2000.

» Initiate an inventory of County property and compare it to potential State funding sources for suitability in preparation to issue a Request for Proposals (RFP) for affordable multifamily development.

» Increase allowable density to 40 units per acre and height up to 4 stories for residential developments located within a half mile of transit stops in incorporated areas.

» The County and the City of Tahoe should immediately develop a Flexible Parking Standards Policy based on State law that also reflects Tahoe’s unique transit and housing issues.

» Create a new housing authority or regional entity to accept public housing funds and invest them in the development of affordable housing.

» Streamline the use of existing fee reduction and waiver programs and develop new, more generous ones specifically for affordable housing developments.

» Publicize a process flow chart for the accessory dwelling unit (ADU) approval process accompanied by a pilot financing program similar to Self Help Enterprises’ in the City of Clovis.

» Create zoning that promotes infill development and allows for alternative or non-traditional forms of housing, including ADUs and smaller housing units.

This report was produced by the California Housing Partnership.

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