



EL DORADO COUNTY 2021 Affordable Housing Needs Report



**California
Housing
Partnership**

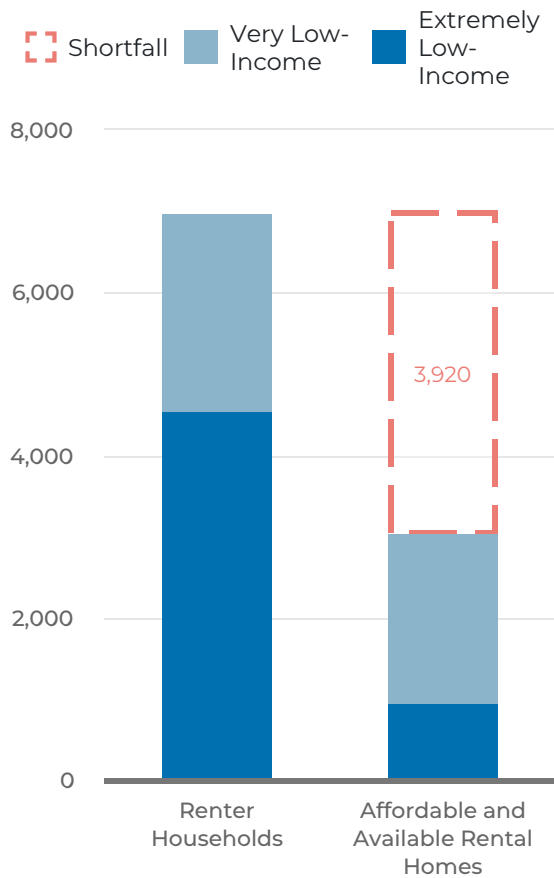
*California's Experts on Affordable
Housing Finance, Advocacy & Policy*

KEY FINDINGS

- **90% of extremely low-income households** are paying more than half of their income on housing costs compared to just 4% of moderate-income households.
- **3,920 low-income renter households** in El Dorado County do not have access to an affordable home.
- There was no Low-Income Housing Tax Credit production or preservation in El Dorado County in 2019 or 2020.
- Renters in El Dorado County need to earn \$28.38 per hour - **2 times** the state minimum wage - to afford the average monthly asking rent of \$1,476.
- In El Dorado County, state funding **increased 2,015%** and federal funding **decreased 98%** for housing production and preservation from FY 2018-19 to FY 2019-20.

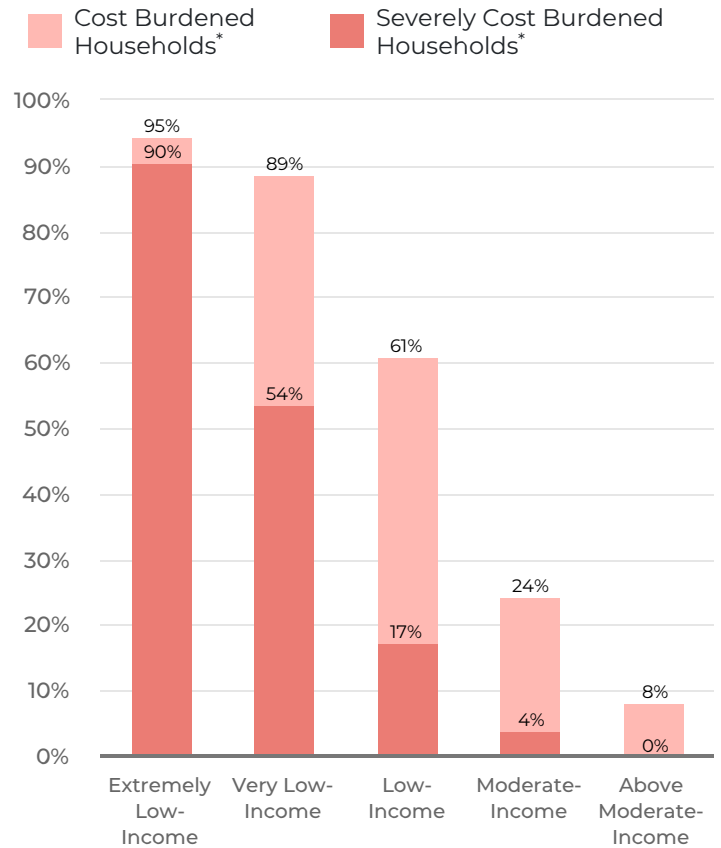
AFFORDABLE HOMES SHORTFALL

3,920 low-income renter households in El Dorado County do not have access to an affordable home.



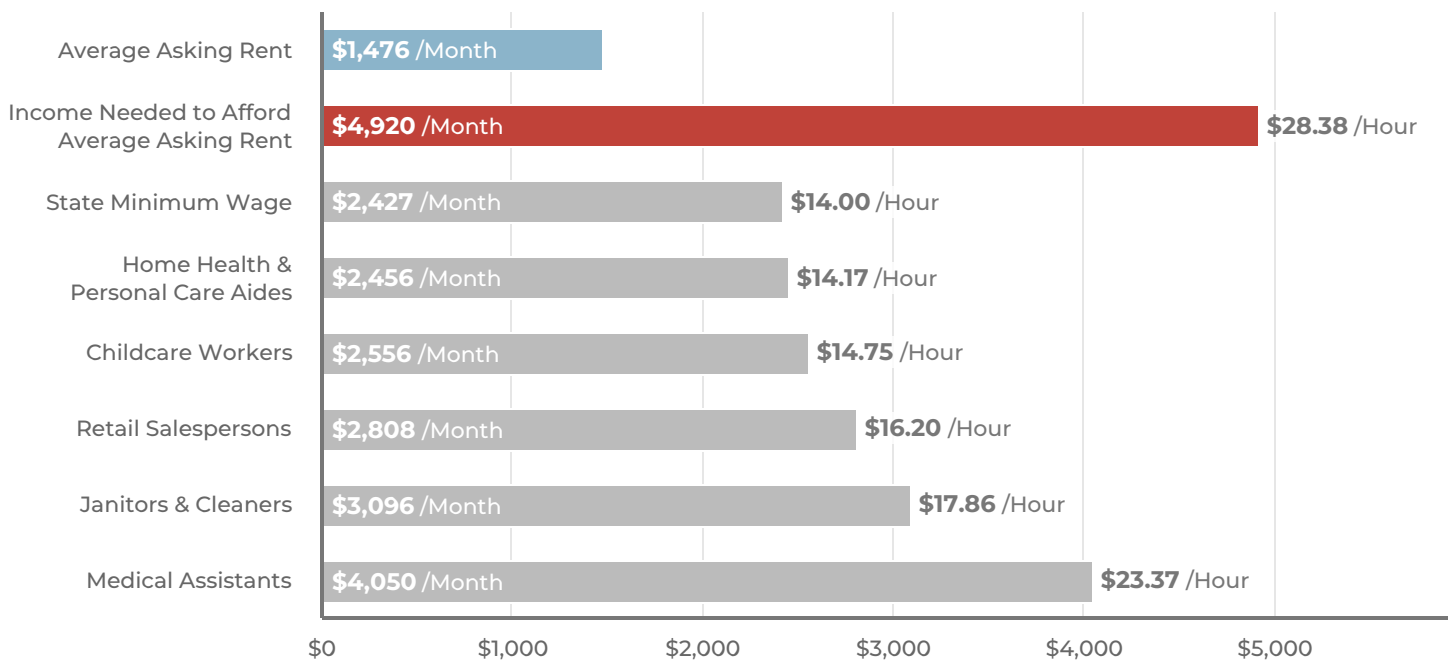
COST BURDENED RENTER HOUSEHOLDS

90% of ELI households in El Dorado County are paying more than half of their income on housing costs compared to just 4% of moderate-income households.



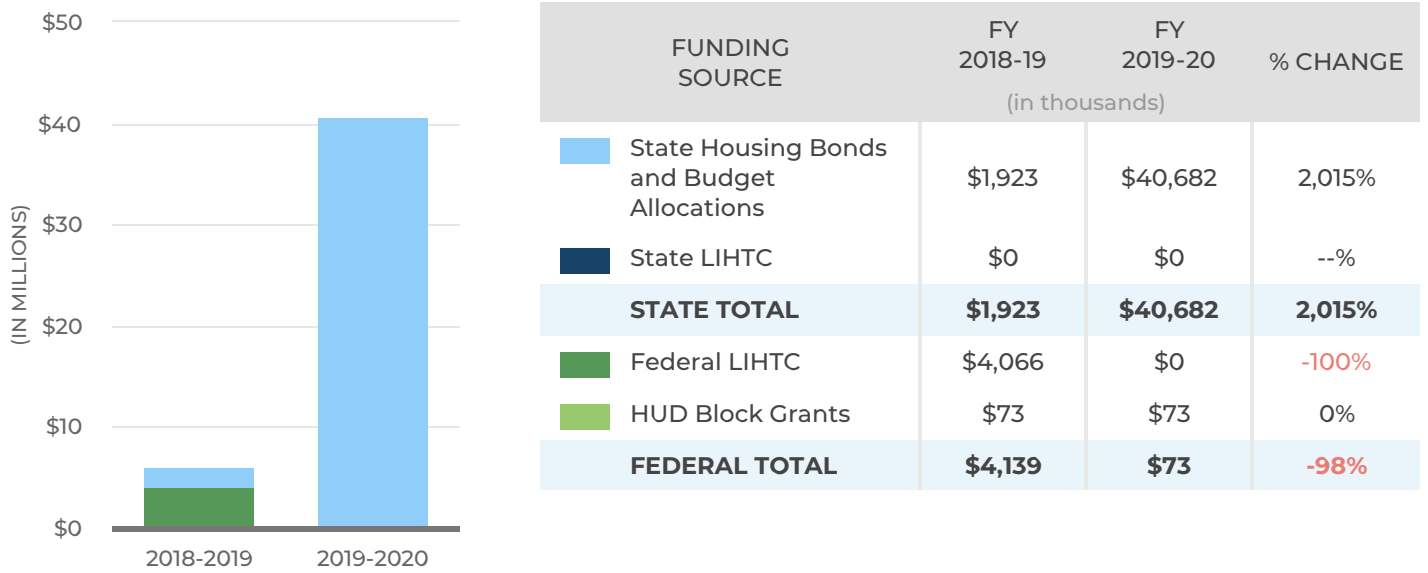
WHO CAN AFFORD TO RENT

Renters need to earn **2 times** minimum wage to afford the average asking rent in El Dorado County.



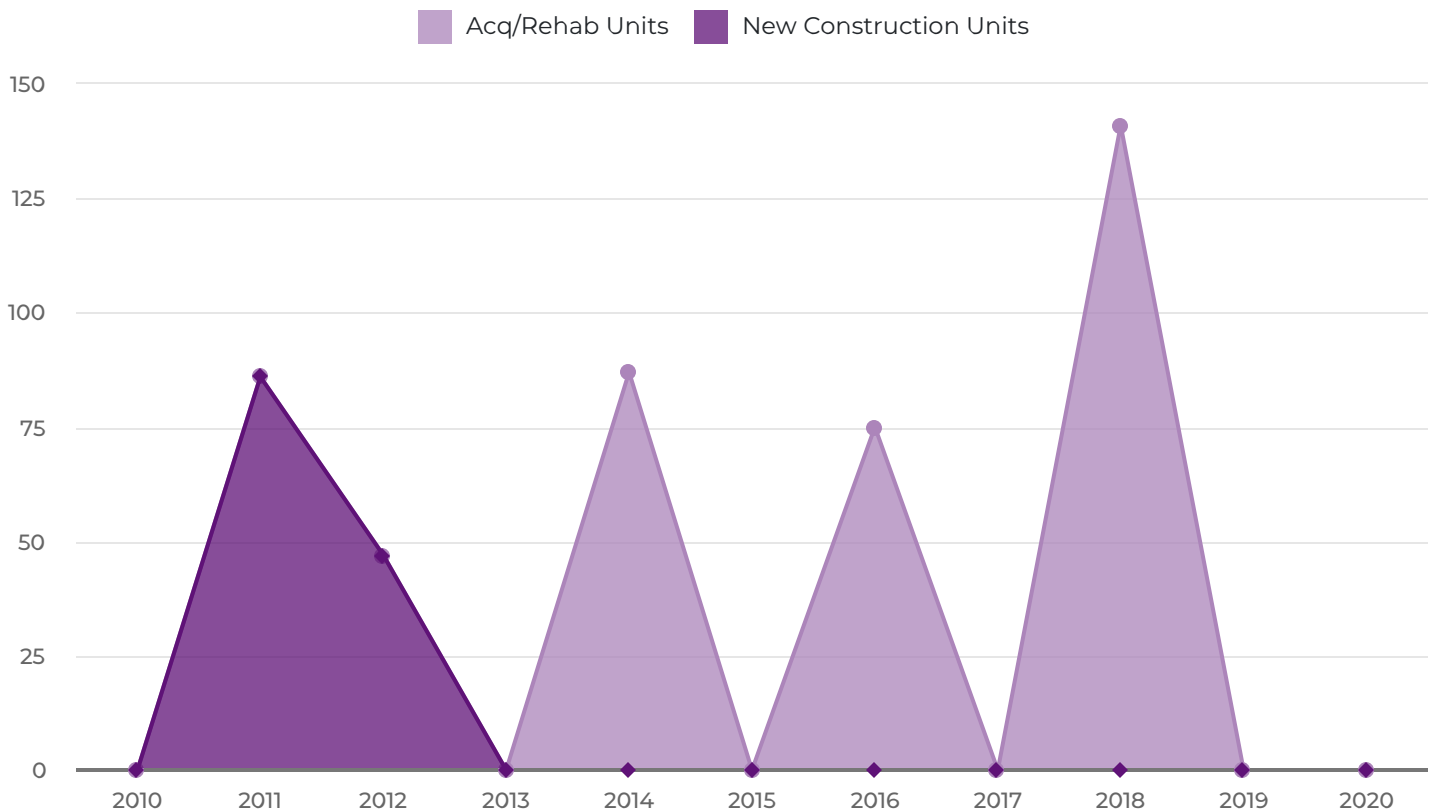
FUNDING FOR HOUSING

In El Dorado County, state funding **increased 2,015%** and federal funding **decreased 98%** for housing production and preservation from FY 2018-19 to FY 2019-20.



LIHTC PRODUCTION AND PRESERVATION

There was no Low-Income Housing Tax Credit production or preservation in El Dorado County in 2019 or 2020.



STATEWIDE POLICY RECOMMENDATIONS

In addition to critical COVID-19 efforts, the Partnership calls on State leaders to take the following actions to provide relief to low-income families struggling with unaffordable and unstable housing:

- Initiate a \$10 billion statewide housing bond to fund five more years of affordable housing for low-income families and people experiencing homelessness.
- Permanently fund local governments to implement flexible homelessness solutions by recapturing \$2.4 billion per year lost through corporate tax loopholes and reductions.
- Make permanent the \$500 million expansion of the state Low-Income Housing Tax Credit to increase affordable housing production through public/private partnerships.
- Empower voters to support building affordable homes locally by lowering the supermajority approval threshold required for housing ballot measures to 55%.
- Fund the conversion of commercial properties and market-rate rental properties occupied by low-income households into affordable homes.
- Allow new apartment and condominium developments to be built in commercial and mixed-use zones when at least 20% of the homes are affordable to low-income households.
- Speed the construction of affordable homes and reduce uncertainty and costs by streamlining the award of state funding for affordable housing developments from four different state agencies into one decision-making process.

DATA SOURCES & NOTES

• FUNDING FOR HOUSING

California Housing Partnership analysis of HCD Program Awards and Annual Reports, HUD CPD Appropriations Budget Reports, CalHFA Mixed Income Program, BCHS Program Reports, California Strategic Growth Council Affordable Housing Sustainable Communities Program, and federal and state Low-Income Housing Tax Credits.

• AFFORDABLE HOMES SHORTFALL

California Housing Partnership analysis of 2019 1-year American Community Survey (ACS) Public Use Microdata Sample (PUMS) data with HUD income levels. Methodology was adapted from NLIHC gap methodology.

• COST BURDENED RENTER HOUSEHOLDS

California Housing Partnership analysis of 2019 1-year ACS PUMS data with HUD income levels. Methodology was adapted from NLIHC gap methodology.

* Cost burdened households spend 30% or more of their income towards housing costs. Severely cost burdened households spend more than 50%.

• WHO CAN AFFORD TO RENT

CoStar Group average asking rent for two bedroom as of January 2021. Bureau of Labor Statistics Average Annual Wage Data for California Occupations, 2020.

• LIHTC PRODUCTION AND PRESERVATION

California Housing Partnership's Preservation Database, January 2021. Please note that this data does not include manager units or market rate units created through the LIHTC program.

This report was produced by the California Housing Partnership | chpc.net

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EL DORADO COUNTY 2021 Affordable Housing Needs Report *Supplemental Information*

LOCAL POLICY RECOMMENDATIONS FOR EL DORADO COUNTY



1. All local policies should be created and analyzed using a racial equity lens to affirmatively further fair housing. In addition, to address continuing impacts of the pandemic, policies should be adopted to get people off the street, keep people in their homes and continue building new affordable rental homes.
2. Support and advocate for State adoption of Roadmap Home 2030 (<https://roadmaphome2030.org>) strategies.
3. 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 and require housing developers to set aside a specific percentage of units in all new developments for lower income households or dedicate land and pay fees to build a comparable number of units.
4. The County and the City of Tahoe should develop a Flexible Parking Standards Policy based on State law that also reflects Tahoe's unique transit and housing issues.
5. Create a new housing authority or regional entity to accept public housing funds and invest them in the development of affordable housing.
6. Streamline the use of existing fee reduction and waiver programs and develop new, more generous ones specifically for affordable housing developments.
7. 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.

Local policy recommendations provided by:

Sacramento Housing Alliance (Contact: Kendra Lewis, SHA@sachousingalliance.org)
Tahoe Prosperity Center (Contact: Heidi Hill Drum, info@tahoeprospersity.com)

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<https://chpc.net/resources/el-dorado-county-housing-need-report-2021>