

Housing Element

Current Conditions: The Housing Element is closely related to the residential section of the Land Use Element previously discussed. The Plan Area is primarily a residential area composed of single family homes.

Housing problems such as overpayment, overcrowding, large families, housing unsuitable for habitation and groups with special needs, are discussed in the Housing Element for the County and in the El Dorado Hills/Salmon Falls Area Plan. In general, these problems do not exist in the Plan Area.

Overpayment is a nationwide problem and dependent upon existing financial capabilities. The mixture of land uses, with provisions for smaller, more inexpensive units and a variety of housing types will tend to provide homes within reasonable financial grasp of most of the population. The median value of a house, indicated by the 1980 Census, is \$98,200 within the El Dorado Hills Plan Area, which is much higher than the County median price of \$83,950.

Overcrowding is defined as a situation where a housing unit contains more than 1.0 persons per room. The average household population is 3.15 and median number of rooms is 5.6 per housing unit. Overcrowding within the Plan Area is not an apparent problem both in terms of this criteria and when reviewing the housing quality that predominates. Large families are also not considered a problem for the same reasons.

Problems related to housing unsuitable for habitation and groups with special needs do not appear to occur in the North West El Dorado Hills Specific Plan Area. Housing is of high quality, as most of the units have been constructed within the last five years. No groups requiring special needs are known to exist in the area, although individual situations may occur in the single family residential areas.

The proposed residential housing plan includes increasing the housing supply with the development of 2,220 residential dwelling units. The single family units are expected to be built at densities ranging from 1 to 3 units per acre and 5 units/acre within the single family planned development area and 16 units/acre in the designated multi-family area.

Policy A. Increase housing supply and a range of housing choice and density within the North West El Dorado Hills Specific Plan Area to meet a portion of the housing needs of the labor force employed in western El Dorado County.

Specific Plan
Housing Policies