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BOS Rcvd 11/3/25 Comment

Outlook

Nov. 4, 2025 - Board of Supervisors, Agenda Items 23 & 24, Resolution of Intent, 163-2025

From Frank Porter <fporter@housingel dorado.org>

Date Mon 11/3/2025 3:38 PM

To BOS-Clerk of the Board <edc.cob@edcgov.us>; BOS-District I <bosone@edcgov.us>; BOS-District II <bostwo@edcgov.us>; Brian Veercamp <Bostthree@edc.gov.us>; BOS-District V <bosfive@edcgov.us>; BOS-District IV <bosfour@edcgov.us>

3 attachments (1 MB)

11_4_25_BOS_ROI_163-2025_v2.docx (1).pdf; 25.04.06 Housing Element - Annual Progress Report data, Final - Full data (1) (1) (1).pdf; EL DORADO COUNTY GENERAL PLAN_HO1_HO40.pdf;

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To: El Dorado Board of Supervisors
% Clerk of the Board edc.cob@edcgov.us

From: Maureen Dion-Perry, President
Frank Porter, Vice-President
Lexi Boeger, Board Member

Today's Date: Nov. 3, 2025

Re: Nov. 4, 2025 - Board of Supervisors, Agenda Items 23 & 24, Resolution of Intent, 163-2025

First, we thank and appreciate the work of the Affordable Housing Task Force and staff for the many hours of thoughtful discussion and work in developing and refining Resolution of Intent (ROI) 163-2025.

El Dorado County has a severe shortage of affordable, workforce housing and the situation isn't getting better. In the first four years (2021-24) of the 2022-2029 Housing Element cycle, El Dorado County has only issued building permits for 2.64% of the extremely low income housing units needed, while issuing 84.73% of the building permits needed for above moderate housing units. The attached chart, based on EDC's Annual Progress Report (APR) data, illustrates this woefully slow start to building the attainable housing that El Dorado County residents need.

As we have for the past twenty years, El Dorado county has been very good at building "Above Moderate" housing, while largely failing at creating attainable housing for:

- Seniors who are being priced out of their housing, especially mobile home park residents, and are urgently in need of affordable senior housing;
- Local manufacturing, retail, and service employees, school district teachers and classified staff, community service district workers, county agency employees;
- Young adults and families in our county who are struggling to find affordable rental housing or trying to figure out how to purchase their first home

In regard to Resolution of Intent (ROI) 163-2025, we understand that ROI 163-2025 is largely a work plan and not a county ordinance.

Most if not all of ROI 163-2025, especially items A, C, D, E, F & G, correctly seek to bring the County's current ordinances and/or language into compliance with current state law. Accomplishing this should not require a great deal of time. To help meet the urgency of building more affordable housing, we recommend the Board of Supervisors amend ROI 163-2025 so that it provides a date certain for getting these items completed and back to the Board of Supervisors.

Further, the 2021 - 2029 Housing Element adopted by the BOS, on August 31, 2021, included 40 specific Measures (HO-1 to HO-40, pages H113 to H114, attached). These measures were the result of months of research and deliberation. Many of them had clear timelines and deliverables.

Since we're now approximately halfway through the 2021-2029 Housing Element implementation timeframe and still lagging behind on achieving EDC's affordable housing construction goals (see attached chart), we have two additional recommendations:

- Complete a review or 'progress to date' on the 40 Housing Measures and assess which measures are helping achieve the county's housing goals and
- The Annual Progress Reports (APR) provide an opportunity to report on progress towards achieving the County's Regional Housing Needs Assessment

On behalf of the thousands of El Dorado County families, employees and/or seniors who can't afford housing in our county, we urge you to act decisively to construct housing that is affordable and attainable.

Respectfully,

Frank Porter, Vice-President
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Create and promote affordable housing solutions and support services that nurture individuals and families while encouraging self-sufficiency on the Western Slope of El Dorado County

To: El Dorado Board of Supervisors
% Clerk of the Board edc.cob@edcgov.us

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Frank Porter, Vice-President
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El Dorado County has a severe shortage of affordable, workforce housing and the situation isn't getting better. In the first four years (2021-24) of the 2022-2029 Housing Element cycle, El Dorado County has only issued building permits for 2.64% of the extremely low income housing units needed, while issuing 84.73% of the building permits needed for above moderate housing units. The attached chart, based on EDC's Annual Progress Report (APR) data, illustrates this woefully slow start to building the attainable housing that El Dorado County residents need.

As we have for the past twenty years, El Dorado county has been very good at building "Above Moderate" housing, while failing at creating attainable housing for:

- Seniors who are being priced out of their housing, especially mobile home park residents, and are urgently in need of affordable senior housing;
- Local manufacturing, retail, and service employees, school district teachers and classified staff, community service district workers, county agency employees, pre-school teachers & staff who struggle to find affordable housing;

Board of Directors: Maureen Dion-Perry, Frank Porter, Craig Styles, Peg Vanderkar, Wanda Demarest, Tamara Janies, Charlie McDonald, Kevin McCarty, Michele Smith, Art Edwards, Lexi Boeger
EDCF Advisor: Hilary Mulligan; and **Program Coordinator:** Nichole Paine

- Young adults and families in our county who are struggling to find affordable rental housing or trying to figure out how to purchase their first home.

In regard to Resolution of Intent (ROI) 163-2025;

We understand that ROI 163-2025 is largely a work plan and not a county ordinance.

Most if not all of ROI 163-2025, especially items A, C, D, E, F & G, correctly seek to bring the County's current ordinances and/or language into compliance with current state law. Accomplishing this should not require a great deal of time. To help meet the urgency of building more affordable housing, we recommend the Board of Supervisors amend ROI 163-2025 so that it provides a date certain for getting these items completed and back to the Board of Supervisors.

Further, the 2021 - 2029 Housing Element adopted by the BOS, on August 31, 2021, included 40 specific Measures (HO-1 to HO-40, pages H113 to H114, attached). These measures were the result of months of research and deliberation. Many of them had clear timelines and deliverables.

Since we're now approximately halfway through the 2021-2029 Housing Element implementation timeframe and still lagging behind on achieving EDC's affordable housing construction goals (see attached chart), we have two additional recommendations:

- Complete a review or 'progress to date' on the 40 Housing Measures and assess which measures are helping achieve the county's housing goals and which ones aren't helping. Focus your resources on the measures that have the most promise for success.
- The Annual Progress Reports (APR) provide an opportunity to report on progress towards achieving the County's Regional Housing Needs Assessment (RHNA) housing goals. For the first 3 years of the 2021-2029 Housing Element, EDC's Annual Progress Reports have been placed on the Consent Agenda and largely gone unnoticed. We recommend that you publicly report the APR in a public meeting and transparently share the facts about the county's progress on building affordable/attainable housing. The next APR is due by April 1, 2026.

On behalf of the thousands of El Dorado County families, employees and/or seniors who can't afford housing in our county, we urge you to act decisively to construct housing that is affordable and attainable.

APR data filed by EDC

El Dorado County Housing Element Progress (2021 -2024 Actuals vs. 2029 Goal)

Income level	Goal by 2029	2021	2022	2023	2024	Total Units to Date	% Completed	Remaining	% Remaining
Extremely Low	721	0	0	19	0	19	2.64%	702	97.36%
Very Low	1441	0	0	63	53	116	8.05%	1325	91.95%
Low	868	0	0	58	44	102	11.75%	766	88.25%
Moderate	903	50	97	34	28	209	23.15%	694	76.85%
Above Moderate	2141	394	512	471	437	1814	84.73%	327	15.27%
Subtotal	6074	444	609	645	562	2260		3814	

Implementation Program

Measure HO-1

As part of each Specific Plan or other community plan update that requires a General Plan land use designation amendment, the County will annually review and revise land use patterns, existing densities, the location of job centers, and the availability of services to identify additional areas within the plan or project area that may be suitable for higher-density residential development to ensure that a sufficient supply of residentially designated land is available to achieve the County's housing objectives. [Policies HO-1.1 and HO-1.2]

Responsibility:	Planning and Building Department Planning Division
Time Frame:	Annually review and revise and ongoing, as projects come forward
Funding:	General Fund
Expected Outcome:	Identify areas appropriate for future housing with a focus on high opportunity areas to facilitate housing mobility opportunities.

Measure HO-2

Annually review available and adequate sites suitable for the development of affordable housing, with highest priority given to development of housing for extremely low-, very low-, and low-income households. Working with other public agencies, develop a work program that identifies the geographic areas where affordable housing development could best be accommodated without the need to construct additional infrastructure (e.g., water lines, sewer connections, additional or expanded roadways) that could add substantial costs to affordable housing developments [Policies HO-1.1 and HO-1.2]

Responsibility:	Planning and Building Department Planning Division, HCED Program, Department of Transportation and TRPA
Time Frame:	Annually monitor
Funding:	General Fund
Expected Outcome:	Identification of geographic areas where affordable, higher-density development could occur without the need to fund or complete major infrastructure improvements and a work program for maintaining land inventory.

Measure HO-3

Annually review and update the Capital Improvement Programs (CIP) under the County's control that contain strategies for extending services and facilities to areas that are designated for residential development, but do not currently have access to public facilities, so that the County's housing goals, policies, and implementation measures are effectively applied. [Policies HO-1.5 and HO-1.26]

Responsibility:	Planning and Building Department Planning Division, Department of Transportation
Time Frame:	Annual review and update CIP
Funding:	General Fund
Expected Outcome:	Revised facility plans; extension of services to underserved areas of the County to assist with displacement.
Objective:	Target 20 units to protect residents from displacement

Measure HO-4

Establish an interdepartmental working group to ensure cooperation between departments for implementation of County projects, including the County's Transportation Plan, the County's Housing Element, and any other County plan. Agencies include, but are not limited to, El Dorado Transit Authority, El Dorado County Transportation Commission, Chief Administrative Officer, Board of Supervisors, Planning and Building Department. [Policy HO-1.5, HO-1.17, HO-1.26]

Responsibility:	Planning and Building Department, Planning Division and HCED Program, Department of Transportation, Chief Administrative Office, Planning and Building Department, Environmental Management Department, Department of Transportation, Health and Human Services Agency, Sheriff's Department
Time Frame:	Establish an interdepartmental working group within one year of adoption of the Housing Element. Annually coordinate or as projects' programs and policies are adopted.
Funding:	General Fund
Expected Outcome:	Revised facility plans; extension of services to underserved areas of the County.

Measure HO-5

Develop and adopt an incentive-based policy or policies that will encourage, assist, and annually monitor the development of housing that is affordable to extremely low-, very low-, low-, and moderate-income households. The incentive-based policy shall incorporate and expand upon existing affordable housing incentives prescribed by state law and shall incorporate the affordable housing provisions from the *Design and Improvement Standards Manual (Measure HO-10)*, *Residential Development Processing Procedures (Measure HO-13)*; and *Infill Incentives Ordinance (Measure HO-14)*. Actions will include forming a committee to explore fee reduction and mitigation options with state and local agencies, including water purveyors and school districts for special needs and affordable housing developments. The policy or policies shall also consider partnerships with nonprofit housing organizations whose mission it is to expand and preserve permanently affordable rental and ownership housing for low and moderate-income housing such as community land trusts. The policy shall include annual monitoring of the effectiveness of the incentives in producing affordable housing, and a process for developing and implementing subsequent actions if it is determined that the existing incentive program is not effective. The monitoring program shall include an analysis of effectiveness of the TIM fee offset program for affordable housing projects in reducing fee constraints. If the results of the monitoring process find the program to be ineffective in providing adequate incentives, the policy shall be adjusted.

The County will promote the policy or policies by posting them on the El Dorado County website, providing handouts in booklet form in the Development Services Department, and annually sending the policy booklet to developers (both for-profit and non-profit) who are active in the County, with an emphasis on promoting incentives to encourage development of affordable housing in high resource areas to improve economic mobility between high and low resource areas. [Policies HO-1.6, HO-1.7, HO-1.16, HO-1.18, HO-1.21, and HO-1.24]

Responsibility:	Planning and Building Department Planning Division
Time Frame:	Adopt or modify policy(ies) with the following timeline: Affordable housing provisions from the Design and Improvement Standards Manual: Within three years of Housing Element adoption SB 35 Permit Processing Procedures: Within one year of Housing Element adoption Affordable housing provisions from the Infill Incentives Ordinance: Within one year of Housing Element adoption Annually reach out to developers, and nonprofit housing organizations to pursue partnerships Refer to program text for additional timing.
Funding:	General Fund
Expected Outcome:	Develop incentives to encourage development of affordable housing.
Objective:	300 Units; of these, 150 in high opportunity areas such as western portions of the County and 50 near job centers

Measure HO-6

As part of the Ecological Preserve Fee Program update (Ordinance 4500, codified as Chapter 130.71 of County Code in 1998), develop and adopt an incentive-based policy to include mitigation fee waivers for new construction and infill developments providing dwelling units affordable to very low-to moderate-income households. [Policies HO-1.3 and HO-1.18]

Responsibility:	Planning and Building Department Planning Division, and HCED Program
Time Frame:	Five years from adoption of Housing Element adoption
Funding:	General Fund
Expected Outcome:	Develop incentive policy to encourage in-fill development of affordable housing.

Measure HO-7

Continue to track and record hardship mobile homes to ensure opportunities to access affordable housing. Extend public awareness efforts in order to improve the effectiveness of this program by posting information about these programs on the County website and providing information to the public at appropriate locations, such as the HCED Program.

Additionally, develop a local monitoring program to support hardship mobile homes on private properties that have a properly functioning sewage disposal system. The program shall support ongoing opportunities to access affordable housing protecting the health and safety of county residents and the environment. [Policies HO-1.1 and HO-1.24]

Responsibility:	Planning and Building Department Planning Division and HCED Program
Time Frame:	Annually track, create program within one year of Housing Element adoption
Funding:	General Fund
Expected Outcome:	Ensure opportunities to access affordable housing.
Objectives:	300 mobile homes in residential zones during the planning period. Target 25 units to improve housing mobility opportunities in high opportunity areas.

Measure HO-8

Amend the County's Zoning Ordinance to comply with state density bonus law (Government Code Section 65915, as revised) and promote the density bonus through informational brochures that will be displayed at the County's Planning and Building Department Planning Division.

Responsibility:	Planning and Building Department Planning Division
Time Frame:	Within one year of Housing Element adoption
Funding:	General Fund
Expected Outcome:	Encourage development of 40 lower income units, aim for at least 5 of these to have 3 or more bedrooms to provide housing mobility opportunities for lower -income female-headed households and families

Measure HO-9

Promote accessory dwelling units (ADUs) as an affordable housing option through the following actions.

- Amend the Zoning Ordinance to comply with Government Code Section 65852.2 and ensure ADUs in any zone where residential uses are permitted by-right or by conditional use.
- Provide guidance and educational materials for building ADUs on the County's website, including permitting procedures and construction resources.
- Develop, and offer free of charge, prototype plans for ADUs to reduce permit costs.
- Establish a loan program, as funding is available, to help homeowners finance the construction of ADUs. The County will develop incentives to encourage homeowners to deed restrict ADUs for lower-income households.
- Emphasize marketing of ADU guidance and materials in areas of high opportunity to encourage the development of new affordable housing in areas of opportunity and areas of concentrated affluence as a strategy to enhance mobility and reduce displacement of low-income households seeking affordable housing options. Prioritize marketing in areas of concentrated affluence, such as El Dorado Hills, to encourage affordable housing mobility options.
- Develop and implement an annual ADU monitoring program. The program will track ADU approvals and affordability that contribute to the inventory of affordable units. The County will use this monitoring program to evaluate the effectiveness of the construction and affordability of at least 338 ADUs to ensure that ADUs are available and affordable to low-income households and if needed, identify and designate additional RHNA sites as necessary to ensure the County can accommodate the RHNA need through the 2021-2029 planning period. [Policies HO-1.1 and HO-1.24]

Responsibility:	Planning and Building Department Planning Division
Time Frame:	As projects are processed through the Planning and Building Department, have pre-approved plans available by June 2022. Create an ADU monitoring program by June 2022 and evaluate effectiveness of ADU approvals and affordability by year 2 of the planning period, and if needed, identify and rezone sites by the end of year 4. Amend the Zoning Ordinance within one year of adoption. Develop incentives by September 2024 and annually apply for funding as Notices of Funding Available (NOFAs) are released.

Funding:	SB2, Local Early Action Planning (LEAP) Grant funding, Permanent Housing Allocation Program Plan (PLHA), and General Fund
Expected Outcome:	Ensure opportunities to access affordable housing.
Objectives:	338 accessory dwelling units, (150 in areas of concentrated affluence) in residential zones during the planning period, at least annually target marketing of ADU construction in high opportunities to encourage housing mobility opportunities.

Measure HO-10

Amend the *Design and Improvement Standards Manual* to provide more creativity and flexibility in development standards and guidelines as incentives for affordable housing developments. Any amendments to design and development standards or guidelines should consider site characteristics. Amendments may include, but are not limited to, the following:

- Addition of affordable housing development guidelines;
- Objective design standards;
- Encourage affordable housing within commercial zones as part of mixed-use projects;
- Encourage Missing Middle Housing in walkable corridors and explore potential incentives within commercial zones as a way to reinvent outdated commercial corridors and expand affordable housing options;
- Encourage integration of multi-unit structures and Missing Middle Housing in high opportunity areas and areas of concentrated affluence to facilitate housing mobility for lower-income households;
- Modification in development standards, including but not limited to:
 - Reduction in minimum lot size to accommodate smaller units;
 - Reduction in setbacks;
 - Reduction in the area of paved surfaces through the use of angled parking and one-way circulation;
 - Reduction in street widths when it can be demonstrated that emergency vehicle access is not impaired;
 - Reduction in turning radius on cul-de-sacs when it can be demonstrated that emergency vehicle maneuverability is not impaired;
 - Reduction in pavement thickness when it can be demonstrated that soils and geotechnical conditions can warrant a lesser thickness;
 - Increase in the allowable lot coverage for affordable housing developments; and
 - Consideration of cluster development particularly where either more open space is achieved or existing requirements increases costs or reduces density.

[Policies HO-1.3, HO-1.8 and HO-1.18]

Responsibility:	Planning and Building Department Planning Division and Department of Transportation
Time Frame:	Within three years of Housing Element adoption.
Funding:	General Fund, SB 2 grant funds
Expected Outcome:	Zoning Ordinance and Design and Improvement Standards Manual amendment(s).

Measure HO-11

The County participates in a working group with Tahoe Regional Planning Agency (TRPA) staff and other agencies with a vested interest in the *Tahoe Regional Plan*. The County's participation in the working group will allow for input into TRPA Code of Ordinances changes that will facilitate the construction of affordable and workforce housing in the Tahoe Basin in a manner consistent with the *Tahoe Regional Plan* to reduce displacement risk of lower-income persons and households and improve the jobs-housing balance. Such efforts include:

- Relaxing TRPA development codes for affordable housing developments and accessory dwelling units;
- Expanding the exemption for affordable housing developments from the requirement to secure development rights;
- Providing special incentives to assist in the development of housing for extremely low-income households;
- Increasing the density bonus for affordable housing developments to make them more financially feasible;
- Ensuring long-term affordability covenants for affordable units;
- Developing an amnesty program for existing unpermitted units that would serve extremely low-, very low-, and low-income households.

[Policies HO-1.14 and HO-3.10]

Responsibility:	Planning and Building Department Planning Division and HCED Program
Time Frame:	Monthly, quarterly and /or annually depending on working group
Funding:	General Fund
Expected Outcome:	225 units near jobs in the Tahoe Basin to promote housing and economic mobility and alleviate overpayment and overcrowding of lower-income households.

Measure HO-12

Establish a Housing Trust Fund as a flexible, locally controlled source of funds dedicated to meeting local housing needs, with highest priority given to development of housing for extremely low- and very low-income households in high opportunity areas. In order to ensure the security and longevity of the funds, the County should determine an appropriate structure for administration and funding as well as priorities for using the funds. Priority uses may include fee offsets for affordable housing projects.

The County has applied for a Permanent Local Housing Allocation (PLHA) grant to help fund the Housing Trust Fund.

[Policies HO-1.10, HO-1.15 and HO-1.18]

Responsibility:	Planning and Building Department Planning Division and HCED Program
Time Frame:	Within two years of Housing Element adoption.
Funding:	PLHA grant
Expected Outcome:	Establishment of a Housing Trust Fund; provide funding for at least 5 affordable units to reduce displacement risk for lower-income households.

Measure HO-13

The County will review its residential development processing procedures annually to identify additional opportunities to further streamline the procedures for affordable housing projects while maintaining adequate levels of public review. The review may include, but is not limited to:

- Establishing a streamlined project review and approval procedure for projects subject to SB 35 streamlining (Government Code Section 65913.4);
- Prioritizing the development review process for projects that provide housing for extremely low-, very low-, and low-income households;
- Developing a land development issues oversight committee and interdepartmental land development teams, with regular briefings on key issues;
- Developing design guidelines and objective standards to minimize review time;
- Training and cross-training for new tools and processes;
- Greater public outreach and education; and
- Using new technology, including online permitting, expanded use of geographic information systems, and greater use of the County website.

[Policies HO-1.3, HO-1.7, HO-1.16 and HO-1.18]

Responsibility:	Planning and Building Department Planning and Building Divisions, Department of Transportation, Environmental Management Department, and HCED Program
Time Frame:	Annually review. Develop a streamlined approval process per SB 35 within one year from adoption.
Funding:	General Fund
Expected Outcome:	Policy to reduce processing time for affordable housing developments and update as needed based on annual review.
Objective:	300 units; of these, target 50 in high opportunity areas to promote housing mobility and 50 near job centers.

Measure HO-14

Adopt an infill incentive ordinance to assist developers in addressing barriers to infill development. Incentives could include, but are not limited to, modifications of development standards, such as reduced parking and setback requirements, to accommodate smaller or odd-shaped parcels, and

waivers or deferrals of certain development fees, helping to decrease or defer the costs of development that provide housing for extremely low-, very low-, and low-income households. Encourage use of incentives to construct affordable housing in areas of high opportunity and increase supply of affordable housing to reduce displacement risk for low-income households. Incentives may also encourage higher-density scattered site projects that can demonstrate substantial environmental, social, and economic benefits for the County utilizing existing infill, blighted or underutilized properties similar to the Kings Beach Housing Now multifamily housing project by Domus Development LLC in Lake Tahoe. [Policy HO-1.5]

Responsibility:	Planning and Building Department Planning Division
Time Frame:	Adoption by June 2023
Funding:	General Fund, Local Early Action Planning Grant funding
Expected Outcome:	150 units increase housing mobility opportunities and reduce displacement risk for lower-income households.

Measure HO-15

Support a legislative platform to facilitate the development of affordable housing, especially in the Tahoe Basin. The legislative platform includes, but is not limited to, the following items:

- Revision of federal and state statutes and regulations to allow dormitories to be considered housing for resort workers;
- Amend federal and state low-income housing tax credit programs to allow developers to earn “points” toward winning the tax credits for high-cost areas in the rural set-aside, because currently “points” cannot be obtained in both categories;
- Expand the Tahoe Regional Planning Agency’s urban limit line where opportunities to provide affordable housing exist, such as surplus school sites;
- Expand SB 35 permit streamlining to exempt small-scale affordable housing development from the state prevailing wage law;
- Amend legislative requirements for solar panels on accessory dwelling units.

[Policy HO-1.14]

Responsibility:	Chief Administrative Office, Planning and Building Department Planning Division, and HCED Program
Time Frame:	Ongoing
Funding:	General Fund
Expected Outcome:	255 low to moderate income units to prevent displacement

Measure HO-16

Develop a public information program to support workforce housing and track the approval and status of employee housing, including agricultural employee housing. Tracking should be done by region within the county and specific type of employee such as agricultural employees and seasonal workers. The public information program will promote the economic and environmental advantages of workforce housing to local community, neighborhood, and special interest groups in order to integrate

affordable workforce housing into a community and to minimize opposition to increasing housing densities. [Policies HO-1.9 and HO-1.21]

Responsibility:	Planning and Building Department Planning Division, HCED Program
Time Frame:	Program development and tracking system within three years of Housing Element adoption.
Funding:	General Fund
Expected Outcome:	Adopt program and tracking system.
Objective:	Target 20 units to protect residents from displacement

Measure HO-17

Continue to apply for funding in support of a first-time homebuyer's loan program for low- to moderate-income households. Funding resources include but are not limited to the following:

- CDBG Program (for first-time homebuyer loans)
- HOME Investment Partnerships Program
- Program Income Revolving Loan Program
- Cal HFA

[Policy HO-1.22]

Responsibility:	Planning and Building Department Planning Division, HCED Program
Time Frame:	Ongoing. Annually apply for funding as Notice of Funding Available (NOFAs) are available.
Funding:	CDBG, HOME, and program income funds
Objective:	24 units, target 5 units to protect residents from displacement

Measure HO-18

Continue to make rehabilitation loans to qualifying extremely low-, very low-, and low-income households. Emphasize marketing availability of these units in areas with an aging housing stock and low median income, such as areas around the City of Placerville. Apply for funding such as CDBG rehabilitation funds or other programs to provide housing rehabilitation services, including weatherization services, for extremely low-, very low-, and low-income households. [Policies HO-2.1, HO-2.2, HO-3.12]

Responsibility:	Planning and Building Department Planning Division, HCED Program
Time Frame:	Ongoing, annually starting in 2022, apply for funding as NOFAs are released
Funding:	CDBG, HOME, and County Revolving Loan Funds
Objective:	700 units, target 50 units in areas of concentrated poverty to prevent displacement.

Measure HO-19

Support County application for funds from a variety of sources in support of public improvements and/or community development on behalf of development for, and services that assist, affordable housing. Prioritize investment in public improvements and infrastructure in low resource areas to encourage place-based revitalization in these areas. [Policies HO-1.4 and HO-1.10]

Responsibility:	Planning and Building Department Planning Division and HCED Program
Time Frame:	Ongoing, as funding is available.
Funding:	State and Federal grant programs and local matching funds
Objective:	Develop funding sources to provide for public improvements and community development in support of housing affordable for low to moderate income levels.

Measure HO-20

Continue to administer the Housing Choice Voucher Program (formerly Section 8) through the El Dorado County Public Housing Authority and continue efforts to expand resources and improve coordination and support with other agencies through formal agreements and increased staffing and financial resources for the Health and Human Services Agency. Provide assistance for low-income families that use Housing Choice Vouchers to identify housing opportunities in areas of high opportunity and close proximity to resources to improve opportunities for mobility between low and high resource areas. To increase the availability of rental opportunities for low-income residents, the County will meet with property managers in high resource areas with a low percent of vouchers to encourage them to accept Section 8 assistance.

[Policies HO-3.5 and HO-3.11]

Responsibility:	Health and Human Services Agency, Public Housing Authority
Time Frame:	Ongoing
Funding:	HUD Housing Choice Voucher Funds and General Fund
Expected Outcome:	Continued and expanded Housing Choice Voucher Program
Objective:	Achieve and maintain 100 percent lease-up or allocation utilization rate and apply for additional fair-share vouchers when eligible.

Measure HO-21

Develop a mobile home park conversion policy to address the conversion of a mobile home park to other residential uses with measures to encourage retention of mobile home and manufactured home housing, aid in relocation, and provide compensation to owners and residents. The policy may consider the following approaches to preserve affordable mobile home housing:

- Grant financial assistance with CDBG, tax increment, or other local sources;
- Participate with mobile home residents in the state's Mobile Home Park Assistance Program;
- Require adherence to state code that mandates adequate notice of any intent to raise rent; and
- Protect current mobile home parks and sites by zoning them for appropriate residential use.
- Explore rent stabilization or other resident protections while considering the rights of mobile home park owners.

[Policies HO-2.5, HO-3.3 and HO-3.4]

Responsibility:	Planning and Building Department Planning Division, and HCED Program
Time Frame:	Within two years of Housing Element adoption.
Funding:	General Fund
Expected Outcome:	Mobile home park conversion policy.
Objective:	Target 20 mobile home park spaces to protect residents from displacement

Measure HO-22

Continue code enforcement efforts to work with property owners to preserve the existing housing stock. Additionally, the County shall explore options that encourage and assist in the retention and rehabilitation of rental housing stock in the unincorporated area of El Dorado County in order to conserve the rental stock, reduce displacement risks due to repair costs or housing condition, and improve the quality of life in neighborhoods. One option to be considered may be a proactive rental inspection enforcement program to address maintenance and Code Enforcement issues related to multifamily and single-family rental residences. Development of this ordinance requires consideration of the following variables:

- Consider an inspection process for all rental properties;
- Impose fines for violations of the ordinance on property owners/property managers;
- Establish a database of all rental properties;
- Include an enforcement process; and
- As much as possible, be financially self-supporting.

[Policies HO-2.3, HO-2.4, and HO-3.12]

Responsibility:	Code Enforcement, Health and Human Services Agency, and Planning and Building Department Planning Division, and HCED Program
Time Frame:	Ongoing code enforcement. Within three years of Housing Element adoption.
Funding:	General Fund, CDBG Rehabilitation Grant Funding, Program Fees
Expected Outcome:	To ensure that available housing stock for multifamily and single-family rentals meet health, safety, and building standards that would contribute to clean, safe neighborhoods.
Objective:	500 units preserved, target 100 units in areas of concentrated poverty to reduce displacement risk.

Measure HO-23

Annually update the list of all subsidized dwellings within the unincorporated county, tracking units by income category as identified in the regional housing allocation. Include those units currently subsidized by government funding or affordable housing developed through local regulations or incentives. The list shall include, at a minimum, the number of units, the type of government program, and the date at which the units may convert to market-rate dwellings.

The County will also continue working with owners of subsidized housing units and organizations interested in preserving such units to encourage the preservation of housing units at risk of conversion

to market-rate housing. The County will implement the following measures on an ongoing basis to conserve affordable housing stock:

- **Monitor Units at Risk:** Monitor the status of at-risk projects annually.
- **Work with Potential Purchasers:** Where feasible, provide technical assistance to public and non-profit agencies interested in purchasing and/or managing units at risk and identify qualified entities who are interested in purchasing government-subsidized multifamily housing projects by consulting the HCD list of Qualified Entities available on their website at <http://www.hcd.ca.gov/hpd/hrc/tech/presrv/>.
- **Tenant Education:** Work with tenants to provide education regarding tenant rights and conversion procedures pursuant to California law.
- **Assist Tenants of Existing Rent Restricted Units to Obtain Section 8 Housing Choice Voucher Assistance.**
- **Available Funding:** Identify funding sources that may be used to preserve at-risk units.
- **Annually reach out to owners to determine their intent on renewing affordability restrictions. And coordinate with owners of expiring subsidies to ensure the required noticing to tenants are sent out at 3 years, 12 months, and 6 months.**

[Policies HO-1.21 and HO-3.11]

Responsibility:	Planning and Building Department Planning Division, HCED Program
Time Frame:	Annually monitor and reach out to projects with expiring subsidies at 3 years, 1 year, and 6 months prior to expiration.
Funding:	General Fund
Expected Outcome:	Annually updated list

Measure HO-24

Review and revise the Zoning Ordinance, existing policies, permitting practices, and building codes to identify provisions that could pose constraints to the development of housing as well as addressing non-governmental constraints and work to mitigate issues as they are identified. Continue to permit requests for reasonable accommodations for persons with disabilities seeking equal access to housing per Section 130.52.080 of the Zoning Ordinance and review and revise approval findings, specifically the County's findings regarding impacts on surrounding uses, to ensure they are consistent with state law. [Policies HO-4.2 and HO-4.7]

Responsibility:	Planning and Building Department
Time Frame:	Annually review or as constraints are identified, review and revise the County's Reasonable Accommodation approval findings by June 2022.
Funding:	General Fund
Expected Outcome:	Allow for Reasonable Accommodations as part of Zoning Ordinance update

Measure HO-25

Explore models to encourage the creation of housing for persons with special needs, including seniors, persons with disabilities, female-headed households, persons with developmental disabilities, extremely low- very low- and low-income households, farmworkers, and homeless persons. Such models could include assisting in housing development through the use of set-asides, scattered site acquisition, new construction, and pooled trusts; providing housing services that educate, advocate, inform, and assist people to locate and maintain housing; and models to assist in the maintenance and repair of housing for persons with special needs. The County shall also seek state and federal funds on an annual basis for direct support of housing construction and rehabilitation and will provide the list of available funding to for-profit and non-profit developers. [Policies HO-4.2 and HO-4.3]

Responsibility:	HCED Program and Planning and Building Department Planning Divisions
Time Frame:	Within two years of Housing Element adoption, annually review Notice of Funding Available (NOFAs) and reach out to developers to inform them of available funding
Funding:	General Fund
Expected Outcome:	Establish model to encourage affordable housing for persons with special needs, including developmental disabilities.

Measure HO-26

Continue working with community and local organizations on a regular basis through the Continuum of Care (CoC) program to provide community education on homelessness, gaining better understanding of the unmet need, and developing and maintaining emergency shelter programs, including funding for programs developed through inter-jurisdictional cooperation and working with local organizations to annually apply for available grant funding. The expected outcome of this measure is to re-house homeless individuals and families; promote access to and effect utilization of CoC partner services and programs; and optimize self-sufficiency among individuals and families experiencing homelessness. [Policies HO-4.4, HO-4.5 and HO-4.6]

Responsibility:	El Dorado County Health and Human Services Agency, the City of South Lake Tahoe and the City of Placerville
Time Frame:	Within three years of Housing Element adoption
Funding:	General Fund/State Emergency Shelter Program/U.S. Department of Housing and Urban Development/other specialized funding
Expected Outcome:	Multi-jurisdictional Strategic Plan to End Chronic Homelessness

Measure HO-27

Amend the County's Zoning Ordinance to ensure compliance with state law and encourage emergency shelter, supportive housing, transitional housing, and related services for persons experiencing homelessness, as follows:

- The County shall amend the Zoning Ordinance to allow "low barrier navigation center" developments by right in mixed-use zones and nonresidential zones permitting multifamily uses. (Government Code Section 65662).

- The County shall amend the Zoning Ordinance to define “transitional housing” and “supportive housing”, consistent with Government Code Section 65582, and permit transitional and supportive housing as a residential use, subject only to those regulations that apply to other residential dwellings of the same type in the same zone.
- The County shall amend the zoning code to allow for the approval of 100 percent affordable developments that include a percentage of supportive housing units, either 25 percent or 12 units, whichever is greater, to be allowed without a conditional use permit or other discretionary review in all zoning districts where multifamily and mixed-use development is permitted. (Government Code Section 65651).
- The County shall review the Zoning Ordinance and revise as needed, to ensure parking standards for emergency shelters are sufficient to accommodate all staff working in the emergency shelter, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone. (Government Code Section 65583(a)(4)(A)).

Responsibility:	Planning and Building Department Planning Division, HCED Program
Time Frame:	Within one year of Housing Element adoption
Funding:	General Fund and other
Expected Outcome:	Update of Zoning Ordinance

Measure HO-28

The County will amend provisions in the Zoning Ordinance to define and allow community care facilities for six or fewer persons subject to the same restrictions as single-family homes, and community care facilities for seven or more persons only subject to those restrictions that apply to other residential uses of the same type in the same zone. Community care facilities are still subject to state licensing. The County will also update the definition of family to include “one or more persons living together in a dwelling unit” to comply with all federal and state fair housing laws (Health and Safety Code Sections 1267.8, 1566.3, 1568.08).

Responsibility:	Planning and Building Department Planning Division, HCED Program
Time Frame:	Within one year of Housing Element adoption
Funding:	General Fund and other
Expected Outcome:	Update of Zoning Ordinance

Measure HO-29

The County shall review the Zoning Ordinance and revise as necessary, to comply with the State Employee Housing Act (Health and Safety Code Section 17021.6) and require that employee/farm worker housing consisting of no more than 12 units or 36 beds be treated as an agricultural use and permitted in the same manner as other agricultural uses in the same zone. No conditional use permit, zoning variance, or other zoning clearance shall be required of this employee housing that is not required of any other agricultural activity in the same zone.

Responsibility:	Planning and Building Department Planning Division, HCED Program
Time Frame:	Within one year of Housing Element adoption

Funding:	General Fund and other
Expected Outcome:	Update of Zoning Ordinance

Measure HO-30

The County shall amend the Zoning Ordinance to define Single Room Occupancy units (SROs) and permit them consistent with one room rentals. (Government Code Section 65583(c)(1)). In addition, to help meet the needs of extremely low-income households, the County will prioritize funding and/or explore financial incentives or regulatory concessions to encourage the development of housing types affordable to extremely low-income households, such as SROs, multifamily units, and supportive housing.

Responsibility:	Planning and Building Department Planning Division, HCED Program
Time Frame:	Within one year of Housing Element adoption
Funding:	General Fund and other
Expected Outcome:	Update of Zoning Ordinance. 50 SRO units

Measure HO-31

Provide information to the public regarding ways to improve the efficient use of energy and water in the home and to increase energy and water efficiency in new construction in support of the Environmental Vision for El Dorado County, Resolution 29-2008. This program will be promoted by posting information on the County's website and creating a handout to be distributed with land development applications. [Policies HO-5.1 and 5.2]

The County has set goals to address and support positive environmental change, including, but not limited to:

- Continue PACE financing cooperation with providers such as Ygrene, Open PACE, and HERO that provide a financing mechanism for homeowners looking to make energy-efficiency upgrades
- Promote the use of clean, recycled, and "green" materials building practices
- Distribute available environmental education information in construction permit packages, including energy and water efficiency in new construction
- Promote the design of sustainable communities
- Encourage pedestrian/cycling-incentive planning
- Involve the Public Health Department in community planning to provide comment on community health
- Promote safe and healthy homes by exploring a policy or ordinance establishing multi-unit housing as 100 percent smoke-free spaces.
- Encourage energy-efficient development
- Updates to the Zoning Ordinance should include provisions to allow and encourage use of solar, wind, and other renewable energy resources.

Responsibility:	Planning and Building Department, HCED Program
Time Frame:	Ongoing; within one year of Housing Element adoption for public awareness component.
Funding:	General Fund
Expected Outcome:	Distribution of information with all residential building permits

Measure HO-32

As required by Land Use Element Policy 10-2.1.5, require an economic analysis for all 50+ unit residential developments to ensure that appropriate public services and facilities fees are levied to provide public facilities and services to the project. The County shall consider a program to fund the cost of economic analysis for multifamily housing that includes an affordable housing component. The County will also prepare a model economic analysis to serve as a study template and data resource for large residential developments, including affordable multifamily projects. [Policies HO-1.25 and HO-1.26]

Responsibility:	Planning and Building Department Planning Division, Chief Administrator's Office
Time Frame:	Model study for analysis of potential fiscal impacts has been initiated. Evaluation of a funding program for economic analysis of affordable housing projects in progress and completed within one year of Housing Element adoption. Analysis of individual projects is ongoing, as needed.
Funding:	General Fund (model study); project applicants (individual projects)
Expected Outcome:	Appropriate public facilities and services fees that reflect the cost of providing facilities and services.

Measure HO-33

The County shall update the Traffic Impact Fee (TIF) Program analysis to analyze anticipated lower trip generation and traffic benefits of a variety of housing types, including mixed-use and accessory dwelling units, to determine if a reduction of impact fees can be accomplished. The County will continue to update the TIF Program to examine and reflect traffic impacts from non-residential and residential uses. Based on the analysis, the County will revise fees, as necessary, for impacts on the cost and supply of residential development, including revising the proportion of traffic improvements paid by residential versus commercial, and ensure impact fees do not constrain development of a variety of housing types. The County will monitor the effectiveness of available incentive programs and subsequent measures to add or revise programs as necessary to mitigate impact fees for transitional and supportive housing, employee housing including agricultural worker housing, and housing for disabled or elderly persons. The Board of Supervisors will also review requests for traffic impact fee offsets for affordable housing projects twice annually. [Policy HO-1.25]

Responsibility:	Department of Transportation, Planning and Building Department Planning Division, HCED Program
Time Frame:	Analysis and modification to TIF, twice annual review of requests for TIF offsets.
Funding:	General Fund/TIF Program
Expected Outcome:	Reduced traffic impact fees for multifamily mixed-use development, accessory dwelling units, transitional housing, supportive housing, employee housing including agricultural worker

	housing, housing for persons with disabilities, and housing for elderly persons. An increase in the production of multifamily housing.
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Measure HO-34

Explore options to expand Board Policy B-14, the Traffic Impact Mitigation Fee Offset for Developments with Affordable Housing policy, to include developments of less than five units along with incentives for affordable workforce housing, including agricultural employee housing. [Policy HO-1.25]

Responsibility:	Planning and Building Department Planning Division, HCED Program, Department of Transportation, and Environmental Management Department
Time Frame:	Within two years of Housing Element adoption
Funding:	General Fund
Expected Outcome:	Incentive policy to encourage development of a variety of housing types for affordable housing

Measure HO-35

The County will develop a plan to Affirmatively Further Fair Housing (AFFH). The AFFH Plan shall take actions to address significant disparities in housing needs and in access to opportunity for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act (Part 2.8, commencing with Section 12900, of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law.

The County identified barriers to fair housing through the Fair Housing Assessment (refer to the Nongovernmental Constraints Section). To address identified barriers, foster an inclusive community, and promote the development of affordable housing, the County will complete the following actions:

- Implement Measures HO-1, HO-3, HO-7, HO-16, HO-17, HO-19, HO-21, HO-22, HO-25, and HO-35 to affirmatively further fair housing, including targeting community revitalization through place-based programs, enhancing mobility between neighborhoods, and developing strategies to reduce displacement risk in areas of higher concentration of lower-income households and overpayment (e.g. Measures HO-11, HO-14, HO-16, and HO-22) and facilitating affordable housing in high opportunity areas (e.g.) Measures HO-5, HO-9, HO-20, HO-37, and HO-38
- As inquiries are received, to refer residents with fair housing questions to the California Department of Fair Employment and Housing, Legal Services of Northern California (Auburn), or the Fair Housing Hotline Project.
- Meet with school districts within one year of Housing Element adoption to 1) determine if a rural teacher incentive program is necessary to attract and retain high-quality teachers to poorly ranked schools and 2) what, if any, outside factors impede student performance that can be alleviated, such as stable housing opportunities, childcare opportunities for working parents, and more. If such a need for such a program or specific issues are identified, the County will pursue solutions, which may include:

- Reviewing the Zoning Ordinance to ensure childcare facilities are permitted in close proximity to schools and employment centers;
 - Meeting with developers to identify sites suitable for housing affordable on a teacher salary;
 - Facilitating coordination between school districts and transit agencies to increase the availability of bussing and transportation, as needed, for students to/from school, childcare, or athletic events;
 - Developing a program to assist school districts in training classroom aides through the Health and Human Services Agency programs such as CalWorks; and
 - Supporting school applications for grants that may be used for teacher recruitment and retention bonuses, providing classroom materials, and other similar incentives to attract high-quality teachers.
- Promote CalWorks and Employment Resource Centers offered by the County in rural areas of the unincorporated County to improve access to employment training, assistance, and job opportunities. The County will develop strategies to expand the effectiveness of these programs for lower-income residents and special needs groups, particularly in rural areas, which may include:
 - Reviewing the Zoning Ordinance to alleviate constraints on small business establishment so interested residents located in rural areas are able to secure home occupation permits;
 - Expanding the services provided at Community Hubs in rural areas to include job training, resume and interview assistance, and other services for parents seeking employment;
 - Providing at least annual events where Employment Resource Center staff go to communities of need to connect residents with resources and training.
- Meet annually with El Dorado Transit and other transit agencies to determine if transit demand is met by existing routes and frequency, the County will assist in applying for additional funding to expand transit options if needed. Utilize CDBG funds for fair housing enforcement, education, and technical assistance activities.
- Continue to maintain information about fair housing services available to County residents on the County's website, updating at least annually.
- Work with Legal Services of Northern California on a quarterly basis to track fair housing complaints to enforce fair housing laws.
- By September 2022, develop a program to connect lower-income residents with affordable homeownership and rental opportunities within their community.
- Provide biannual training to landlords and property owners on avoiding discriminatory practices based on income or other protected classes, and their requirement to grant reasonable accommodation requests.
- Within one year of Housing Element adoption, the County will make available fair housing information in common languages other than English. Sites for display of fair housing information include community and senior centers, local social service offices, the County libraries, and other public locations including County administrative offices and provide translation services at public meetings, as requested.

[Policy HO-1.23]

Responsibility:	Planning and Building Department Planning Division, HCED Program, Health and Human Services Agency, Public Housing Authority
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Time Frame:	Create plan by December 2022. Refer to each strategy in the AFFH program for metrics and specific timeframes.
Funding:	General Fund
Expected Outcome:	To affirmatively further fair housing, see expected outcomes of implementation measures identified in the first bullet for AFFH objectives.

Measure HO-36

Promote the construction of middle-income housing units (e.g., duplexes, tri/fourplexes, courtyard buildings, bungalow courts, townhouses, live/work units), cluster housing, and other innovative housing types through policy or ordinance and by distributing educational and promotional materials on the County's website. These types of homes by design typically have smaller floorplans, are built at a higher density, and can offer an affordable alternative to single-family detached homes without requiring subsidies to maintain their affordability.

Responsibility:	Planning and Building Department Planning Division, HCED Program
Time Frame:	2022 and ongoing
Funding:	General Fund
Expected Outcome:	120 moderate-income housing units; target 20 of these in high opportunity areas as housing mobility opportunities

Measure HO-37

Develop an Affordable Housing Ordinance that will encourage and assist the development of housing that is affordable to extremely low-, very low-, low-, and moderate-income households by considering a variety of housing policy tools, including inclusionary housing. The Affordable Housing Ordinance will incorporate and expand upon existing affordable housing incentives prescribed by state law and shall incorporate the affordable housing provisions from the County's Land Development Manual (LDM), Residential Development Processing Procedures, and Infill Incentives Ordinance.

Responsibility:	Planning and Building Department Planning Division, HCED Program
Time Frame:	2022 and ongoing
Funding:	Regional Early Action Planning Grant funds and General Fund
Expected Outcome:	200 low- to moderate-income housing units. Target 25 units in areas of high opportunity areas

Measure HO-38

Develop Objective Design Standards for Commercial/Multifamily Residential Design to include architectural design (themes, style, color, materials, and features), compatibility measures, and prototypes for multifamily residential and commercial development in Community Regions and Rural Centers to further streamline the procedures for affordable housing projects while maintaining adequate levels of public review.

Responsibility:	Planning and Building Department Planning Division
Time Frame:	2022 and ongoing
Funding:	Local Early Action Planning Grant funds and General Fund

Expected Outcome:	200 low- to moderate-income housing units. Target 25 units in high opportunity areas
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Measure HO-39

To comply with SB 1087, upon adoption, the County will immediately forward its adopted Housing Element to its water and wastewater providers so they can grant priority for service allocations to proposed developments that include units affordable to lower-income households.

Responsibility:	Planning and Building Department Planning Division
Time Frame:	Upon Housing Element adoption
Funding:	General Fund
Expected Outcome:	Priority for service allocations to proposed developments that include units affordable to lower-income households.

Measure HO-40

Amend the multifamily density from 24 dwelling units per acre to 30 dwelling units per acre to comply with California Government Code 65583.2(c)(iv) and (e). Review and revise the Zoning Ordinance annually to ensure all residential parcels are zoned consistent with their land use designation per California Government Code 65860.

Responsibility:	Planning and Building Department Planning Division
Time Frame:	Within three years of Housing Element adoption
Funding:	General Fund and available grant funding
Expected Outcome:	200 low- to moderate-income housing units. Target 25 units in high opportunity areas

Quantified Housing Objectives

Table HO-32 summarizes the housing objectives for each measure and shows if the units will be provided by new construction, rehabilitation, or conservation. New construction refers to the number of new units that could potentially be constructed by each measure. Rehabilitation refers to the number of existing units expected to be rehabilitated. Conservation refers to the preservation of affordable housing stock. A subset of the conservation objective in the preservation of units is defined as "at-risk." The quantified objectives are further broken down by income category (e.g., very low-income, low-income, and moderate-income). Because a jurisdiction may not have the resources to provide the state-mandated housing allocation (see Table HO-23), the quantified objectives do not need to match the state allocation by income category.