

2021-2029 Housing Element Update

Summary of Revisions to Public Review Draft

Additional revisions were made to the Public Draft in response to direction received during the Joint Workshop with the Board of Supervisors (Board) and Planning Commission (PC) on July 17, 2021, as well as in response to public comment and comment received from the California Department of Housing and Community Development (HCD).

Those revisions or additions to the Housing Element to address new state law and public feedback include the following:

Page # (4-X) of Redline version	Section	Changes	Source
4	Public Participation	Clarify that available translation services were available	HCD
6	Consultations	Clarify that response to public comment	HCD
7	Meetings and Workshops	Added public comment received	Public Comment
8	On-Line Resources	Clarify that date when Public Draft was released	HCD
21	Special Needs Group	Add additional service provides for persons with disabilities	Public Comment
23	Residents Aged 65 and Older	Indicate tenure for older adults	HCD
25	Homeless and Other Special Needs Groups	Provide additional information on homeless count in unincorporated area of county.	HCD
40-41	Zoning Ordinance	Clarify zones that allow for mixed-use development	Public Comment
44-45	Table HO-26	Add clarification footnotes	HCD
48-49	Development Processing Procedures, Fees, and Improvement Requirements	Clarify multifamily development process	HCD
50-53	Impact Fees	Add multifamily development information	HCD

52	Table HO-27A	Add sample fees for multifamily development	HCD
53-54	Traffic Impact Mitigation Fees	Clarify that in compliance with State Law, Accessory Dwelling Units (ADUs) less than 750 sq. ft. are exempt from impact fees	HCD
60-62	Government Constraints on Special Needs Housing - Residential Care Facilities	Clarify language for Measure HO-28 related to Community Care Facilities	HCD
62	Government Constraints on Special Needs Housing	Add definition for Caretaker Housing	HCD
63	Government Constraints on Special Needs Housing	Add definition for Housing of Seasonal Workers	HCD
63	Government Constraints on Special Needs Housing	Add definition for Hardship Mobile Home	HCD
66	Priority for Water and Sewer	Add reference to Measure HO-39	HCD
69-78	Assessment of Fair Housing	Additional analysis provided	HCD
81	Table HO-30	Correct subtotals	Clean up
83	Units Approved but Not Yet Built	Clarify that development is assumed in the next 3-5 years, well before the end of the planning period	HCD
83	Projected Accessory Dwelling Units	Clarify assumptions for ADU production	HCD
84-85	Vacant Land Analysis – Realistic Capacity	Clarify any environmental constraints	HCD

85	Table HO-31	Add 2019 Courtside Manor Apartment Project	Clean up
86	Vacant Land Analysis – Realistic Capacity	Add available infrastructure discussion	HCD
87	Table HO-31A	Water/sewer provider capacity	HCD and PC comment
92	Policy HO-1.9	Add non-profit housing partners	PC and public comment
93	Policy HO-1.18	Add housing partnerships	Public comment
96	Policy HO-4.2	Include developmentally disabled persons	Public comment
98	Measure HO-1	Add a focus on high opportunity areas	HCD
98	Measure HO-3	Add qualifiers to address Affirmatively Furthering Fair Housing (AFFH)	HCD
99	Measure HO-5	Add partnerships with nonprofit housing organizations such as community land trusts	Public comment
99	Measure HO-5	Add reference to timing.	HCD
100	Measure HO-7	Add Objective for AFFH	HCD
101	Measure HO-9	Add metrics to ADU goals	HCD
102	Measure HO-10	Add Missing Middle Housing component in mixed-use design	Board comment
102	Measure HO-10	Add target for high opportunity areas and areas of concentrated affluence to facilitate housing mobility for lower-income households	HCD
105	Measure HO-16	Add AFFH Objective	HCD
106	Measure HO-17	Add AFFH Objective	HCD
106	Measure HO-18	Add AFFH Objective	HCD

107	Measure HO-21	Clarify meaning of mobile home park conversion	Public comment
107	Measure HO-21	Add AFFH Objective	HCD
108	Measure HO-22	Add AFFH Objective	HCD
109	Measure HO-24	Update timeframe for Reasonable Accommodation	HCD
110	Measure HO-26	Revise timeframe and outcome	Public comment
111	Measure HO-28	Clarify Community Care Facility program objective	HCD
112	Measure HO-31	Add option to establishing 100 percent smoke-free spaces in multi-unit housing	Board comment
113	Measure HO-33	Change secondary units to assessory dwelling units	Public Comment
115	Measure HO-35	Strengthen AFFH program	HCD
116	Measure HO-36	Strengthen missing middle housing through policy or ordinance	Board and PC comment
116	Measure HO-37	New Measure to address an Affordable Housing Ordinance to consider Inclusionary housing	Board and PC comment
116	Measure HO-38	New Measure to address objective design standards	Board feedback
117	Measure HO-39	New Measure to address distribution of Element under SB 1087	HCD
119	Table HO-32	Add metrics for new Measures	HCD
120-121	Review of 2013-2021 Programs	Add section to include Efforts to Address Special Housing Needs	HCD

121-125	Review of 2013-2021 Programs	Clarify details of implementation	HCD
155-163	Public comment on Public Review Draft	Add Appendix A for comments and response	Public Comment
182	Appendix B – Table HO-33	Clarify affordable units for El Dorado Haven	HCD
182-213	Appendix B – Table HO-34	Clarify water purveyors	HCD
214-219	Appendix B – Table HO-35	Clarify water purveyors	HCD
224	Fair Housing Assessment Maps	Add Figure HO-17	HCD
226	Fair Housing Assessment Maps	Add Figure HO-19	HCD