

Housing Element GPI Measures_Attachement A4

2008-2013 Measure	2008-2013 Objective	2008-2013 Expected Unit Outcome	Responsible Department	Accomplishments and Current Status	Future Policies & Actions	2008-2013 Timeline
HO-7	Adopt a density bonus ordinance in accordance with state law and promote the benefits of this program to the development community by posting information on the County's website and creating a handout to be distributed with land development applications. [Policy HO-1.18]	100	Planning Services	Draft Ordinance has been completed and Public Hearing held on 2/26/09 with Planning Commission. Scheduled for hearing with the BOS in March.		1 year
HO-10	Review the County's residential development processing procedures to identify additional opportunities to further streamline the procedures for affordable housing projects while maintaining adequate levels of public review.	300	Planning Services	To be included as part of the Zoning Ordinance Update.		1 year
HO-4	Develop and adopt an incentive-based policy that will encourage, assist and monitor the development of housing that is affordable to very low, low and moderate income households. The incentive-based policy shall incorporate but expand upon existing affordable housing incentives prescribed by State law (e.g., density bonus), and shall incorporate the County's Density Bonus Ordinance (Measure HO-7), affordable housing provisions from the Design and Improvement Standards Manual (Measure HO-6), Residential Development Processing Procedures (Measure HO-10); Infill Incentives Ordinance (Measure HO-11; and amendments to Planned Development Combining Zone District (Measure HO-16).[Policies HO-1.6, HO-1.7, HO-1.16, HO-1.18, HO-1.21 and HO-1.24]	300 (36 future TIG units are now, or in process of, deed restricted)	Department of Human Services	Have begun process of identifying incentives of importance to developers through informal discussions.	Staff to develop and present an Incentive Based Policy providing opportunities for development of affordable housing in county. Established Measure HO-4 in the Housing Element Update	1 year
HO-5	Develop a method to track and record second dwelling units (SDU) and hardship mobile homes (MH) to ensure opportunities to access affordable housing. Extend current public awareness efforts in order to improve the effectiveness of these programs. Increased public awareness includes, but is not limited to, posting information about these programs on the County website and providing information to the public at appropriate locations, such as the Department of Human Services. [Policy HO-1.1 and Policy HO-1.24]	300 SDU 300 MH	Planning Services	Staff will study a method to track TIG. (DHS staff tracking Second Dwelling Units with deed restriction	Possible County Impact on Older Mobile Homes as Second Units - HCD proposes to adopt new article 2.3 and regulation sections into CCR Title 25, Chapter 3, Subchapter 2 under a Finding of Emergency for fire suppression measures. Researching impact on older mobile homes as Second Dwelling Units.	1 year
HO-16	Amend the Planned Development combining zone district to provide adequate developer incentives to encourage inclusion of a variety of housing types for all income levels. [Policy HO-1.18]		Planning Services	To be included as part of the Zoning Ordinance Update.	Draft complete and under review.	1 year
HO-25	As part of the Zoning Ordinance update, clearly define temporary shelters, transitional housing, and permanent supportive housing and identify zone districts within which temporary shelters or transitional housing may be established by right. [Policy HO-4.4]		Planning Services	County currently allows by right community care facilities in 3 of 4 Commercial zones.	Draft revision of the definition has been completed and will be brought forward for review and adoption by June 30, 2009	1 year

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HO-26	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. This program will be promoted by posting information on the County's web site and creating a handout to be distributed with land development applications. [Policy HO-5.1]		Planning Services	Energy & Weatherization Program in place. Will coordinate with Development Services on providing information to the public.	Ongoing; within one year of Housing Element adoption for public awareness component.	1 year
HO-28	As part of the Zoning Ordinance update, ensure that the permit processing procedures for agricultural employee housing do not conflict with Health and Safety Code Section 17021.6 which states that "no conditional use permit, zoning variance, or other zoning clearance shall be required of employee housing that serves 12 or fewer employees and is not required of any other agricultural activity in the same zone." The County shall also ensure that such procedures encourage and facilitate the development of housing for agricultural employees. [Policy HO-1.3 and HO-1.21]		Planning Services	Any necessary revisions will be included as part of the Zoning Ordinance Update.	DHS prepared recommendations to Ag Commission for Ag Housing criteria. Consider future CDBG P/TA grant application to explore Ag Housing needs.	1 year

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HO-6	Amend the Zoning Ordinance and 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;		Planning Services	To be included as part of the Zoning Ordinance Update.	Maybe a more specific policy? Staff will meet to discuss.	1 year
HO-8	Work with the Tahoe Regional Planning Agency (TRPA) while the Tahoe Regional Plan is being updated to establish a framework for consideration of changes to the TRPA Code of Ordinances that will facilitate the construction of affordable and workforce housing in the Tahoe Basin in a manner consistent with the Tahoe Regional Plan. Such efforts may include:		Planning Services	MOU adopted to work cooperatively with TRPA on Pathway 2007 Plan update	The Regional Plan update is currently in the EIS phase, with public scoping having been completed in 2007. The EIS is analyzing four alternatives, which have several different components relating to housing and include: changes to subdivision rules to allow for vertical and common wall subdivision in mixed use projects, An ongoing CEP program that would contain a criteria for providing affordable/ workforce housing, Increased number of bonus units available for moderate/ affordable housing, Exemption of moderate income housing from allocation requirements, Inclusionary housing ordinance, Additional height and density standards within specific zones of the transects. TRPA is in process of adopting a new Regional Plan with a draft expected to be out in summer or fall of 2009 and adoption of the revised plan in 2010.	1 year
HO-30	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 multi-family housing which includes an affordable housing component. [Policy HO-1.25 and HO-1.26]		Planning Services			1 year study

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HO-11	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. [Policy HO-1.5]	150	Planning Services	A CDBG P/TA grant was awarded, Consultant hired, and a Redevelopment Project Area study was completed by GRC Associates. The BOS has given direction to staff to complete a GP and ZO amendment to allow mixed use by right in certain commercial zones.	The next step would be to develop an infill ordinance that builds on these efforts.	2 years
HO-32	The County shall explore options that will encourage and assist in the retention and rehabilitation of rental housing stock in the unincorporated area of El Dorado County in order to clean up the rental stock and improve the quality of life in neighborhoods. One option to be considered is 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: 1) Contain an inspection process for all rental property; 2) impose fines for violations of the ordinance on property owners/property managers; 3) establish a database of all rental property; 4) include an enforcement process; and, 5) would as much as possible, be financially self supporting.	200	Department of Human Services	Applied for HCD P/TA grant in August to complete exterior housing conditions study in preparation for future rehab program grant applications. Did not get the grant. Will apply again for 2009/2010	Continue to monitor jurisdictions with similar rental housing conditions program in place to research information necessary to develop policy recommendations and phased plan.	2 years
HO-20	Develop a mobile home park conversion policy with measures to encourage retention of mobile home and manufactured home housing, aid in relocation, and provide compensation to owners and residents.[Policies HO-2.5, HO-3.3 and HO-3.4]		Department of Human Services	Draft Ordinance has been completed.		2 years
HO-35	The County shall fund a survey of housing conditions to determine the amount of housing in need of rehabilitation or replacement within older, established unincorporated neighborhoods. The survey will be conducted through "windshield" and walk-by techniques, with surveyors keeping within public rights-of-way to assess the condition of housing units. The survey shall include single family, multifamily and duplex homes within each survey area.		Department of Human Services	Applied for 2008/09 CDBG P/TA Grant for housing conditions study. Did not get the grant. Will apply again in 2009-2010.	Added after July 2008 adoption	2 years
HO-9	Establish a Housing Trust Fund as a flexible, locally controlled source of funds dedicated to meeting local housing needs.		Department of Human Services	Draft Housing Trust Fund completed, in review process with County Council		2 years

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HO-31	The County shall analyze the traffic benefits of mixed use development and encourage programs that will result in improved levels of service on existing roadways and allow for focused reductions in the Traffic Impact Mitigation (TIM) Fee. It is anticipated that based on the findings from the mixed use analysis, the TIM fees applied to multi-family development can be reduced when constructed as part of a mixed use development. [Policy HO-1.25]		Department of Transportation	Process under consideration by DOT as part of future studies.		2 years
HO-12	Investigate land banking as a method to provide sites for affordable housing.		Planning Services	Need to treat Land banking separately from Trust Fund at this time. May need to explore CDBG P/TA grant to explore potential land bank.		2 years
HO-2	Periodically review available and adequate sites suitable for the development of affordable housing. 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 [Policy HO-1.1 and HO-1.2]		Planning Services	Develop community/county working group that will research future parcels as they become available for the suitability for workforce housing affordable to very low and lower income households.	Reviewed County owned property for commercial zoning to accommodate potential shelter site. Now have maps and parcel list for future reference on suitable multi-family sites.	2 years
HO-27	Amend Zoning Ordinance to permit mixed use development within Commercial zones by right, subject to standards that encourages compact urban form, access to non-auto transit, and energy efficiency.. [Policy HO-1.8]		Planning Services	Draft Ordinance completed and reviewed by Planning Commission.	MUD working group preparing revisions for consideration of the BOS.	2 years
HO-15	Develop a public information program and track the approval and status of employee housing. Tracking should be done by region within the County and specific type of employee such as agricultural employees and seasonal employees. [Policy HO-1.21]		Department of Human Services	Program to track the approval and status of employee housing has been developed and ongoing. Currently developing strategy to study agricultural employee housing needs.		3 years
HO-23	Review the Zoning Ordinance, existing policies, permitting practices, and building codes to identify provisions that could pose constraints to the development of housing for persons with disabilities. Adopt an ordinance, pursuant to the Fair Housing Amendments Act of 1988, to establish a process for making requests for reasonable accommodations to land use and zoning decisions and procedures regulating the siting, funding, development and use of housing for people with disabilities. [Policy HO-4.2 and HO-4.7]		Planning Services	Draft Ordinance has been completed and scheduled to be included in the Zoning Ordinance Update.		3 years

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HO-29	Continue to make rehabilitation loans to qualifying very low and low income households. [Policy HO-2.1 and HO-3.12]	25	Department of Human Services	Developed brochure and updated website. Brochures are distributed quarterly to appropriate sites including all county library's, Planning Services Department, etc. Currently CDBG and Program Income funds are available for housing rehabilitation loans to serve low income families in the unincorporated areas of the County	Developed brochure and updated website for rehab program. Brochures are distributed quarterly to appropriate sites including all county library's, Planning Services Department, etc.	Ongoing
HO-21	Continue code enforcement efforts to work with property owners to preserve the existing housing stock. [Policy HO-2.4 and HO-3.12]	300	Code Enforcement	Code enforcement activities directed to ensure safe housing and retention of housing stock.	Carried forward as Measure HO-21, WITH emphasis on tracking preservation and TIG.	Ongoing
HO-19	Continue to administer the Housing Choice Voucher Program (formerly Section 8) through the El Dorado County 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 Department of Human Services. [Policies HO-3.5 and HO-3.11]	100% lease up	Department of Human Services	Continue to provide housing assistance for up to 374 households through the Section 8 HCV program. MOU's have been developed with supportive service organizations to assist disabled individuals to obtain housing creating a greater opportunity for funding when funding opportunities present themselves. Allocation of 100% of HUD funding.	123 Weatherization July - Dec. 2008 and 2 Rehab loans.	Ongoing
HO-4	Develop and adopt an incentive-based policy that will encourage and assist in the development of housing that is affordable to very low, low and moderate income households. The incentive-based policy shall incorporate but expand upon existing affordable housing incentives prescribed by State law (e.g., density bonus), and shall incorporate the County's Density Bonus Ordinance (Measure HO-7), affordable housing provisions from the Design and Improvement Standards Manual (Measure HO-6), Residential Development Processing Procedures (Measure HO-4); Infill Incentives Ordinance (Measure HO-11; and amendments to Planned Development Combining Zone District (Measure HO-16).[Policies HO-1.6, HO-1.7, HO-1.16, HO-1.18, HO-1.21 and HO-1.24]	225 (36 future TIG units are now, or in process of, deed restricted)	Department of Human Services	TIM Fees adopted on August 22, 2006 include funding to off set cost of affordable housing units. BOS approved TIM Fee Waiver program on December 4, 2007. First round of allocation to commence Spring 2008. First TIM Fee Offset for Affordable Housing approved by BOS 5/6/08 for second dwelling unit rental. Deed Restriction recorded 1/16/09	Continue TIM Fee Offset program 2x yearly on behalf of affordable housing units and secondary dwelling units providing incentive toward ability to build affordable deed restricted housing. Additional incentives to be developed under HO-4,	Ongoing
HO-17	Continue to apply for funding in support of a first-time homebuyers program. [Policy HO-1.22]	24 (1 loan completed July - Dec. 08)	Department of Human Services	Awarded HOME Investment Partnership Program grant in 2008 for \$800,000 in First Time Homebuyer program funding.	Implementation of new grant should be in May 2009. Expected outcome of 10 additional families becoming first time homebuyers	Ongoing

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HO-18 & HO-29	Apply for Community Development Block Grant (CDBG) rehabilitation funds annually to provide housing rehabilitation services and continue to provide weatherization services to very low and low income households. [Policy HO-2.1 and HO-2.1]	800 (125 units through Dec. 08)	Department of Human Services	Currently CDBG and HOME funds are available for housing rehabilitation loans to serve the unincorporated areas of the County.		Ongoing
HO-13	Support a legislative platform to facilitate the development of affordable housing, especially in the Tahoe Basin.		Chief Administrative Office	Process is in place. No platform has been developed.		Ongoing
HO-14	Establish an interdepartmental working group to ensure cooperation between departments in the implementation of policies and programs. Hold periodic meetings with the Chief Administrative Officer and have biennial workshops with the Board of Supervisors		Chief Administrative Office	Working group established.		Ongoing
HO-22	Annually update the list of all 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. [Policies HO-1.21 and HO-3.11]		Department of Human Services	Annually update the list of apartments within the county that are currently subsidized by government funding. Apartments for Rent updated and circulated to HS staff/programs and outside resources.	Measure HO-22 requires annual updates to the list, tracked by income category as identified in the RHNA. Developing system to track income category.	Ongoing
HO-24	Work with community and local organizations in providing community education on homelessness, gaining better understanding of the unmet need, and developing and maintaining emergency shelter programs, including funding for programs developed through interjurisdictional cooperation and working with local organizations to annually apply for the End Chronic Homelessness through Employment and Housing grant. [Policy HO-4.4, HO-4.5 and HO-4.6]		Department of Human Services	CoC Strategy and Plan completed, submitted to HUD in June '07 with application for Housing Managements Information Systems grant. Grant award received in 12-07. Continue work with community and faith based organizations to develop long-term homeless and transitional housing needs in community. Submitted application for 1.5 mil emergency shelter project/awarded 7/08. New CoC application to HUD submitted 10-08 includes transitional housing support through Sierra Recovery Center and Women's Space Unlimited/Tahoe Women's Center.	Continue working with United Outreach on strategic plan for shelter resource center site and case management/services following Board approval of 1/6/09.	Ongoing

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HO-33	Continue to refer people who suspect discrimination in housing to the appropriate agency or organization for help. The County Human Services Department will also endeavor to distribute fair housing information as a part of its housing programs. These are ongoing efforts by the County.		Department of Human Services	Added a Fair Housing web page in addition to information given to each household upon request and brochures available at DHS offices.	Added back as HE measure per HCD request. Added after July 2008 adoption.	Ongoing
HO-34	Continue working with owners of subsidized housing units and organizations interested in preserving such units to ensure the preservation of housing units at risk of conversion to market rate housing. This strategy includes identification of funding sources that may be used to preserve at-risk units and identification of qualified entities who are interested in purchasing government-subsidized multifamily housing projects by consulting the HCD list of Qualified Entities at http://www.hcd.ca.gov/hpd/hrc/tech/presrv/ .		Department of Human Services	Strategy developed by HUD and USDA Rural Development is in place and administered by HS to assist organizations in preserving subsidized housing units.	Added after July 2008 adoption. At HCD request, Measure HO-PP will be carried forward as HO-34. Working with Diamond Springs Apartments to monitor USDA refinance.	Ongoing
HO-1	As part of a General Plan amendment, and as part of each Specific Plan or other community plan update, the County will review 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]		Planning Services			Ongoing
HO-3	Periodically review and update the capital improvement programs 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 effectively applied. [Policy HO-1.5 and HO-1.26]		Planning Services	Process in place for next review to include identification of residential areas without public facilities but extensions are feasible		Ongoing