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General Information	
Jurisdiction Name	El Dorado County - Unincorporated
Reporting Calendar Year	2025
Contact Information	
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City	Placerville
Zipcode	95667

Optional: Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

[Click here to download APR Instructions](#)

Click here to add rows to a table. If you add too many rows, you may select a cell in the row you wish to remove and type ctrl + d.

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Optional: This runs a macro which checks to ensure all required fields are filled out. The macro will create two files saved in the same directory this APR file is saved in. One file will be a copy of the APR with highlighted cells which require information. The other file will be list of the problematic cells, along with a description of the nature of the error.

Optional: Save before running. This copies data on Table A2, and creates another workbook with the table split across 4 tabs, each of which can fit onto a single page for easier printing. Running this macro will remove the comments on the column headers, which contain the instructions. Do not save the APR file after running in order to preserve comments once it is

Optional: This macro identifies dates entered that occurred outside of the reporting year. RHNA credit is only given for building permits issued during the reporting year.

Link to the online system: <https://hcd.my.site.com/hcdconnect>

Toggles formatting that turns cells green/yellow/red based on data validation rules.

Submittal Instructions
<p>Please save your file as Jurisdictionname2025 (no spaces). Example: the City of San Luis Obispo would save their file as SanLuisObispo2025</p> <p>Housing Element Annual Progress Reports (APRs) forms and tables must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1 of each year for the prior calendar year; submit separate reports directly to both HCD and OPR pursuant to Government Code section 65400. There are two options for submitting APRs:</p> <ol style="list-style-type: none">1. Online Annual Progress Reporting System - Please see the link to the online system to the left. This allows you to upload the completed APR form into directly into HCD's database limiting the risk of errors. If you would like to use the online system, email APR@hcd.ca.gov and HCD will send you the login information for your jurisdiction. <i>Please note: Using the online system only provides the information to HCD. The APR must still be submitted to OPR. Their email address is opr.apr@opr.ca.gov.</i>2. Email - If you prefer to submit via email, you can complete the excel Annual Progress Report forms and submit to HCD at APR@hcd.ca.gov and to OPR at opr.apr@opr.ca.gov. Please send the Excel workbook, not a scanned or PDF copy of the tables.

Data is auto-populated based on data entered in Tables A, A2, C, and D

Jurisdiction	El Dorado County - Unincorporated	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	05/15/2021 - 05/15/2029

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
		0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
		0
Very Low	Deed Restricted	48
	Non-Deed Restricted	0
		0
Low	Deed Restricted	32
	Non-Deed Restricted	0
		0
Moderate	Deed Restricted	1
	Non-Deed Restricted	0
		0
Above Moderate		410
Total Units		491

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	8	0
Single-family Detached		10	293
2 to 4 units per structure		0	6
5+ units per structure		31	81
Accessory Dwelling Unit		0	90
Mobile/Manufactured Home		0	13
Total		41	491

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	113	187
Not Indicated as Infill	304	304

Housing Applications Summary	
Total Housing Applications Submitted:	13
Number of Proposed Units in All Applications Received:	556
Total Housing Units Approved:	0
Total Housing Units Disapproved:	0

Use of SB 423 Streamlining Provisions - Applications	
Number of SB 423 Streamlining Applications	0
Number of SB 423 Streamlining Applications Approved	0

Units Constructed - SB 423 Streamlining Permits			
Income	Rental	Ownership	Total
Acutely Low	0	0	0
Extremely Low	0	0	0
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 423 (2023)	0	0

Ministerial and Discretionary Applications	# of	Units
Ministerial	2	17
Discretionary	11	539

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	0
Number of Units in Applications Submitted Requesting a Density Bonus	0
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	40
Sites Rezoned to Accommodate the RHNA	0

Cells in grey contain auto-calculation formulas

ANNUAL ELEMENT PROGRESS REPORT
 Housing Element Implementation

Date:
 City:

Element ID	Element Name	Priority	Start Date	End Date	Responsible Agency	Progress Status	Notes
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Jurisdiction	El Dorado County - Unincorporated	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	05/15/2021 - 05/15/2029

**ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation**

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
Please contact HCD if your data is different than the material supplied here

Table B														
Regional Housing Needs Allocation Progress														
Permitted Units Issued by Affordability														
		1	Projection Period	2									3	4
Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2021-05/14/2021	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Acutely Low	Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
Extremely Low	Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
Very Low	Deed Restricted	1,441	-	-	48	43	48	-	-	-	-	-	178	1,263
	Non-Deed Restricted	-	-	11	15	13	-	-	-	-	-	-	-	-
Low	Deed Restricted	868	-	-	32	21	32	-	-	-	-	-	153	715
	Non-Deed Restricted	-	-	19	26	23	-	-	-	-	-	-	-	-
Moderate	Deed Restricted	903	-	-	-	-	-	1	-	-	-	-	138	765
	Non-Deed Restricted	-	-	50	25	34	28	-	-	-	-	-	-	-
Above Moderate		2,141	-	394	556	471	437	410	-	-	-	-	2,268	-
Total RHNA		5,353												
Total Units			-	444	611	626	565	491	-	-	-	-	2,737	2,743

*For years prior to 2025, Acutely Low-Income units are reported within the Extremely Low-Income category

*For jurisdictions that received RHNA determinations for the current cycle prior to the passage of AB 3093 (September 19, 2024):

- You were not allocated Acutely Low-Income and Extremely Low-Income RHNA targets, therefore the allocations in Field 1 are listed as "0"
- If you wish to set your own targets in these income categories for informational purposes, contact HCD staff at apr@hcd.ca.gov.
- All Acutely Low-Income and Extremely Low-Income units reported during the cycle are counted towards Very-Low Income RHNA progress

*For years prior to 2025, data on deed-restricted vs. non-deed restricted Extremely Low-Income units is approximated from whether the projects reported any deed-restricted Very Low-Income Units. If you wish to edit this historical data for accuracy or have any questions about the data, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

**ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation**

Jurisdiction		El Dorado County - Unincorporated											
Reporting Year		2025		(Jan. 1 - Dec. 31)									
<i>D_1_Name</i>		<i>D_2_Objective</i>		<i>D_3_Complete</i>		<i>D_6_Cycle</i>		<i>D_7_ImpStatus</i>		<i>D_4_Status</i>		<i>D_8_CatOutcomes</i>	
												<i>D_9_CountOutcomes</i>	
												<i>D_10_Documents</i>	
Table D													
Program Implementation Status pursuant to GC Section 65583													
Housing Programs Progress Report													
1	2	3	4	5	6	7	8	9					
Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents					
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]	12/31/2026	6th	Continuous	Complete and ongoing. For all new Specific Plans (SP) and major updates to SP, the Current Planning Division staff engages applicants regarding identifying locations for and zoning for multifamily housing, encourages applicants to include affordable housing, and formalizes housing agreements through Development Agreements. As of calendar year 2025, no new SP have been approved after 1999. However, there are currently four (4) SP under review by the County. The County expects one of these SPs to be completed in 2026.	Other		A list of Specific Plans that are currently being reviewed by the County can be viewed by following the link below: https://engagedoradocounty.us/engagementhq.com/edc-projects-in-your-area					
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]	1/1/2027	6th	In Progress	On May 10, 2022, County staff received notice from the California Department of Housing and Community Development (HCD) with their findings that certify the El Dorado County adopted 2021-2029 Housing Element of the General Plan is in full compliance with State Housing Element Law (Article 10.6 of the Gov. Code). As part of the housing element update process, an analysis of vacant land and redevelopment opportunities for affordable housing were identified. In 2025, the County did not complete an updated review for the West Slope of the County. However, a site analysis is being completed for the TED Area Plan (see HO-11).	Other		https://www.eldoradocounty.ca.gov/files/assets/county/v/1/documents/land-use/planning-amp-zoning/adopted-general-plan/final-2021-2029-housing-element_bos-adoption-3-22-22.pdf					
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]	7/15/2025	6th	Continuous	Complete and ongoing. The 2025 Annual CIP update was adopted by the Board of Supervisors on July 15, 2025 (Legistar Item #25-0504). The Travel Demand Model that the County uses for the Traffic Impact Fee updates takes into account different land uses, including those with varying residential densities. The County DOT has also received Highway Safety Improvement Program funding to improve bike paths, crosswalks, and sidewalks in denser areas, which often include parcels that allow multifamily residential uses. The CIP book has been updated in 2021, 2022, 2023, 2024 and 2025. The County has not developed quantified outcome to track the success of this measure.	Other		County of El Dorado - File #: 25-0504 https://eldorado.legistar.com/LegislationDetail.aspx?ID=7476543&GUID=BB752365-955D-42EC-BB74-FECC22FCE503&Options=&Search=					
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]	3/22/2023	6th	Continuous	Complete and ongoing. The County has established interdepartmental and interagency working groups and meetings for County efforts, such as the Safety Element Update and the 5-Year Major TIF Program Update. County DOT and Planning regularly meet with El Dorado County Transportation Commission. Departments meet internally on a regular basis.	Other	2	https://eldorado.legistar.com/LegislationDetail.aspx?ID=6694765&GUID=1D5572C0-B986-4FD4-A96D-5674AC44A849&Options=&Search=					
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.	7/31/2027	6th	In Progress	On November 4, 2025 (County of El Dorado - File #: 25-1517), the El Dorado County (County) Board of Supervisors (Board) directed staff and the Affordable Housing Taskforce (AHTF) to develop additional incentives for low-income housing. The direction from the Board included the addition of a goal statement for the AHTF to "Grow the affordable housing trust fund in order to provide funding to incentivize building and/or sustaining affordable housing for low, very low, and moderate incomes." Incentives that the AHTF will consider are expedited permit processing procedures, fee reductions including waivers or deferrals, and residual receipt loans. The County anticipates bringing these policies as part of a more comprehensive Affordable Housing Strategic Plan to the Board for consideration in July 2027. Additionally, the County is currently under contract with Miniter Harnish consulting firm to update the affordable housing provisions from the Design and Improvement Standards Manual (DISM), which is anticipated to be completed in April 2027. SB 35 permit processing procedures have been completed and adopted through the adoption of Interim Design Standards. County staff is building off of the Interim Standards and is developing distinct Community Region and Rural Center Design Standards that will take the place of the Interim Standards, including the SB 35 procedures, as they are adopted. Redesigned and accessible application materials for State Streamlined Housing Applications are available on the County website (Planning Applications and Forms - El Dorado County) and staff regularly reaches out to affordable housing developers and organizations to discuss available assistance.	Units	208	https://www.eldoradocounty.ca.gov/Services/HomebuyerR/ehab-Loans-Affordable-Housing-Development/Developers/Developer-Programs https://eldorado.legistar.com/LegislationDetail.aspx?ID=6603874&GUID=EBA20CD-90FC-4610-9CA3-771DF4599FD5 https://eldorado.legistar.com/LegislationDetail.aspx?ID=7719052&GUID=95B31C55-CEB5-472C-9F46-E35417D8F0A9					
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]	5/15/2029	6th	Remaining	The County is currently in the process of updating Ecological Preserve Fee Program. Once this fee update process is in its implementation phase, fee waivers for affordable housing may be contemplated. Once this has been completed, the County will report the number of affordable housing projects and/or units that have utilized mitigation fee waivers.	Other		https://eldorado.legistar.com/LegislationDetail.aspx?ID=6219052&GUID=68B22AB0-F16C-43E9-910D-1990D66D56D					
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]	3/22/2022	6th	Continuous	Information for Hardship Mobile Home permitting, including guidance and checklists, is proactively provided on the County Building Division website (Applications and Forms - El Dorado County). Applications and checklists are also available to be picked up in person from the Planning and Building reception desk at 2850 Fair Lane Court, in Placerville. Staff is available for walk-in inquiries Monday through Friday from 8:00am to noon, appointments are available for more complex issues from 1:00pm to 4:00pm, and staff can also respond to inquiries by phone or email. Outreach efforts include direct engagement with community organizations and service providers who may assist residents in need of hardship housing.	Units	51	The hardship mobile home permit and checklist can be found on the Building Division's website: https://www.eldoradocounty.ca.gov/Land-Use/Planning-and-Building/Building-Division/ChecklistsGuidance The list of issued permits is maintained internally but would be made available upon request.					

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.	4/30/2027	6th	In Progress	County staff will be updating this section of the County Code as a part of a collection of housing specific Zoning Ordinance amendments paired with a General Plan Land Use Element amendment. On November 4, 2025 (County of El Dorado - File #: 25-1768), the Board approved a Resolution of Intention (ROI), which directs staff to initiate the process of amending Title 130 (Zoning Code). Staff is currently drafting amendments to Title 130 which will make County Code consistent with state density bonus laws. Project completion is anticipated in April 2027.	Units		County of El Dorado - File #: 25-1768 https://eldorado.legistar.com/LegislationDetail.aspx?ID=7719063&GUID=8A64D60E-8E34-4A0D-9701-A6A228BB1359
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]	10/8/2024	6th	Continuous	The County has initiated a comprehensive approach to establish an Accessory Dwelling Unit (ADU) monitoring program aimed at improving efficiency and compliance. The County has integrated the TRAKIT permitting system to track ADU applications and review timelines, enabling data-driven oversight of development activity. Additionally, through the Jumpstart ADU program (Homepage - El Dorado Jumpstart ADU), the County offers educational resources, parcel lookup tools, and stakeholder engagement sessions to gather feedback and refine procedures. To further support property owners and industry professionals, the Jumpstart ADU Program provides workshops, webinars, and individualized consultations, along with practical tools such as a parcel lookup system to assess ADU feasibility. Since 2020, the County has used the 2020 SACOG Regional ADU Affordability Analysis method for determining the affordability of ADUs permitted within the County. As of 2026, HCD updated the requirements/instructions for determining affordability. Specifically, for ADUs, the affordability needs to be supported by a study that is no more than two years old at the time of reporting. Since the County does not have a recent study to rely on, all ADUs that have been permitted in 2025 are considered above moderate income as affordability is captured at the permit level, when known, rather than by project type. The County is coordinating with SACOG on a short-term solution to this issue and with SACOG to develop a new study that will allow us to capture more accurate affordability levels for ADUs. Once SACOG finalizes this study, the County will update its ADU affordability numbers. Financial incentives, including impact fee reductions (Traffic Impact Fee (TIF) Offset Program for Affordable Housing - El Dorado County) for smaller ADUs and partnerships with lenders and nonprofits to offer low-interest construction loans, have been introduced to make ADU development more accessible. The County is also in discussions with HCD to pursue the Prohousing Designation Program & Prohousing Incentive Program designation to potentially become more competitive for grant opportunities that may be able to increase ADU stability and viability within the County.	Units	429	https://eldorado.legistar.com/LegislationDetail.aspx?ID=6882628&GUID=D60E7AB9-5ED4-4E9E-8F39-3B717B951898&Options=ID Text Attachments &Search=accessory+dwelling+unit https://eldorado.legistar.com/LegislationDetail.aspx?ID=5212880&GUID=DB786C5A-0180-4820-88B6-74AD5BFFF528&Options=&Search= https://www.eldoradocounty.ca.gov/Land-Use/Planning-and-Building/Building-Division/ADU
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]	13/31/2027	6th	In Progress	The County is actively updating its DISM, as mentioned above, to incorporate affordable housing provisions and align with State law. The Department of Transportation (DOT) is under contract with Minter Harnish Consulting for this update. The contract includes a scope task that considers accommodations and incentives for affordable housing. The DISM will focus on ingress / egress and adequate circulation requirements, as well as a reduction in paved surfaces using alternative parking and circulation requirements while recognizing that the fire departments control many of these requirements, especially those that pertain to emergency vehicle access. The County already addresses appropriate pavement thickness for different land uses (e.g., commercial business park vs. residential subdivision). This update is anticipated for completion by April 2027, followed by public review and Board adoption.	Other		Staff updates the County website with updates regarding the design standards that are currently being drafted: Commercial and Multi-Family Design Standards - El Dorado County Supporting documents for the DISM will be provided in following years once it has been completed.
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]	12/31/2027	6th	In Progress	In 2018, the County adopted a Memorandum of Understanding with the Tahoe Regional Planning Agency (TRPA) regarding the implementation of the Tahoe Regional Plan. The County continues to work cooperatively with TRPA and the Meyers Advisory Council (MAC) to facilitate construction of affordable and workforce housing in the Tahoe Basin. Recently, County staff started drafting a new area plan to both expand and replace the Meyers Area Plan. When adopted, it will include the entire Tahoe Basin portion of the unincorporated El Dorado County. The new area plan is called the Tahoe El Dorado Area Plan (TED Area Plan). Its adoption is anticipated in 2027. The TED Area Plan will allow for consistency with both the County Zoning and the TRPA Regional Plan and associated Plan Area Statements into a single document. This document will also include modern planning practices, state law, progressive housing policies and design standards. The TED Area Plan is slated for adoption in Winter 2027 with the public draft expected to be released in early 2026. Staff will report the number of units that have been built after implementation of this plan. Once the TED has been adopted, the County will report the number of affordable housing units that have been created.	Units		Tahoe El Dorado Area Plan (TED) Engage El Dorado https://www.tedareaplan.com/
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]	8/31/2023	6th	Continuous	The County administers a dedicated predevelopment revolving loan fund for affordable housing projects with approval by the Board of Supervisors. The County currently asks developers to contribute to the fund via Development Agreements. There are currently two established. The negotiated fee starts at \$500 in each agreement with the effective date and it increases yearly with CPI, payable prior to issuance of the building permit. The County is continuing to explore additional revenue opportunities to fund development of housing for extremely low- and very low-income households. The County previously co-applied with an Affordable Housing Developer and was awarded the Permanent Local Housing Allocation (PLHA) in 2022. Ongoing work included expanding the trust fund with new funding and partnership opportunities with Developers and borrowers.	Households	1	https://www.eldoradocounty.ca.gov/Services/HomebuyerR/ehab-Loans-Affordable-Housing-Development/Developers/Developer-Programs/Collaborative-Opportunities

<p>Measure HO-13</p>	<p>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]</p>	<p>12/3/2024</p>	<p>6th</p>	<p>Continuous</p>	<p>On December 3, 2024 (County of El Dorado - File #: 24-1961), the Board adopted Interim Design Standards which set clear expectations and objective standards for affordable housing development applicants and SB 35 qualified projects. Since the adoption of the Interim Design Standards staff has initiated the process of drafting permanent design standards that apply to state streamlined ministerial projects in each of the County's Community Regions and Rural Centers. Updated application checklists and processes for state streamlined ministerial projects, including SB 35, have been developed and are being used by County staff. Information regarding the Interim Design Standards, including checklists for the Building Permit Design Standards checklist and the Streamlined Ministerial Housing Building Permit Design Standards checklist is available to developers and the general public on the County website (Planning Applications and Forms - El Dorado County). The County will track the success of this objective by the number of multifamily streamlined projects that have been approved. In this current cycle (2021-2029), the County has processed and approved three (3) state streamlined housing projects.</p>	<p>Other</p>	<p>3</p>	<p>December 3, 2024 Board Meeting: County of El Dorado - File #: 24-1961 https://eldorado.legistar.com/LegislationDetail.aspx?ID=7037746&GUID=6FBC2624-5FB8-4476-8651-FE7368ABF824</p> <p>State Streamlined Housing Applications: https://www.eldoradocounty.ca.gov/Land-Use/Planning-and-Building/Planning-Division/Planning-Applications-and-Forms</p> <p>https://engageeldorado.us.engagementhq.com/el-dorado-senior-village</p> <p>https://engageeldorado.us.engagementhq.com/diamond-springs-village-apartments-phase-ii</p> <p>https://eldorado.legistar.com/LegislationDetail.aspx?ID=5120060&GUID=A4686B60-68C7-4DC2-9AA7-5A4CD17FA49E&Options=&Search=</p>
<p>Measure HO-14</p>	<p>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]</p>	<p>6/23/2026</p>	<p>6th</p>	<p>In Progress</p>	<p>An Infill Incentives Ordinance is proposed to be a part of a larger strategic plan to be developed by the Board approved AHTF. The taskforce meets on a monthly basis to determine the specifics of the Strategic Plan. On November 4, 2025 (County of El Dorado - File #: 25-1517), the Board adopted an ROI that directs staff and the AHTF to begin developing policies that address potential infill incentives including fee reductions, fee waivers, permit streamlining opportunities. The Board gave direction to staff to begin solicitation of a feasibility study and nexus study of potential affordable housing fees that could be assessed to future projects. Such fees could be used for gap funding for infill projects, first time buyer development assistance, and owner-occupied rehabilitation of existing residential units. The AHTF strategic plan is anticipated to be finalized and presented to the Board for possible adoption in July 2027.</p>	<p>Units</p>		<p>https://eldorado.legistar.com/LegislationDetail.aspx?ID=6603874&GUID=EBA20CD-90FC-4610-9CA3-771DF4599FD5</p> <p>https://eldorado.legistar.com/LegislationDetail.aspx?ID=7719052&GUID=95931C55-CE85-472C-9F46-E35417D8F0A9&Options=&Search=</p>
<p>Measure HO-15</p>	<p>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]</p>	<p>12/31/2027</p>	<p>6th</p>	<p>In Progress</p>	<p>In progress. As noted above (HO-11), the County is developing the Tahoe El Dorado Area Plan which is anticipated to be adopted in 2027. One goal of the Area Plan is to advance affordable housing. Outside of Tahoe, the County has adopted interim objective design standards that be used for streamlined, ministerial projects, such as SB 35/SB 423 projects. SB 35 / SB 423 does not apply in the Tahoe Basin. Once this plan is adopted, County will track the success of this objective based on the number of low to moderate income units that are created in the Tahoe Basin.</p>	<p>Units</p>		<p>Tahoe El Dorado Area Plan (TED) Engage El Dorado https://www.tedareaplan.com/</p>
<p>Measure HO-16</p>	<p>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]</p>	<p>8/24/2026</p>	<p>6th</p>	<p>In Progress</p>	<p>The County established an Affordable Housing Taskforce (AHTF) in October 2024. The AHTF brought a Resolution of Intent to the Board to make amendments to Article 3, Chapter 130.31 – Affordable Housing Density Bonus of the Zoning Ordinance. Through the ordinance, a wider toolkit to assist in development, maintenance, and operation of affordable housing across the County. The public information program component would be a part of that phase 2 plan, to come later in 2026.</p>	<p>Units</p>		<p>https://eldorado.legistar.com/LegislationDetail.aspx?ID=6603874&GUID=EBA20CD-90FC-4610-9CA3-771DF4599FD5</p>
<p>Measure HO-17</p>	<p>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; and Cal HFA. [Policy HO-1.22]</p>	<p>4/2/2024</p>	<p>6th</p>	<p>Continuous</p>	<p>The County will continue to apply for future HOME and CDBG grants to support housing programs. The County was awarded HOME homebuyer loans program funding in 2024, but still awaiting the Standard Agreement. We are also seeking a CDBG funding up to \$1.5M, applications are due April 2026, the Board approved the resolution for the application in December of 2025. We are working closely with the State to relaunch the HOME and CDBG programs for First-Time Homebuyer.</p>	<p>Units</p>	<p>80</p>	<p>https://www.eldoradocounty.ca.gov/Services/HomebuyerR/ehab-loans-Affordable-Housing-Development/Homebuyers</p> <p>https://eldorado.legistar.com/LegislationDetail.aspx?ID=6603829&GUID=9B04EA94-5355-46FD-B55C-E2495BCBF972&Options=ID Text Attachments &Search=homebuyer+loans</p>
<p>Measure HO-18</p>	<p>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]</p>	<p>4/2/2024</p>	<p>6th</p>	<p>Continuous</p>	<p>Complete and ongoing. The County is currently working on updating program guidelines surrounding rehabilitation loans. As funding is made available through the County's revolving loan funds and new NOFA's are released, the County will seek funding to assist homeowners in making needed rehabilitation updates to their homes for life, health and safety reasons.</p>	<p>Households</p>		<p>https://eldorado.legistar.com/LegislationDetail.aspx?ID=6603829&GUID=9B04EA94-5355-46FD-B55C-E2495BCBF972&Options=ID Text Attachments &Search=homebuyer+loans</p>
<p>Measure HO-19</p>	<p>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]</p>	<p>5/15/2029</p>	<p>6th</p>	<p>Continuous</p>	<p>Complete and ongoing. The County completed and approved the Diamond Springs Community Park project in 2025 and transferred the project to the Boys and Girls Club to develop and operate. In 2024, County applied for and received an FFA broadband grant (\$66 million) for underserved and unserved housing locations in the County – Georgetown, Garden Valley, Indian Creek and Coloma. In 2025, the County processed the FEIR to pave the path for the FFA grant.</p>	<p>Other</p>	<p>2</p>	<p>Diamond Springs Park Project: https://eldorado.legistar.com/LegislationDetail.aspx?ID=7251516&GUID=A5A3F1C0-3968-47A2-BF4B-02F893FEAF89</p> <p>Broadband: https://eldorado.legistar.com/LegislationDetail.aspx?ID=7425862&GUID=F567A2AA-49AD-4086-994D-1D5A8AD278C4&Options=ID Text Attachments &Search=ffa+broadband</p>

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]	3/22/2022	6th	Continuous	Complete and ongoing. The El Dorado County Public Housing Authority (PHA) maintains a healthy portfolio of Housing Choice Voucher (HCV) programs to include Veterans Affairs Supportive Housing (VASH), Family Unification Program (FUP), and Mainstream vouchers. The EDC PHA has expanded the portfolio to include the issuance of 70 Emergency Housing Vouchers (EHV), and established an MOU with Child Protective Services (CPS) to begin requesting/issuing Foster Youth to Independence (FYI) vouchers which will provide dedicated rental assistance to support youth in two situations: youth exiting foster care who are at risk of homelessness, and youth who have become homeless (or at risk of homelessness) after having been in foster care. In addition, EDC PHA has numerous Project Based Vouchers (PBV) issued across approximately 4 different projects with 3 additional sites in various stages of development. Regarding availability of rental opportunities, property managers reach out to the County regarding interest in the HCV program. Tenants also search for rental opportunities based on voucher contribution limits. Quantified outcome is voucher.	Other	403	https://www.eldoradocounty.ca.gov/Services/Assistance-Programs/Housing-Energy-Assistance/Housing-and-Homelessness
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; protect current mobile home parks and sites by zoning them for appropriate residential use; and 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]	10/8/2024	6th	Continuous	In 2024, the Board directed staff to review mobile home park laws and update a previously unsupported rent stabilization memo from 2018. To date, the Board has not directed staff to further pursue a rent stabilization policy for the County. The County is in discussions with HCD to pursue the Prohousing Designation Program & Prohousing Incentive Program designation to potentially become more competitive for grant opportunities that may be able to increase mobile home stability and viability within the County.	Meetings	1	County of El Dorado - File #: 24-1690 https://eldorado.legistar.com/LegislationDetail.aspx?ID=6882630&GUID=1FB4F8FB-A13A-4FBD-822A-2196364EEC4C&Options=ID Text Attachments Other Search=24-1690
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]	3/22/2022	6th	Continuous	Complete and ongoing. The County's Code Enforcement Division ensures that the existing housing stock and properties are safe for human habitation and use. Code Enforcement Division enforces Health and Safety codes, specifically 17920.3 for substandard housing used for human habitation. At this time, Code Enforcement does not have plans for a proactive rental inspection enforcement program. In 2025, there were 264 cases opened regarding structure violations, ranging from permits required to substandard housing issues. The Board of Supervisor's Policy B-11 provides hardship fee deferrals for very low-income residents to bring their homes into compliance with code standards and the policy also allows property owners to apply as long as they agree to rent their property to targeted income groups set by the County policy. One hardship fee deferral was awarded since 2013. HHSA offers landlord risk mitigation support for rehabilitation and repairs on a case-by-case basis.	Other	264	https://www.eldoradocounty.ca.gov/County-Government/Board-of-Supervisors/Board-of-Supervisors-Policy-Manual#section-3 https://www.eldoradocounty.ca.gov/Public-Safety-Justice/Code-Enforcement-Division
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]	5/15/2029	6th	In progress	In progress. The County maintains an updated list of subsidized residential projects within unincorporated areas. This list includes the project name, location, income categories served, number of affordable units, affordability end year, risk level, and applicable funding program. To assist individuals in locating and securing housing, the El Dorado County Housing and Homelessness Services team has established and maintains a comprehensive listing of properties broken down by location in the county and provides total # of units on the property, unit types at the property (i.e. Studio 1 Bedroom 2 Bedroom, etc.), if the property is part of a Tax Credit Project, HUD or RD, accessible, any application fees and any affordable/low-income units. The list also includes a specific section identifying Senior Housing properties/units. EDC Public Housing Authority (PHA) administers Project Based Vouchers (PBV) as a component of the Housing Choice Voucher (HCV) program as an effort to deconcentrate poverty and expand housing and economic opportunities. Funding is attached to a specific unit vs. an individual/family and the EDC PHA administers approximately 46 PBVs across multiple projects. Generally, the initial Housing Assistance Payment (HAP) contract for PBVs is 20 years at a time and can be amended to a maximum of 40 years. The County HHSA works with project owners (e.g., Mercy Housing) who choose to extend their HAP contract.	Other	1	https://www.eldoradocounty.ca.gov/files/assets/county/v1/documents/services/assistance-programs/2025-apartment-listing_1.pdf
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]	5/15/2029	6th	In Progress	In progress. The County has reviewed and revised various policies, programs, Codes, and Ordinances to remove constraints to developing housing. For example, the County has assembled an Affordable Housing Task Force to determine appropriate methods to advance affordable housing in the County, developed Title 130 Code provisions for Grizzly Flats community to help residents recover after the Caldor Fire, developed permit ready ADU plans for free to the community, updated the Zoning Ordinance to comply with state housing law, and developed interim objective design standards to comply with SB 35 and streamlining affordable housing permitting, and more. Staff are also processing reasonable accommodations permit requests on an ongoing basis and staff will ensure findings are consistent with state law. This objective is being implemented in various ways and does not have one single quantified outcome to measure its success.	Other		County of El Dorado - Calendar Affordable Housing Task Force: Legistar #24-0411 Board Meeting 4/2/2024 Caldor Fire Resiliency and Rebuilding Ordinance: Legistar #22-1365, Board Meeting 8/23/2022 Interim Objective Design Standards: Legistar #24-1961, Board Meeting 12/3/2024 Permit ready ADU plans: https://www.eldoradocounty.ca.gov/Land-Use/Planning-and-Building/Building-Division/ADU

<p>Measure HO-25</p>	<p>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]</p>	<p>3/22/2024</p>	<p>6th</p>	<p>Continuous</p>	<p>Complete and ongoing. To assist individuals in locating and securing housing, the El Dorado County Housing and Homelessness Services team has established and maintains a comprehensive listing of properties broken down by location in the county and provides total # of units on the property, unit types at the property (i.e. Studio 1 Bedroom 2 Bedroom, etc.), if the property is part of a Tax Credit Project, HUD or RD, accessible, any application fees and any affordable/low-income units. The list also includes a specific section identifying Senior Housing properties/units. Housing and Homelessness/PHA staff receive training for Housing Navigation and Landlord Engagement as well as in how best to work with clients to ensure they are "tenant ready" with Ready to Rent curriculum. If an individual is eligible and enrolled in California Department of Social Services (CDSS) programs such as the Housing Disability and Advocacy Program (HDAP) and Home Safe (HS - for individuals over 60), those funds can be leveraged to support maintenance and repairs. These programs provide individual-level intensive case management and landlord engagement. In 2024, HHS released a RFQ for creative solutions to housing and received several proposals. The County (Behavioral Health and Housing and Homelessness) is teaming with affordable housing developer Mercy Housing to provide 10 No Place Like Home permanent supportive housing units for chronically homeless individuals. County HHS also issues 30 Veterans Affairs Supportive Housing (VASH) vouchers and approximately 40 Family Unification vouchers. HHS also executed a MOU with HUD in January, 2025, to access Foster Youth to Independence initiative vouchers. The County is currently working on updating program guidelines surrounding rehabilitation loans. As funding is made available through the County's revolving loan funds and new NOFA's are released, the County will seek funding to assist homeowners in making needed rehabilitation updates to their homes for life, health and safety reasons.</p>	<p>Persons</p>	<p>144</p>	<p>https://www.eldoradocounty.ca.gov/Services/Assistance-Programs/Housing-Energy-Assistance/Housing-and-Homelessness</p>
<p>Measure HO-26</p>	<p>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]</p>	<p>3/22/2022</p>	<p>6th</p>	<p>Continuous</p>	<p>Complete and ongoing. The County continues to meet with Continuum of Care (CoC) stakeholders to address long-term homeless and transitional housing needs in the community and are involved in the Theory of Change workgroup with a number of others countywide to address a coordinated response for those without stable housing. The County, as lead agency for the CoC, continues to meet with representatives from service providers and stakeholders to explore policy development and/or policy revisions that will encourage options for housing for persons with special needs, specifically those with developmental disabilities. The Navigation Center was opened February 2023 as 60-bed temporary/emergency shelter for the homeless population in El Dorado County. To-date (January 2026), 390 individuals have been served at the shelter. Additionally, HHS Housing and Homelessness Services team continues to act as the Administrative Entity (AE) for the El Dorado County Opportunity Knocks (EDOK) CoC. As the AE, HHS is responsible for managing the day-to-day activities of the CoC. This includes coordinating the annual application, managing the coordinated entry process, and collecting and reporting data. The County provides 10 No Place like Home permanent supportive housing units to chronically homeless individuals.</p>	<p>Persons</p>	<p>390</p>	<p>https://www.edokoc.org/ https://eldorado.legistar.com/LegislationDetail.aspx?ID=7013315&GUID=B2628AFD-0BF8-4013-BDF5-6AE94E870349</p>
<p>Measure HO-27</p>	<p>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).)</p>	<p>4/30/2027</p>	<p>6th</p>	<p>In Progress</p>	<p>County staff will be updating Sections 130.21.020, 130.22.020, and 130.24.020, (Agricultural, Commercial, and Residential Use Matrices) of the County Zoning Code to accommodate a variety of housing types pursuant to State law, including Low Barrier Navigation Centers, transitional and supportive housing, 100 percent affordable housing developments, and emergency shelters as a part of a collection of housing specific Zoning Ordinance amendments paired with a General Plan Land Use Element amendment. An ROI to initiate the process of drafting these amendments was adopted by the Board on November 4, 2025 (County of El Dorado - File #: 25-1768). Project completion is anticipated in April 2027.</p>	<p>Meetings</p>	<p>1</p>	<p>https://eldorado.legistar.com/LegislationDetail.aspx?ID=7719063&GUID=8A64D60E-8E34-4A0D-9701-A6A228BB1359</p>
<p>Measure HO-28</p>	<p>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).</p>	<p>8/19/2025</p>	<p>6th</p>	<p>Complete</p>	<p>Community care facilities for six or fewer persons are allowed by right in all residential zones in the County pursuant to Section 130.24.020 of the County Zoning Code. Care facilities of seven or more persons are allowed by right in various commercial zones and are conditionally permitted in other zones, including residential zones pursuant to Section(s) 130.22.020, 130.21.020, and 130.24.020 respectively of the County Zoning Code. Code updates are the quantified outcome.</p>	<p>Other</p>	<p>2</p>	<p>https://eldorado.legistar.com/LegislationDetail.aspx?ID=4624654&GUID=46104785-885B-4BB8-B88C-1BAA1F0C53E3&Options=&Search= https://eldorado.legistar.com/LegislationDetail.aspx?ID=7513642&GUID=FD3D3B91-3DAE-4B7D-8C4C-82F06C8A36D1&Options=&Search= https://library.municode.com/ca/el_dorado_county/codes/code_of_ordinances?nodeid=ELDOCOORCO_OFELDOCOCATIRE</p>
<p>Measure HO-29</p>	<p>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.</p>	<p>4/30/2027</p>	<p>6th</p>	<p>In Progress</p>	<p>County staff will be updating section 130.21.020 (Agricultural, Rural, and Resource Zone Districts Use Matrix) of the County Code as a part of a collection of housing specific Zoning Ordinance amendments paired with a General Plan Land Use Element amendment. On November 4, 2025 (County of El Dorado - File #: 25-1768), the Board approved a Resolution of Intent (ROI), which directs staff to initiate the process of amending Title 130 (Zoning Code). Staff is currently drafting amendments to Title 130 that will address employee housing ensuring consistency with State law. Project completion is anticipated in April 2027.</p>	<p>Other</p>	<p></p>	<p>https://eldorado.legistar.com/LegislationDetail.aspx?ID=7719063&GUID=8A64D60E-8E34-4A0D-9701-A6A228BB1359</p>
<p>Measure HO-30</p>	<p>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.</p>	<p>4/30/2027</p>	<p>6th</p>	<p>In Progress</p>	<p>County staff will be updating this section of the County Code as a part of a collection of housing specific Zoning Ordinance amendments paired with a General Plan Land Use Element amendment. On November 4, 2025 (County of El Dorado - File #: 25-1768), the Board approved a Resolution of Intent (ROI), which directs staff to initiate the process of amending Title 130 (Zoning Code). Staff is currently drafting amendments to Title 130 that will address single room occupancy ensuring consistency with State law. Project completion is anticipated in April 2027. In addition, on November 4, 2025 (County of El Dorado - File #: 25-1517), the Board directed staff and the AHTF to develop additional incentives for low-income housing. The direction from the Board included the addition of a goal statement for the AHTF to "Grow the affordable housing trust fund in order to provide funding to incentivize building and/or sustaining affordable housing for low, very low, and moderate incomes." Incentives that the taskforce will consider including in the final document are expedited permit processing procedures, fee reductions including waivers or deferrals, and residual receipt loans. The County anticipates bringing these policies as part of a more comprehensive Affordable Housing Strategic Plan to the Board for consideration in July 2027.</p>	<p>Meetings</p>	<p>2</p>	<p>https://eldorado.legistar.com/LegislationDetail.aspx?ID=7719063&GUID=8A64D60E-8E34-4A0D-9701-A6A228BB1359 https://eldorado.legistar.com/LegislationDetail.aspx?ID=7719052&GUID=95931C55-CEB5-472C-9F46-E35417D8F0A9</p>

<p>Measure HO-31</p>	<p>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; and updates to the Zoning Ordinance should include provisions to allow and encourage use of solar, wind, and other renewable energy resources.</p>	<p>3/22/2022</p>	<p>6th</p>	<p>Continuous</p>	<p>Complete and ongoing. The County Building Division provides checklists to ensure that residential and commercial structures / operations meet the 2022 California Green Building Standards Code (CalGreen) requirements. The County Community Services operates the Home Energy Assistance Program (HEAP) to help income-eligible households pay for their electric or other heating provider. In addition to the credit on their utility bill, eligible households will receive valuable information about energy conservation and practical tips on how to save money on energy costs. The County also provides the Weatherization Program, which provides free energy efficiency measures to income-eligible households at no cost to residents. The Property Assessed Clean Energy (PACE) program is still available to County residents and is operated by authorized outside entities located outside of the county. No quantified outcome.</p>	<p>Other</p>		<p>https://www.eldoradocounty.ca.gov/Services/Assistance-Programs/Housing-Energy-Assistance/Home-Energy-Assistance-Program</p>
<p>Measure HO-32</p>	<p>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]</p>	<p>5/15/2029</p>	<p>6th</p>	<p>In Progress</p>	<p>The County requires economic analysis of projects on an individual basis, as needed. A model study for analysis of potential fiscal impacts is being completed and the County continues to evaluate funding programs for the economic analysis of affordable housing project.</p>	<p>Other</p>		<p>We do not have supporting documents to provide as this is still being initiated.</p>
<p>Measure HO-33</p>	<p>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]</p>	<p>6/10/2025</p>	<p>6th</p>	<p>Continuous</p>	<p>Complete and ongoing. The Major Five-Year Capital Improvement Program (CIP) Update, which went into effect in February 2017, removed Traffic Impact Fees for all accessory dwelling units (ADUs). While an Affordable Housing Offset Program has been available, additional incentives and offset programs are not feasible at this time due to reductions in grant funding available to the capacity-increasing types of projects within the TIF Program. As the grant funding landscape continues to evolve, Transportation staff will continue to evaluate the feasibility of implementing additional incentives and/or offset programs. The County uses Institute of Transportation Engineers' (ITE) standard trip generation rates for a variety of housing types, including mixed-use housing and age-restricted or senior housing. The ITE does not have trip generation rates for transitional and supportive housing, employee housing, or housing for disabled persons. There is a trip generation rate for age-restricted or senior housing. Annual updates to the TIF Program were adopted in 2021, 2022, 2023, and 2024. A major update was adopted in June 2025 that used updated growth data to update the Nexus Study. Quantified outcome are the TIF updates.</p>	<p>Other</p>	<p>5</p>	<p>https://eldorado.legistar.com/LegislationDetail.aspx?ID=7425821&GUID=EFD01B6D-7B93-4FA4-A6F6-7730ED0C7CFD&Options=&Search=</p>
<p>Measure HO-34</p>	<p>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]</p>	<p>10/22/2024</p>	<p>6th</p>	<p>Complete and Ongoing</p>	<p>Complete and ongoing. The Major Five-Year Capital Improvement Program (CIP) Update, which went into effect in February 2017, removed Traffic Impact Fees for all accessory dwelling units (ADUs). During the 2024 Major Update, assumptions for grant funding were reduced to account for recent state and federal policy changes. With reduced grant funding possibilities, it is not currently feasible to provide additional offsets and to fully fund the TIF Program. Quantified outcome are policies.</p>	<p>Other</p>	<p>2</p>	<p>https://eldorado.legistar.com/LegislationDetail.aspx?ID=6896788&GUID=CBE45AF1-F13B-4AE0-B44B-0D1AF0F87F32&Options=ID Text Attachments &Search=Major+TIF</p>
<p>Measure HO-35</p>	<p>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). [Policy HO-1.23]</p>	<p>12/31/2026</p>	<p>6th</p>	<p>In Progress</p>	<p>El Dorado County has implemented a comprehensive outreach strategy to support its Affirmatively Furthering Fair Housing (AFFH) objectives. Through the Engage El Dorado initiative (Engage El Dorado - El Dorado Community Foundation), the County partnered with the El Dorado Community Foundation to conduct district-based and county-wide public meetings, administer a bilingual online survey, and host stakeholder workshops focused on housing, transportation, and equity priorities. Additionally, the County organized a Community Resource Fair (CORE) at the Placerville Fairgrounds (Community Resource Fair - El Dorado County), providing residents with access to housing, mental health, and employment resources. Targeted outreach was further advanced through the Street Outreach & Pathways Project (The Pathways Project), which delivered direct services to individuals experiencing homelessness, including showers, food, case management, identification assistance, and motel vouchers during severe weather. To ensure ongoing education and accessibility, the County maintains a Fair Housing portal (FAIR HOUSING - El Dorado County) offering information on housing rights, complaint procedures, and contact details for HUD, DFEH, and local legal aid organizations.</p> <p>The County employs a multifaceted approach to enhance housing mobility for low-income households, combining federal assistance programs, local planning initiatives, and supportive services. The cornerstone of these efforts is the Housing Choice Voucher Program (Section 8) (Housing Choice Voucher Program - El Dorado County), which enables eligible households to pay approximately 30 percent of their income toward rent while the County Housing Authority covers the remainder. This program includes a portability feature, allowing participants to move to other jurisdictions after meeting initial residency requirements. Additionally, the County supports affordable housing development, such as the El Dorado Haven project, which provides 65 new units for families, veterans, and persons with disabilities, some of which include project-based Section 8 and VASH vouchers for stability (El Dorado Haven Project funds). The County has implemented a Navigation Center (Housing and Homelessness - El Dorado County) to further support housing mobility and stability for individuals experiencing homelessness. Operated by Volunteers of America in partnership with the County and its Continuum of Care, the center opened in February 2023 at a temporary facility in Placerville and accommodates up to 60 adults.</p> <p>Finally, supportive services and mobility assistance—including outreach programs, case management, and initiatives like the Street Outreach & Pathways Project—help residents navigate housing systems, secure transportation, and access temporary lodging during severe weather. Collectively, these strategies aim to expand housing options, reduce barriers to relocation, and promote equitable access to safe and affordable housing throughout the County.</p>	<p>Other</p>	<p>1</p>	<p>https://www.eldoradocounty.ca.gov/Services/Assistance-Programs/Housing-Energy-Assistance/Housing-and-Homelessness/FAIR-HOUSING/</p> <p>https://www.eldoradocounty.ca.gov/Services/Assistance-Programs/Housing-Energy-Assistance/Housing-and-Homelessness/Public-Housing-Authority/Housing-Choice-Voucher-Program</p> <p>https://eldoradocf.org/engage-el-dorado/</p> <p>https://www.eldoradocounty.ca.gov/Public-Safety-Justice/Safety-Justice/Probation/CORE/Community-Resource-Fair</p> <p>https://housingel dorado.org/the-pathways-project</p> <p>https://www.eldoradocounty.ca.gov/files/assets/county/v1/documents/land-use/long-range-planning/el-dorado-haven-project/el-dorado-haven-project-funds.pdf</p> <p>https://www.eldoradocounty.ca.gov/Services/Assistance-Programs/Housing-Energy-Assistance/Housing-and-Homelessness</p>

Jurisdiction	County -	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	05/15/2021 - 05/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F

Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD at apr@hcd.ca.gov and we will unlock the form which enable you to populate these fields.			TOTAL UNITS ⁺	The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 ⁺ . For detailed reporting requirements, see the checklist here :
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺		
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

Jurisdiction	El Dorado County - Unincorporated	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	05/15/2021 - 05/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Table K

Tenant Preference Policy

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.

Does the Jurisdiction have a local tenant preference policy?	No	
If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage containing authorizing local ordinance and supporting materials.		
Notes		

