

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

<b>Jurisdiction</b>	El Dorado County - Unincorporated	
<b>Reporting Year</b>	2024	(Jan. 1 - Dec. 31)
<b>Housing Element Planning Period</b>	6th Cycle	05/15/2021 - 05/15/2029

<b>Building Permits Issued by Affordability Summary</b>		
<b>Income Level</b>		<b>Current Year</b>
Very Low	Deed Restricted	43
	Non-Deed Restricted	13
Low	Deed Restricted	21
	Non-Deed Restricted	23
Moderate	Deed Restricted	0
	Non-Deed Restricted	28
Above Moderate		437
<b>Total Units</b>		<b>565</b>

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

<b>Units by Structure Type</b>	<b>Entitled</b>	<b>Permitted</b>	<b>Completed</b>
Single-family Attached	10	4	0
Single-family Detached	19	432	493
2 to 4 units per structure	0	0	0
5+ units per structure	0	65	0
Accessory Dwelling Unit	0	64	58
Mobile/Manufactured Home	0	0	0
<b>Total</b>	<b>29</b>	<b>565</b>	<b>551</b>

<b>Infill Housing Developments and Infill Units Permitted</b>	<b># of Projects</b>	<b>Units</b>
Indicated as Infill	35	95
Not Indicated as Infill	470	470

<b>Housing Applications Summary</b>	
Total Housing Applications Submitted:	14
Number of Proposed Units in All Applications Received:	147
Total Housing Units Approved:	4
Total Housing Units Disapproved:	0

<b>Use of SB 423 Streamlining Provisions - Applications</b>	
Number of SB 423 Streamlining Applications	0
Number of SB 423 Streamlining Applications Approved	0

<b>Units Constructed - SB 423 Streamlining Permits</b>			
<b>Income</b>	<b>Rental</b>	<b>Ownership</b>	<b>Total</b>
Very Low	43	0	43
Low	21	0	21
Moderate	0	0	0
Above Moderate	1	0	1
<b>Total</b>	<b>65</b>	<b>0</b>	<b>65</b>

<b>Streamlining Provisions Used - Permitted Units</b>	<b># of Projects</b>	<b>Units</b>
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)	5	65

<b>Ministerial and Discretionary Applications</b>	<b>Applications</b>	<b>Units</b>
Ministerial	1	31
Discretionary	13	116

<b>Density Bonus Applications and Units Permitted</b>	
Number of Applications Submitted Requesting a Density Bonus	1
Number of Units in Applications Submitted Requesting a Density Bonus	31
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

<b>Housing Element Programs Implemented and Sites Rezoned</b>	<b>Count</b>
Programs Implemented	40
Sites Rezoned to Accommodate the RHNA	0

Jurisdiction	El Dorado County - Unincorporated	
Reporting Year	2024	(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	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
Very Low	Deed Restricted	1,441	-	-	-	48	43	-	-	-	-	-	-	-
	Non-Deed Restricted		-	-	11	15	13	-	-	-	-	-	130	1,311
Low	Deed Restricted	868	-	-	-	32	21	-	-	-	-	-	-	-
	Non-Deed Restricted		-	-	19	26	23	-	-	-	-	-	121	747
Moderate	Deed Restricted	903	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted		-	50	25	34	28	-	-	-	-	-	137	766
Above Moderate		2,141	-	394	556	471	437	-	-	-	-	-	1,858	283
Total RHNA		5,353	-	444	611	626	565	-	-	-	-	-	2,246	3,107
Total Units			-	444	611	626	565	-	-	-	-	-	2,246	3,107
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5	6										7	
Extremely Low-Income Need			2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date	Total Units Remaining	
Extremely Low-Income Units*		721	-	8	19	24	-	-	-	-	-	-	51	670

\*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

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.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

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](mailto:apr@hcd.ca.gov).

VLI Deed Restricted  
VLI Non Deed Restricted

## ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Jurisdiction Reporting Year		El Dorado County - Unincorporated 2024		(Jan. 1 - Dec. 31)
Table D				
Program Implementation Status pursuant to GC Section 65583				
Housing Programs Progress Report				
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.				
1	2	3	4	
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation	
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]	Annually review and revise, and ongoing, as projects come forward	Complete and ongoing. For all new Specific Plans and major updates to Specific Plans, 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.	
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]	Annually monitor	Remaining.	
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]	Annually review and update CIP	Complete and ongoing. The 2024 Annual CIP update was adopted by the Board of Supervisors on June 19, 2024 (Legistar Item #24-0838). 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.	
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]	One year with annual coordination	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.	
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.	Adopt or modify policy(ies) with the following timeline: Affordable housing provisions from the Design and Improvement Standards Manual: Within three years of Housing Element adoption; SB 35 Permit Processing Procedures: Within one year of Housing Element adoption; Affordable housing provisions from the Infill Incentives Ordinance: Within one year of Housing Element adoption; Annually reach out to developers, and nonprofit housing organizations to pursue partnerships; and Refer to program text for additional timing.	In progress. The County recently established an Affordable Housing Taskforce (AHTF). Staff is working with the AHTF to bring a Resolution of Intent to the Board in April/May 2025, with a draft ordinance for consideration in summer 2025. Options may include: an inclusionary housing component, incentives for affordable housing development, potential fee reductions, permit streaming, etc. The County offers TIF Offset incentives twice a year to qualifying projects. In 2024, the County awarded 2 TIF Offsets to Affordable Housing Developers.	
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]	Five years	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.	

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]	Track annually; create program within one year	Complete and ongoing. Hardship mobile homes are temporary housing units, whose purpose is to provide temporary housing or shelter for owner/household member and to allow for in-home personal care for household members who live on-site. Hardship mobile homes are a temporary gap measure to protect against immediate displacement. A hardship mobile home permit is active for two years before requiring renewal and the completion of an affidavit that states the conditions for the hardship mobile home still apply. In order to have a hardship mobile home on their property, applicants must have a properly functioning sewage disposal system. The County Building Division has application forms and checklists for hardship mobile homes. The County has the ability to track hardship mobile homes in the County's permit tracking system.
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.	One year	In progress. County staff has researched how to implement this measure. Staff determined this measure would require an update to the County's Zoning Ordinance and General Plan. Staff will consider this measure as part of the likely comprehensive update to its General Plan. After the County's Zoning Ordinance and General Plan are updated, staff will produce an informational brochure to be displayed at the front counter and on its website to promote the density bonus.
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 option; 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]	As projects are processed through the Planning and Building Department, have pre-approved plans available by June 2022. Create an ADU monitoring program by June 2022 and evaluate effectiveness of ADU approvals and affordability by year 2 of the planning period, and if needed, identify and rezone sites by the end of year 4. Amend the Zoning Ordinance within one year of adoption. Develop incentives by September 2024 and annually apply for funding as Notices of Funding Available (NOFAs) are released.	In progress. The County has ensure that the Zoning Ordinance complies with state law as it pertains to ADUs. The County has developed prototype ADU plans set for free use by the public. The County has a webpage with ADU resources for the public: <a href="https://www.eldoradocounty.ca.gov/Land-Use/Planning-and-Building/Building-Division/ADU">https://www.eldoradocounty.ca.gov/Land-Use/Planning-and-Building/Building-Division/ADU</a> . ADUs are one component of a wider plan to tackle affordability in the County and may be used to address all levels of affordability, including those above moderate income levels.
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]	Three years	In progress. The EDC Department of Transportation has a consultant under contract to assist in updating the Design and Improvement Standards Manual (DISM) Land Development Manual, and work is anticipated to begin in 2025. The contract includes a scope task that considers accommodations for affordable housing. The DISM will focus on ingress / egress and adequate circulation requirements while recognizing that the fire departments control many of the 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).

<p>Measure HO-11</p>	<p>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]</p>	<p>Monthly, quarterly and/or annually depending on working group</p>	<p>Complete and ongoing. 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 we have begun writing 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 in to a single document. This document will also include modern planning practices, state law, progressive housing policies and design standards.</p>
<p>Measure HO-12</p>	<p>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]</p>	<p>Two years</p>	<p>Complete and ongoing. 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 co-applied with an Affordable Housing Developer and was awarded the Permanent Local Housing Allocation (PLHA) in 2022 to assist in direct project pre-development costs.</p>
<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>Review annually; develop a streamlined approval process per SB 35 within one year from adoption</p>	<p>Complete and ongoing. On December 3, 2024, the Board of Supervisors approved the Interim Objective Design Standards, which sets clear, objective expectations for affordable housing development applicants. The County is working on developing updated application checklists and processes for affordable housing projects that qualify for state streamlining and ministerial provisions. The County is also providing training sessions for staff and will provide information to the public regarding these new processes, forms, and checklists.</p>

Measure HO-14	<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>	Adoption by June 2023	<p>Remaining. The Affordable Housing Taskforce continues to look at different incentives to build an effective toolkit of options for the Board to consider in an affordable housing ordinance. This may include an infill incentive ordinance, as applicable.</p>
Measure HO-15	<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>	Ongoing	<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.</p>
Measure HO-16	<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>	Three years	<p>In progress. This is in the initial stages of development. The Board of Supervisors tasked the AHTF with development of an affordable housing ordinance as phase 1. In phase 2, the Board has directed the AHTF and staff to develop 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 2025/early 2026.</p>
Measure HO-17	<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>	Ongoing; annually apply for funding as Notice of Funding Available (NOFAs) are available	<p>Complete and ongoing. 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 working closely with the State to relaunch the HOME and CDBG programs.</p>

Measure HO-18	Continue to make rehabilitation loans to qualifying extremely low-, very low-, and low-income households. Emphasize marketing availability of these units in areas with an aging housing stock and low median income, such as areas around the City of Placerville. Apply for funding such as CDBG rehabilitation funds or other programs to provide housing rehabilitation services, including weatherization services, for extremely low-, very low-, and low-income households. [Policies HO-2.1, HO-2.2, HO-3.12]	Ongoing, annually starting in 2022, apply for funding as NOFAs are released	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.
Measure HO-19	Support County application for funds from a variety of sources in support of public improvements and/or community development on behalf of development for, and services that assist, affordable housing. Prioritize investment in public improvements and infrastructure in low resource areas to encourage place-based revitalization in these areas. [Policies HO-1.4 and HO-1.10]	Ongoing, as funding is available	Complete and ongoing. The County is engaging in a public-private partnership with Boys and Girls Club to develop and operate the newly approved Diamond Springs Community Park. In 2024, County applied for and received broadband grant (\$66 million) for underserved and unserved housing locations in the County – Georgetown, Garden Valley, Indian Creek and Coloma.
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]	Ongoing	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.
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]	Two years	Complete and ongoing. In 2018, the County worked with park residents and park owners to explore rent stabilization issue's pros and cons and presented a paper to Board of Supervisors on April 3, 2018. The Board declined a rent stabilization effort at that time but remained interested in supporting retention of mobile home parks. In 2024, the Board directed staff to review mobile home park laws and update the rent stabilization memo (Legistar 24-1690). At this point, the Board has not directed staff further regarding a rent stabilization policy for the County. Staff has also found that CDBG funds only allow the rehabilitation of resident-owned mobile home parks. Whenever needed, the County assists HCD with its enforcement of mobile home parks.



<p>Measure HO-22</p>	<p>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]</p>	<p>Code enforcement: ongoing Consideration of options: three years</p>	<p>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 2024, there were 195 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 minor rehabilitation assistance on a case-by-case basis.</p>
<p>Measure HO-23</p>	<p>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 <a href="http://www.hcd.ca.gov/hpd/hrc/tech/presrv/">http://www.hcd.ca.gov/hpd/hrc/tech/presrv/</a>. 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-1.2 and HO-3.11]</p>	<p>Annually monitor and reach out to projects with expiring subsidies at 3 years, 1 year, and 6 months prior to expiration.</p>	<p>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 45 PBV's 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.</p>
<p>Measure HO-24</p>	<p>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]</p>	<p>Annually review or as constraints are identified, review and revise the County's Reasonable Accommodation approval findings by June 2022.</p>	<p>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.</p> <p>Staff are also processing reasonable accommodations permit requests on an ongoing basis and staff will ensure findings are consistent with state law.</p>

<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>Within two years of Housing Element adoption, annually review NOFAs and reach out to developers to inform them of available funding</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 the Good Tenant Certificate Program. Tenant Readiness and Housing Retention training. 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, HHSA recently 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 HHSA also issues 30 Veterans Affairs Supportive Housing (VASH) vouchers and approximately 40 Family Unification vouchers. HHSA 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>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>Three years</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 2025), 280 individuals have been served at the shelter. Additionally, HHSA 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, HHSA 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>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>One year</p>	<p>In progress. County staff are collecting and vetting proposed amendments to Title 130 Zoning Ordinance that are focused on advancing various affordable housing efforts. Staff anticipates bringing a housing-related package of Title 130 Zoning Ordinance updates for consideration by the BOS.</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>One year</p>	<p>Complete. Community care facilities for six or fewer persons are allowed by right in all residential zones. Community care facilities for seven or more persons are allowed by right in various commercial zones and conditionally permitted in other zones, including residential zones.</p>

Measure HO-29	The County shall review the Zoning Ordinance and revise as necessary, to comply with the State Employee Housing Act (Health and Safety Code Section 17021.6) and require that employee/farm worker housing consisting of no more than 12 units or 36 beds be treated as an agricultural use and permitted in the same manner as other agricultural uses in the same zone. No conditional use permit, zoning variance, or other zoning clearance shall be required of this employee housing that is not required of any other agricultural activity in the same zone.	One year	In progress. On January 7, 2025, the Board of Supervisors passed a Resolution of Intent for the purpose of bringing forward a package of administrative zoning ordinance updates, including amending the ordinance to include employee/farm worker housing. The County anticipates completing this effort in 2025.
Measure HO-30	The County shall amend the Zoning Ordinance to define Single Room Occupancy units (SROs) and permit them consistent with one room rentals. (Government Code Section 65583(c)(1)). In addition, to help meet the needs of extremely low-income households, the County will prioritize funding and/or explore financial incentives or regulatory concessions to encourage the development of housing types affordable to extremely low-income households, such as SROs, multifamily units, and supportive housing.	One year	In progress. On January 7, 2025, the Board of Supervisors passed a Resolution of Intent for the purpose of bringing forward a package of administrative zoning ordinance updates, including amending the zoning ordinance to include a definition of Single Room Occupancy (SROs) and permit them consistent with one room rentals. The County anticipates completing this effort in 2025.
Measure HO-31	Provide information to the public regarding ways to improve the efficient use of energy and water in the home and to increase energy and water efficiency in new construction in support of the Environmental Vision for El Dorado County, Resolution 29-2008. This program will be promoted by posting information on the County's website and creating a handout to be distributed with land development applications. [Policies HO-5.1 and 5.2] The County has set goals to address and support positive environmental change, including, but not limited to: continue PACE financing cooperation with providers such as Ygrene, Open PACE, and HERO that provide a financing mechanism for homeowners looking to make energy-efficiency upgrades; promote the use of clean, recycled, and "green" materials building practices; distribute available environmental education information in construction permit packages, including energy and water efficiency in new construction; promote the design of sustainable communities; encourage pedestrian/cycling-incentive planning; involve the Public Health Department in community planning to provide comment on community health; promote safe and healthy homes by exploring a policy or ordinance establishing multi-unit housing as 100 percent smoke-free spaces; encourage energy-efficient development; and updates to the Zoning Ordinance should include provisions to allow and encourage use of solar, wind, and other renewable energy resources.	Ongoing; one year for public awareness component.	Complete and ongoing. The County Building Division provides checklists to ensure that residential and commercial structures / buildings 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.
Measure HO-32	As required by Land Use Element Policy 10-2.1.5, require an economic analysis for all 50+ unit residential developments to ensure that appropriate public services and facilities fees are levied to provide public facilities and services to the project. The County shall consider a program to fund the cost of economic analysis for multifamily housing that includes an affordable housing component. The County will also prepare a model economic analysis to serve as a study template and data resource for large residential developments, including affordable multifamily projects. [Policies HO-1.25 and HO-1.26]	Model study for analysis of potential fiscal impacts has been initiated. Evaluation of a funding program for economic analysis of affordable housing projects in progress and completed within one year of Housing Element adoption. Analysis of individual projects is ongoing, as needed.	In progress. 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 projects. This will be a task to be completed in conjunction with the AHTF in phase 2 of their development plan, to be completed late 2025/early 2026.

Measure HO-33	<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>	Analysis and modification to TIF, twice annual review of requests for TIF offsets.	<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. In 2024, the County awarded 2 TIF Offsets to Affordable Housing Developers.</p>
Measure HO-34	<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>	Two years	<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.</p>
Measure HO-35	<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>	Create plan by December 2022. Refer to each strategy in the AFFH program for metrics and specific timeframes.	<p>In progress. In 2024, the County provided residents the contact information for the HUD Assistance Secretary for Fair Housing and Equal Opportunity, available on the County's website, if they feel they have been discriminated against. The County also provides other resources for tenant/landlord engagement and housing discrimination. The webpage is found here: <a href="https://www.eldoradocounty.ca.gov/Services/Assistance-Programs/Housing-Energy-Assistance/Housing-and-Homelessness/FAIR-HOUSING/">https://www.eldoradocounty.ca.gov/Services/Assistance-Programs/Housing-Energy-Assistance/Housing-and-Homelessness/FAIR-HOUSING/</a></p>
Measure HO-36	<p>Promote the construction of middle-income housing units (e.g., duplexes, tri/fourplexes, courtyard buildings, bungalow courts, townhouses, live/work units), cluster housing, and other innovative housing types through policy or ordinance and by distributing educational and promotional materials on the County's website. These types of homes by design typically have smaller floorplans, are built at a higher density, and can offer an affordable alternative to single-family detached homes without requiring subsidies to maintain their affordability.</p>	2022 and ongoing	<p>In progress. The County has formed an Affordable Housing Task Force to conduct public outreach and bring forth an affordable housing ordinance that would promote/require the construction of affordable housing units. The County anticipates completing an affordable housing ordinance in 2025/2026. Furthermore, the County was awarded a \$250,000 grant from SACOG to partner with the El Dorado Community Foundation to conduct significant public outreach to complete a housing/mobility needs assessment and plan for the County. This will greatly supplement the work of multiple goals in the Housing Element, including this one.</p>
Measure HO-37	<p>Develop an Affordable Housing Ordinance that will encourage and assist the development of housing that is affordable to extremely low-, very low-, low-, and moderate-income households by considering a variety of housing policy tools, including inclusionary housing. The Affordable Housing Ordinance will incorporate and expand upon existing affordable housing incentives prescribed by state law and shall incorporate the affordable housing provisions from the County's Land Development Manual (LDM), Residential Development Processing Procedures, and Infill Incentives Ordinance.</p>	2022 and ongoing	<p>In progress. The County has formed an Affordable Housing Task Force to conduct public outreach and bring forth an affordable housing ordinance that would promote/require the construction of affordable housing units. The County anticipates completing an affordable housing ordinance in 2025/2026.</p>

Measure HO-38	Develop Objective Design Standards for Commercial/Multifamily Residential Design to include architectural design (themes, style, color, materials, and features), compatibility measures, and prototypes for multifamily residential and commercial development in Community Regions and Rural Centers to further streamline the procedures for affordable housing projects while maintaining adequate levels of public review.	2022 and ongoing	Complete and ongoing. On December 3, 2024, the County Board of Supervisors approved the Interim Objective Design Standards for affordable housing projects that qualify for state streamlining and ministerial provisions and approved the Interim Design Standards and Guidelines for commercial, multifamily, and mixed-use projects in the County's Community Regions and Rural Centers. The County is working on permanent design standards for the County's different Community Regions.
Measure HO-39	To comply with SB 1087, upon adoption, the County will immediately forward its adopted Housing Element to its water and wastewater providers so they can grant priority for service allocations to proposed developments that include units affordable to lower-income households.	Upon Housing Element adoption	Complete. The adopted 2021-2029 Housing Element has been transmitted to all relevant agencies within the County and also makes the document available on its website.
Measure HO-40	Amend the multifamily density from 24 dwelling units per acre to 30 dwelling units per acre to comply with California Government Code 65583.2(c)(iv) and (e). Review and revise the Zoning Ordinance annually to ensure all residential parcels are zoned consistent with their land use designation per California Government Code 65860.	Three years	In progress. County staff has researched how to implement this measure. Staff determined this measure would require an update to the County's Zoning Ordinance and General Plan. Staff will consider this measure as part of the likely comprehensive update to its General Plan.