

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

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May 10, 2022

Don Ashton, Chief Administrative Officer
County of El Dorado
330 Fair Lane
Placerville, CA 95667

Dear Don Ashton:

RE: El Dorado County's 6th Cycle (2021-2029) Adopted Housing Element

Thank you for submitting the County of El Dorado's (County) housing element adopted March 22, 2022 and received for review on March 23, 2022. Pursuant to Government Code section 65585, subdivision (h), the California Department of Housing and Community Development (HCD) is reporting the results of its review.

HCD is pleased to find the adopted housing element in full compliance with State Housing Element Law (Article 10.6 of the Gov. Code). The adopted element was found to be substantially the same as the revised draft element that HCD's December 6, 2021 review determined met statutory requirements.

Additionally, the County must continue timely and effective implementation of all programs including but not limited to the following:

- Measure HO-5 (Incentives for Low-Income Housing Development)
- Measure HO-14 (Infill Incentive Ordinance)
- Measure HO-21 (Mobile Home Park Conversion Policy)
- Measure HO-24 (Reasonable Accommodation)
- Measure HO-27 (Transitional and Supportive Housing)
- Measure HO-33 (Traffic Impact Fee (TIF) Program)
- Measure HO-35 (Affirmatively Furthering Fair Housing)
- Measure HO-38 (Objective Design Standards)
- Measure HO-40 (Multifamily Density Amendment)

The County must monitor and report on the results of this and other programs through the annual progress report, required pursuant to Government Code section 65400. Please be aware, Government Code section 65585, subdivision (i) grants HCD authority to review any action or failure to act by a local government that it determines is inconsistent with an adopted housing element or housing element law. This includes

failure to implement program actions included in the housing element. HCD may revoke housing element compliance if the local government's actions do not comply with state law.

For your information, some general plan element updates are triggered by housing element adoption. HCD reminds the County to consider timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Planning and Research at: <https://www.opr.ca.gov/planning/general-plan/guidelines.html>.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities programs; and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the County meets housing element requirements for these and other funding sources.

HCD appreciates the effort Cynthia "CJ" Freeland provided throughout the housing element review. Cynthia's diligence, cooperation and professionalism are exceptional and show a great commitment to address the housing needs of the County. HCD wishes the County success in implementing its housing element and looks forward to following its progress through the General Plan annual progress reports pursuant to Government Code section 65400. If HCD can provide assistance in implementing the housing element, please contact Jamillah Williams, of our staff, at Jamillah.Williams@hcd.ca.gov.

Sincerely,



Paul McDougall
Senior Program Manager