

General Information

City or County Name: COUNTY OF EL DORADO Reporting Calendar Year: 2018

Mailing Address: 2850 FAIRLANE COURT, BLDG. C, PLACERVILLE CA 95667

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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 (Government Code Section 65400). There are three options for submitting APRs:

1. Use the Online Annual Progress Reporting system; this enters your information 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.
2. 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. Please send the excel workbook, not a scanned copy of the tables.
3. Or, you can submit your hard copy report by U.S. mail to:

Department of Housing and Community Development
Division of Housing Policy Development
 P.O. Box 952053
 Sacramento, CA 94252-2053

AND

Governor’s Office of Planning and Research
 P.O. Box 3044
 Sacramento, CA 95812-3044

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 25 §6202)

Jurisdiction COUNTY OF EL DORADO
 Reporting Year 2018 (Jan. 1 - Dec. 31)

Table A

Annual Building Activity Report Summary - New Construction
Entitled, Permits, and Completed Units

| Housing Development Information | | | | | | | | | | | Housing with Financial Assistance and/or Deed Restrictions | | Housing without Financial Assistance or Deed Restrictions | | | | | | |
|---------------------------------------------|----------------------|---------------|-----------------|-------------------------------|------------------------------------|---------------------|-----------------|---------------------|-----------------|---|------------------------------------------------------------|------------------|--------------------------------------------------------------------------|-------------------------|----------------------------------------------------|--------------------|------------------------------------------|-------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| 1 | | | 2 | 3 | 4 | | | | | | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 |
| Project Identifier (APN No.) | | | Unit Category | Tenure R=Renter O=Owner | Affordability by Household Incomes | | | | | | Entitlement Date Approved | Building Permits | Certificates of Occupancy or other forms of readiness (see instructions) | Total Units per Project | Was Project approved using SB 35 Streamlining? Y/N | 'Infill Units? Y/N | Assistance Programs for Each Development | Deed Restrictions | For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable. |
| APN | Street Address | Project Name* | | | Very Low-Income | | Low-Income | | Moderate-Income | | | | | | | | | | |
| | | | Deed Restricted | Non Deed Restricted | Deed Restricted | Non Deed Restricted | Deed Restricted | Non Deed Restricted | | | | | | | | | | | |
| 042-462-01 | 6241 Dolly Varden | Bravo | SF | O | | 1 | | | | | 4/20/2018 | N/A | 4/20/2018 | 1 | N | N | HOME | HOME | Income Restricted Loan Program |
| 051-670-27 | 3020 Courtside | Butler | SF | O | | 1 | | | | | 5/29/2018 | N/A | 5/29/2018 | 1 | N | N | HOME | HOME | Income Restricted Loan Program |
| 098-040-12 | 1200 Pleasant Valley | Flood | SF | O | | 1 | | | | | 12/14/2018 | N/A | 12/14/2018 | 1 | N | N | HOME | HOME | Income Restricted Loan Program |
| 082-803-07 | 3118 Quad | Nelson | SF | O | | 1 | | | | | 12/17/2018 | N/A | 12/17/2018 | 1 | N | N | HOME | HOME | Income Restricted Loan Program |
| 329-301-02 | 2220 Sunrise Drive | GSFA Project | SF | O | | | | | 1 | | 2018 | N/A | 2018 | 1 | N | N | DPA | | Income Restricted program by RCRC/GSFA |
| 072-101-16 | 2452 Westville Trail | GSFA Project | SF | O | | | | | 1 | | 2018 | N/A | 2018 | 1 | N | N | DPA/MCC | | Income Restricted program by RCRC/GSFA |
| 060-361-57 | 4641 Greenwood Rd | GSFA Project | SF | O | | | | | 1 | | 2018 | N/A | 2018 | 1 | N | N | DPA | | Income Restricted program by RCRC/GSFA |
| 060-622-02 | 4010 Cedar Drive | GSFA Project | SF | O | | | | | 1 | | 2018 | N/A | 2018 | 1 | N | N | DPA | | Income Restricted program by RCRC/GSFA |
| 323-631-09 | 2329 DAVIS COURT | GSFA Project | SF | O | | | | | 1 | | 2018 | N/A | 2018 | 1 | N | N | DPA | | Income Restricted program by RCRC/GSFA |
| 323-622-09 | 2342 Pintail Lane | GSFA Project | SF | O | | | | | 1 | | 2018 | N/A | 2018 | 1 | N | N | DPA | | Income Restricted program by RCRC/GSFA |
| 079-151-14 | 5321 Davenport Road | GSFA Project | SF | O | | | | | 1 | | 2018 | N/A | 2018 | 1 | N | N | DPA | | Income Restricted program by RCRC/GSFA |
| 085-341-05 | 6497 Log Cabin Lane | GSFA Project | SF | O | | | | | 1 | | 2018 | N/A | 2018 | 1 | N | N | DPA | | Income Restricted program by RCRC/GSFA |
| 088-400-18 | 6821 Bayne Road | GSFA Project | SF | O | | | | | 1 | | 2018 | N/A | 2018 | 1 | N | N | MCC | | Income Restricted program by RCRC/GSFA |
| 101-070-38 | 2877 Viona Road | GSFA Project | SF | O | | | | | 1 | | 2018 | N/A | 2018 | 1 | N | N | MCC | | Income Restricted program by RCRC/GSFA |
| 101-304-16 | 2990 Oak Street | GSFA Project | SF | O | | | | | 1 | | 2018 | N/A | 2018 | 1 | N | N | DPA | | Income Restricted program by RCRC/GSFA |
| 077-232-08 | 5671 Daisy Circle | GSFA Project | SF | O | | | | | 1 | | 2018 | N/A | 2018 | 1 | N | N | DPA | | Income Restricted program by RCRC/GSFA |
| 042-421-04 | 6193 Speckled Road | GSFA Project | SF | O | | | | | 1 | | 2018 | N/A | 2018 | 1 | N | N | DPA | | Income Restricted program by RCRC/GSFA |
| 101-320-18 | 6247 Drop Off Road | GSFA Project | SF | O | | | | | 1 | | 2018 | N/A | 2018 | 1 | N | N | MCC | | Income Restricted program by RCRC/GSFA |
| 009-432-05 | 6706 ONYX TRAIL | GSFA Project | SF | O | | | | | 1 | | 2018 | N/A | 2018 | 1 | N | N | DPA | | Income Restricted program by RCRC/GSFA |
| 102-432-13 | 2988 WINDSOR CT | GSFA Project | SF | O | | | | | 1 | | 2018 | N/A | 2018 | 1 | N | N | DPA | | Income Restricted program by RCRC/GSFA |
| 093-300-20 | 6900 Ant Hill Road | GSFA Project | SF | O | | | | | 1 | | 2018 | N/A | 2018 | 1 | N | N | DPA | | Income Restricted program by RCRC/GSFA |
| 027-652-06 | 3344 Sandy Way #6 | GSFA Project | 5+ | O | | | | | 1 | | 2018 | N/A | 2018 | 1 | N | N | MCC | | Income Restricted program by RCRC/GSFA |
| Total by Income | | | | | | 0 | 0 | 0 | 4 | 0 | 18 | 0 | | 0 | | | | | 0 |
| 14 Total Extremely Low-Income Units* | | | | | | | | | | | | | | 22 | | | | | 0 |

*Note: These fields are voluntary

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 25 §6202)

Jurisdiction COUNTY OF EL DORADO
 Reporting Year 2018 (Jan. 1 - Dec. 31)

| Table A2 Housing Development Applications Received | | | | | | | | | | | | | | | | |
|-------------------------------------------------------|-------------------|-------------------------|---------------------------|---------------|-------------------------------|---------------------------------------------------|---------------------|-----------------|---------------------|-----------------|---------------------|---------------------------------|---------------------------------|-----------------------------------------------------------------|--------------------------------------------------------|-----------------------|
| 1 | | | 2 | 3 | 4 | 5 | | | | | | 6 | 7 | 8 | 9 | |
| Project Identifier (APN No.) | | | Date Application Received | Unit Category | Tenure R=Renter O=Owner | Proposed Units Affordability by Household Incomes | | | | | | Total Proposed Units by Project | Total Approved Units by project | Was "Application Submitted" Pursuant to SB 35 Streamlining? Y/N | Was Application approved using SB 35 Streamlining? Y/N | |
| APN | Street Address | Project Name* | | | | Very Low-Income | | Low-Income | | Moderate-Income | | | | | | Above Moderate-Income |
| | | | | | | Deed Restricted | Non Deed Restricted | Deed Restricted | Non Deed Restricted | Deed Restricted | Non Deed Restricted | | | | | |
| 051-451-59 | SERVICE DRIVE | DIAMOND SPRINGS VILLAGE | 8/14/2018 | 5+ | R | 48 | | 32 | | 0 | 1 | 0 | 81 | | N | N |
| 331-221-30 AND 32 | KOKI LANE | EL DORADO SENIOR RESORT | 9/20/2018 | 5+ | R | | | 3 | | 5 | | 65 | 73 | | N | N |
| 331-221-30 AND 32 | KOKI LANE | EL DORADO SENIOR RESORT | 9/20/2018 | SF | R | | | | | | | 9 | 9 | | N | N |
| 054-402-18, 329-301-15 and 329-310-20 | FAITH LANE | DORADO OAKS | 9/28/2018 | 5+ | O | | | | | | | 218 | 218 | | N | N |
| 329-310-10, 329-310-11, and 329-310-12 | FAITH LANE | DORADO OAKS | 9/28/2018 | SF | O | | | | | | | 156 | 156 | | N | N |
| 070-280-59 | WILD CHAPAREL | TILDEN PARK | 11/13/2008 | SF | O | | | | | | | 3 | 3 | | N | N |
| 051-461-37 | COURTSIDE DR. | COURTSIDE MANOR 3 | 7/10/2014 | 5+ | R | | | 12 | | | | | 12 | 12 | N | N |
| 116-04-033 | RANCHO TIERRA CT. | RANCHO TIERRA | 8/3/2018 | SF | O | | | | | | | 88 | 88 | | N | N |
| 123-040-11 | BASS LAKE RD | SERRANO VILLAGE J7 | 7/9/2018 | SF | O | | | | | | | 65 | 65 | | N | N |
| 122-140-08 | RUSSI RANCH RD. | SERRANO VILLAGE A14 | 9/18/2018 | SF | O | | | | | | | 51 | 51 | | | |
| | | | 0 | | | 0 | 0 | 15 | 0 | 5 | 0 | 655 | 675 | 12 | 0 | 0 |

*Note: This field is voluntary

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Jurisdiction COUNTY OF EL DORADO
 Reporting Year 2018 (Jan. 1 - Dec. 31)

| Table B | | | | | | | | | | | | | |
|--------------------------------------------|---------------------|---------------------------------|------------|------------|------------|------------|------------|------------|----------|----------|----------|---------------------------------|--------------------------------------|
| Regional Housing Needs Allocation Progress | | | | | | | | | | | | | |
| Permitted Units Issued by Affordability | | | | | | | | | | | | | |
| | | 1 | 2 | | | | | | | | | 3 | 4 |
| Income Level | | RHNA Allocation by Income Level | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | Total Units to Date (all years) | Total Remaining RHNA by Income Level |
| Very Low | Deed Restricted | 1086 | 42 | 1 | 0 | 0 | 16 | 0 | | | | 59 | 1027 |
| | Non-Deed Restricted | | 0 | 0 | 0 | 0 | 0 | 0 | | | | 0 | |
| Low | Deed Restricted | 762 | 29 | 55 | 53 | 57 | 31 | 0 | | | | 225 | 482 |
| | Non-Deed Restricted | | 0 | 0 | 0 | 0 | 28 | 27 | | | | 55 | |
| Moderate | Deed Restricted | 823 | 7 | 13 | 0 | 12 | 15 | 0 | | | | 47 | 776 |
| | Non-Deed Restricted | | | | | | | | | | | 0 | |
| Above Moderate | | 1757 | 685 | 343 | 512 | 656 | 697 | 451 | 0 | 0 | 0 | 3344 | 0 |
| Total RHNA | | 4428 | | | | | | | | | | | |
| Total Units ▶▶ | | | 763 | 412 | 565 | 725 | 787 | 478 | 0 | 0 | 0 | 3730 | 2285 |
| Remaining Need for RHNA Period ▶▶ | | | | | | | | | | | | | |

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

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction COUNTY OF EL DORADO Not applicable.

Reporting Year 2018 (Jan. 1 - Dec. 31)

Identify Shortfall
(In # of units) 0

Shortfall Remaining
(In # of units) 0

| Table C Sites Identified or Rezoned to Accommodate Shortfall Housing Need | | | | | | | | | | | | | | | | |
|------------------------------------------------------------------------------|----------------|---------------|----------------|-----------------------------------|------------|-----------------|-------------------------|-------------------|---------------------|--------------------------|--------|-----------------|---------|--------------------|-------------------|------------------------------|
| 1 | | | 2 | 3 | | | | 4 | 5 | 6 | 7 | 8 | | 9 | 10 | 11 |
| Project Identifier | | | Date of Rezone | Affordability by Household Income | | | | Type of Shortfall | Parcel Size (Acres) | General Plan Designation | Zoning | Density Allowed | | Realistic Capacity | Vacant/ Nonvacant | Description of Existing Uses |
| APN | Street Address | Project Name* | | Very-Low Income | Low-Income | Moderate Income | Above Moderate - Income | | | | | Minimum | Maximum | | | |
| | | | | | | | | | | | | | | | | |
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ANNUAL ELEMENT PROGRESS REPORT
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 (CCR Title 25 §6202)

Jurisdiction COUNTY OF EL DORADO
Reporting Year 2018 (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 1 | Review land use patterns to identify areas for future housing objectives. (Government Code Section 65583, Government Code Section 65302[a], and Government Code 65860 | Ongoing | Completed and ongoing. |
| 2 | Consider amending multi-family density and provide for a variety of housing types. Government Code 65583.2(c)(iv) and (e), Policies HO-1.1 and HO-1.2 | Two Years | Completed 12/15/15, as part of Zoning Ordinance Update approved by Board of Supervisors. Multi-family density was retained at 24 units. |
| 3 | Review and identify adequate sites for future affordable housing without need to fund major infrastructure. (California Government Code 65583.2(c)(iv) and (e). [Policies HO-1.1, HO-1.6 and HO-1.9]) | One Year | Completed and ongoing. Reviewed annually with update of Capital Improvement Program (CIP). Completed Major Five-Year CIP update in 2016. |
| 4 | Develop incentive based policy for affordable housing development. [Policies HO-1.6, HO-1.7, HO-1.16, HO-1.18, HO-1.21 and HO-1.24] | Two Years | Completed and ongoing. |

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 |
| 5 | Establish an interdepartmental and interagency working group to develop and coordinate the short- and long-term Transportation Plan. [Policy HO-1.17] | Annually | Completed and ongoing. Completed Major Five-Year Capital Improvement Program (CIP) update 2016. |
| 6 | Develop incentive based policy for affordable housing development. [Policies HO-1.6, HO-1.7, HO-1.16, HO-1.18, HO-1.21 and HO-1.24] | Two Years | Completed and ongoing. |
| 7 | Develop and adopt an incentive-based Oak Woodland Management policy for affordable housing. [Policies HO-1.3 and HO-1.18] | Two Years | Completed and ongoing. On 10/24/17, the Board of Supervisors adopted the Oak Resources Management Plan and Oak Resources Conservation Ordinance which includes some exemptions and mitigation reductions for projects with affordable housing (Ordinance No. 5061, Section 130.39.050(E) and (K)). |
| 8 | Track and record second dwelling units and hardship mobile homes. [Policies HO-1.1 and HO-1.24] | One Year | Completed and ongoing. |
| 9 | Develop a local monitoring program to support hardship mobile homes on private properties that have a properly functioning sewage disposal system. [Policies HO-1.1 and HO-1.24] | One Year | Completed. County updated Ordinance 5049 amending in its entirety Chapter 110.32, Ordinance 4542, of the El Dorado County Ordinance Code pertaining to private sewage disposal systems effective May 13, 2018. The new Ordinance allows more flexible, largely performance-based standards for the siting, design and installation of onsite wastewater treatment systems ("OWTS," also known as septic systems), including system requirements for hardship mobile homes. |
| 10 | Provide more creativity and flexibility in development standards and guidelines as incentives for affordable housing. [Policies HO-1.3, HO-1.8 and HO-1.18] | One Year | Completed and ongoing. |

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 |
| 11 | Work with Tahoe Regional Planning Agency (TRPA) on Tahoe Regional Plan to facilitate the construction of more affordable and workforce housing in Tahoe Region (225 units). [Policies HO-1.14 and HO-3.10] | Ongoing | Completed and ongoing. MOU adopted and County is working cooperatively with TRPA and the Meyers Community Advisory Council (MCAC), formerly known as the Meyers Roundtable. |
| 12 | Establish flexible, locally controlled source of funds dedicated to meeting local affordable housing needs for low income households. [Policies HO-1.10, HO-1.15 and HO-1.18] | Two Years | Completed and ongoing. The County administers a dedicated predevelopment revolving loan fund for affordable housing projects with Board approval. County is exploring additional revenue opportunities. |
| 13 | Identify additional opportunities to further streamline the procedures for affordable housing projects while maintaining adequate levels of public review (300 units). (Government Code Section 65583 and Government Code Section 65920 et seq.) [Policies HO-1.3, HO-1.7, HO-1.16 and HO-1.18] | One Year | In progress. The County has developed a "Fast-Tracking" process (priority status) for projects that include Affordable Housing units. The County has also embarked on a Community Planning project to establish community design guidelines to include multifamily development resulting in more a streamlined ministerial review process. The County is subject to SB35 Streamlining for residential projects that include 50 percent or more of restricted multifamily affordable housing for lower-income households. |
| 14 | Assist developers with incentives addressing barriers to infill development. (150 units) [Policy HO-1.5] | Two Years | In progress. The Targeted General Plan Amendment adopted by the Board of Supervisors on 12/15/15 (Resolution 196-2015) included the addition of several policies and implementation measures to address barriers to infill development [Policy 2.1.4.3, 2.2.3.1(C), 2.4.1.5, Measure LU-Q. County is exploring development of an Infill Ordinance. |
| 15 | Support a legislative platform for affordable housing, especially in the Tahoe Basin. (225 units). [Policy HO-1.14] | Ongoing | Completed and ongoing. MOU adopted and County is working cooperatively with TRPA and the Meyers Community Advisory Council (MCAC), formerly known as the Meyers Roundtable. |

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 |
| 16 | Establish interdepartmental working group to ensure cooperation between departments, CAO and Board of Supervisors in the implementation of Housing Element . [Policy HO-1.17] | Ongoing | Completed and ongoing. |
| 17 | Track the approval and status of employee housing, including farm worker housing. [Policies HO-1.9 and HO-1.21] | Three Years | In progress. Program to track workforce housing in place. Continue developing method to study agricultural worker housing needs. |
| 18 | Amend the Planned Development combining zone district to provide adequate developer incentives to encourage inclusion of affordable housing. [Policy HO-1.18] | One Year | Completed 12/15/15, as part of the Targeted General Plan Amendment-Zoning Ordinance Update approved by Board of Supervisors. (Policy 2.2.3.1, Title 130 - Zoning Ordinance, Chapter 130.28 - Planned Development (-PD) Combining Zone). |
| 19 | Continue to apply for funding in support of a first-time homebuyers program (24 units). [Policy HO-1.22] | Ongoing | Completed and ongoing. Awarded Home Investment Partnership Housing Acquisition Grant 15-HOME-10891 in July 2016. CDBG grant application submitted December 2017 for first time homebuyer loan program funding and not awarded. County will apply for future HOME and CDBG grants to support housing programs. |
| 20 | Apply for funds in support of housing rehabilitation and weatherization programs for low income households (735 units). [Policies HO-2.1 and HO-2.2] | Ongoing | Completed and ongoing. County adopted HCD approved CDBG Program Income Reuse Plan for housing programs including rehabilitation loans on 8/30/16. Application submitted to CDBG December 2017 for housing rehabilitation program funding though funding was not awarded. The County assisted 61 households with weatherization services in 2018. |

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 |
| 21 | 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. [Policies HO-1.4 and HO-1.10] | Ongoing | In progress. The County is working with a potential developer of affordable housing to secure Tax Credit funding for an 81-unit income-restricted project in the Diamond Springs area. |
| 22 | Continue to administer Housing Choice Voucher Program (HCV) program (formerly Section 8). [Policies HO-3.5 and HO-3.11] | Ongoing | Complete and ongoing. The El Dorado County Public Housing Authority (PHA) continues to be recognized as a high performing agency by HUD. The PHA has a total of 374 Housing Choice Vouchers issued in 2018. |
| 23 | Adopt measures to encourage retention of mobile home and manufactured home housing, aid in relocation and provide compensation to owners and residents. [Policies HO-2.5, HO-3.3 and HO-3.4] | Two Years | In progress. Worked with park residents and park owners in 2018 to explore rent stabilization issue pros and cons and presented paper to Board of Supervisors on April 3, 2018. The Board declined a rent stabilization effort but continues to support retention of mobile home parks. Draft policy under review. |
| 24 | Work with Code Enforcement and property owners to preserve the existing housing stock. [Policies HO-2.4 and HO-3.12] | Ongoing | Completed and ongoing. County 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. |
| 25 | Track dwelling units subsidized by government funding or affordable housing developed through local regulations or incentives by income category as identified in the regional housing allocation. [Policies HO-1.21and HO-3.11] | Annually | Completed and ongoing. |

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 |
| 26 | Adopt an ordinance, pursuant to the Fair Housing Amendments Act of 1988, to establish a process for making requests for reasonable accommodations to land use and zoning decisions and procedures regulating the siting, funding, development and use of housing for people with disabilities. Title 24 accessibility standards [Policies HO-4.2 and HO-4.7] | Three Years | Completed and ongoing. |
| 27 | Explore models to encourage the creation of housing for persons with special needs, including developmental disabilities. Government Code Section 65583(e), [Policies HO-4.2 and HO-4.3] | Two Years | In progress. County is meeting 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, especially those with developmental disabilities. |
| 28 | Continue working with community and local organizations to build upon Continuum of Care Strategy and develop 10-year plan to end homelessness. [Policies HO-4.4, HO-4.5 and HO-4.6] | Ongoing | Complete and ongoing. 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 other service providers countywide to address a coordinated response for those who lack stable housing. |
| 29 | As part of the Zoning Ordinance update, clearly define zone districts within which emergency shelters or transitional housing may be established by right. (Government Code Section 65583) [Policy HO-4.4] | One Year | Completed. County currently considers shelters as Community Care Facilities allowed by right in three of four Commercial zones. |

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.

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|-----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Name of Program | Objective | Timeframe in H.E | Status of Program Implementation |
| 30 | Improve energy and water use efficiency in existing homes and new construction that support the Environmental Vision for El Dorado County, Resolution 29-2008 for positive environmental change. [Policies HO-5.1 and 5.2] | One Year | Complete and ongoing. In 2015, the County adopted Resolutions 156-2015, 157-2015, 158-2015 and 162-2015, to allow for provision of the Property Assessed Clean Energy Program (PACE) to finance distributed generation renewable energy sources, energy and water efficiency improvements and electric vehicle charging infrastructure for county residents and businesses. The County's Energy & Home Weatherization Program is ongoing. Weatherization Programs provided 61 low-income households with energy efficiency improvements in 2018. |
| 31 | Amend Zoning Ordinance to permit mixed use development within Commercial zones by right, subject to standards that encourages compact urban form, access to non-auto transit, and energy efficiency. Government Code Section 65583.2 [Policy HO-1.8] | One Year | Completed. In 2017, El Dorado County was recognized with the Award of Excellence in Urban Design from the American Planning Association, California Sacramento Valley Section Chapter, for its Mixed Use Design Manual adopted by the Board of Supervisors on 12/15/15. |
| 32 | As part of the Zoning Ordinance update, comply with Health and Safety Code Section 17021.6 and encourage agricultural employee housing. [Policies HO-1.3 and HO-1.21] | One Year | Completed. |
| 33 | Continue to make rehabilitation loans to qualifying very low and low income households. [Policies HO-2.1 and HO-3.12] | Ongoing | Completed and ongoing as funding allows. |

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 |
| 34 | Economic analysis for all 50+ unit residential developments to ensure that appropriate public services and facilities fees provide necessary public facilities and services to the project. [Policies HO-1.25 and HO-1.26] | One Year | Ongoing. Analysis of individual projects is ongoing as needed. Model study for analysis of potential fiscal impacts initiated. Evaluation of a funding program for economic analysis of affordable housing projects in progress. |
| 35 | Analyze anticipated lower trip generation and traffic benefits of a variety of housing types to determine if a reduction of TIM fees can be accomplished. [Policy HO-1.25] | Annually | Completed and ongoing. The County completed a Major 5-Year Traffic Impact Mitigation (TIM) Fee Program update in December 2016 providing fee reductions in several areas of the county effective 2/13/17. The Board of Supervisors adopted a minor Traffic Impact Mitigation Fee Update 12/12/17. |
| 36 | Explore options to expand the TIM 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] | Two Years | In progress. The County removed Traffic Impact Mitigation (TIM) fee for all second dwelling units. Ordinance 5045, adopted 12/6/16, and effective February 2017. |
| 37 | Explore options that will encourage and assist in the retention and rehabilitation of rental housing stock to conserve the rental stock. [Policies HO-2.3 and HO-2.4] | Two Years | In progress. Code Enforcement activity is ongoing. |
| 38 | Fair Housing - Continue to refer people who suspect discrimination in housing to the appropriate agency or organization for help. Continue to distribute fair housing information as a part of its housing programs. [Policy HO-1.23] | Two Years | Completed and ongoing. |

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 |
| 39 | Identify funding sources to preserve at-risk units and identify qualified entities who are interested in purchasing government-subsidized multifamily housing projects. | Ongoing | Completed and ongoing. Strategy developed by HUD and USDA Rural Development is in place and administered by County to assist organizations in preserving subsidized housing units. |
| 40 | As part of the Zoning Ordinance Update, ensure that the permit processing procedures for transitional and supportive housing do not conflict with Government Code Section 65583. [Policies HO-1.3 and HO-4.5] | One Year | Completed. |

General Comments:

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 25 §6202)

Jurisdiction COUNTY OF EL DORADO **Not applicable.**
Reporting Period 2018 (Jan. 1 - Dec. 31)

| Table E | | | | | | | | |
|----------------------------------------------------------------------|----------------|---------------|----------------------------------------|-----|----------|----------------|---------------------------------------------|--------------------------------------------|
| Commercial Development Bonus Approved pursuant to GC Section 65915.7 | | | | | | | | |
| 1 | | | 2 | | | | 3 | 4 |
| Project Identifier | | | Units Constructed as Part of Agreement | | | | Description of Commercial Development Bonus | Commercial Development Bonus Date Approved |
| APN | Street Address | Project Name* | Very Low | Low | Moderate | Above Moderate | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| Total ▶▶ | | | 0 | 0 | 0 | 0 | | |

*Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction COUNTY OF EL DORADO

Reporting Period 2018 (Jan. 1 - Dec. 31)

| Table F | | | | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|-----------------|------------|-------------|-----------------------------------------------------------------------------------------------------------------------------|
| Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to GC Section 65583.1(c)(1) | | | | | |
| Please note: This table is optional. Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1). Contact HCD at APR@hcd.ca.gov for more information. | | | | | |
| Activity Type | Affordability by Household Incomes | | | | The description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1 |
| | Extremely Low-Income* | Very Low-Income | Low-Income | TOTAL UNITS | |
| Rehabilitation Activity | | | | 0 | Not applicable. |
| Preservation of Units At-Risk | | | | 0 | Not applicable. |
| Acquisition of Units | | | | 0 | Not applicable. |
| Total Units by Income | 0 | 0 | 0 | 0 | |

*Note: This field is voluntary