

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction County of El Dorado
Reporting Period 1/1/2016 - 12/31/2016

Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: 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)

Activity Type	Affordability by Household Incomes				(4) 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	
(1) Rehabilitation Activity				N/A	20 year affordability
(2) Preservation of Units At-Risk				N/A	55 year affordability - Multifamily
(3) Acquisition of Units				N/A	40 year affordability
(5) Total Units by Income	0	0	0		

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. - 4 Units ²	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	0	0	0	0	12	12	County does not meet Urban definition
No. of Units Permitted for Above Moderate	656	0	0	0	0	656	

* Note: This field is voluntary

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Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.			2014	2015	2016	2017	2018	2019	2020	2021		Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8			
Very Low	Deed Restricted	1,086	1									1	1,085
	Non-deed restricted												
Low	Deed Restricted	762	57	8	5							70	648
	Non-deed restricted			10	34							44	
Moderate	Deed Restricted	823											798
	Non-deed restricted		13		12							25	
Above Moderate		1,757	343	656	656							1,655	102
Total RHNA by COG. Enter allocation number:		4,428											
Total Units ▶ ▶ ▶			414	674	707							1,795	2,633
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶													

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

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Table C
Program Implementation Status

Program Description (By Housing Element Program Names)		Housing Programs Progress Report - Government Code Section 65583. 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.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation	
1	HO-2013- 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	HO-2013- 2	Consider to amend 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 December 15, 2015, as part of Zoning Ordinance Update approved by Board of Supervisors. Multi-family density was retained at 24 units.
3	HO-2013- 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	HO-2013- 4	Revised facility plans; extension of services to underserved areas of the County. [Policies HO-1.5 and HO-1.26]	Annually	Completed and ongoing. Reviewed annually with update of Capital Improvement Program (CIP). Completed Major Five-Year CIP update in 2016
5	HO-2013- 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	HO-2013- 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	HO-2013- 7	Develop and adopt an incentive-based Oak Woodland Management policy for affordable housing. [Policies HO-1.3 and HO-1.18]	Two Years	In Progress. Included in the General Plan Biological Resources Policy Update and Oak Woodland Management policy, now known as the Oak Resources Management Plan project with estimated completion in 2017.
8	HO-2013- 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	HO-2013- 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	In progress. County is in the process of updating Ordinance 5049 amending in its entirety Chapter 110.32, Ordinance 4542, of the El Dorado County Ordinance Code pertaining to private sewage disposal systems.

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10	HO-2013- 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.
11	HO-2013- 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	HO-2013- 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	HO-2013- 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-	One Year	In progress. The County has developed a "Fast-Tracking" process (priority status) for projects that include Affordable Housing units.
14	HO-2013- 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 in December 2015 (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 (per Measure HO-2013-14).
15	HO-2013- 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.
16	HO-2013- 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	HO-2013- 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	HO-2013- 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 December 15, 2015, 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).

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19	HO-2013- 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.
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20	HO-2013- 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 August 30, 2016.
21	HO-2013- 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 pursues applicable funding opportunities as they become available.
22	HO-2013- 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 issued 355 HCV in 2015. The County PHA temporarily opened the wait list in October 2016.
23	HO-2013- 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. Draft policy under review.
24	HO-2013- 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.
25	HO-2013- 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.
26	HO-2013- 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	HO-2013- 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.

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28	HO-2013- 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	HO-2013- 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.
30	HO-2013- 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. In 2016 there were 2101 permits finalized for home solar systems. Energy & Home Weatherization Program ongoing. Weatherization Programs provided 175 low income households with energy efficiency improvements in 2016.
31	HO-2013- 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.
32	HO-2013- 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.

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33	HO-2013- 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. County adopted HCD approved CDBG Program Income Reuse Plan for housing programs including rehabilitation loans on August 30, 2016.
34	HO-2013- 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	In progress. Model study for analysis of potential fiscal impacts initiated. Evaluation of a funding program for economic analysis of affordable housing projects in progress. Analysis of individual projects is ongoing as needed.
35	HO-2013- 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	In progress. County completed a Traffic Demand Model update project in 2014 and Major 5-Year TIM Fee Program update in December 2016. Preliminary indicators favor fee reductions in several areas of the county. New TIM Fee structure effective 2/13/17.
36	HO-2013- 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. County intends to remove Traffic Impact Mitigation (TIM) fee for all second dwelling units. Ordinance 5045, adopted 12/6/16, to take effect in February 2017.
37	HO-2013- 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	HO-2013- 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.
39	HO-2013- 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	HO-2013- 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: