EL DORADO COUNTY

2008 HOUSING ELEMENT

Revised Draft

~~August 18~~January 26, 2008~~9~~

ATTACHMENT 3

Contents

List of Tables

List of Figures

EL DORADO COUNTY GENERAL PLAN
HOUSING ELEMENT

Section 1: Introduction

This Housing Element embodies El Dorado County's plan for addressing the housing needs of residents of unincorporated areas of the county through June 2013. The element was cooperatively prepared by the El Dorado County Development Services and Human Services Departments, with vital assistance from the Sacramento Area Council of Governments (SACOG) and Tahoe Regional Planning Agency.

The State Department of Housing and Community Development (HCD) must review and the El Dorado County Board of Supervisors must independently approve this Housing Element. Once approved, the element becomes part of the County's General Plan.

This element is divided into five sections plus two appendices, as follows:

- Section 1: Introduction
- Section 2: Housing Assessment and Needs
- Section 3: Housing Constraints
- Section 4: Housing Resources and Opportunities
- Section 5: Housing Goals, Policies, and Implementation Program

Appendix A contains an evaluation of the previous Housing Element and Appendix B contains the residential land inventories.

Regulatory Framework

Housing element law, enacted in 1969, mandates that local governments adequately plan to meet the existing and projected housing needs of all economic segments of the community. Specifically, the law states that counties and cities must prepare and implement housing elements that, along with federal and state programs, will help the state attain the following housing goal:

> The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every Californian, including farmworkers, is a priority of the highest order. (*Government Code* §65581[a])

The law recognizes that each locality is best capable of determining what efforts are required to contribute to the attainment of the state housing goal, provided such a determination is compatible with the state housing goal and regional housing needs.

The Legislature recognizes that in carrying out this responsibility, each local government also has the responsibility to consider economic, environmental, and fiscal factors; community goals set forth in its general plan; and to cooperate with other local governments and the state in addressing regional housing needs. Housing policy in the state rests largely upon the effective implementation of local general plans and, in particular, local housing elements.

Pursuant to state law, each county governing body is required to adopt a comprehensive, long-term general plan for the physical development of the county. General plans are mandated to require seven elements, one of which is the housing element. Housing elements must be updated once every five years.

Contents and Organization of the Element

State law (*Government Code* §65583) requires that housing elements include:

A. **Housing Needs Assessment and Quantified Objectives:** California law requires that HCD project statewide housing needs and then allocate the statewide need to each region in the state. Housing and Community Development provided the regional data to the Sacramento Area Council of Governments (SACOG), which distributed the Regional Housing Needs Determination (RHND) to cities and counties within the SACOG region.

   El Dorado County must independently assess existing housing needs within the community through analysis of population characteristics, housing conditions, and special housing needs (e.g., disabled, elderly, homeless populations).

   After the needs assessment is complete, the County must develop quantified objectives for new construction, rehabilitation, and conserved units by income category (i.e., very low, lower, moderate, and above moderate) to make sure that both the existing and the projected future housing needs are met, consistent with the County's share of the regional housing needs allocation.

B. **Site Inventory Analysis:** The County must compile relevant information on the zoning, acres, density ranges, availability of services and infrastructure, and dwelling unit capacity of sites that are suitable for residential development within the planning period.

C. **Governmental and Nongovernmental Constraints:** The County must identify and analyze impediments to the development of housing for all income levels.

D. **Review of the Previous Housing Element:** The County must review the actual results of the goals, objectives, policies, and programs adopted in the previous housing element, and analyze the differences between what was projected and what was achieved.

E. **Housing Goals and Objectives:** The County must develop housing programs and quantified objectives that meet local housing goals and fulfill HCD requirements.

Background

The County's previous Housing Element was adopted by the Board of Supervisors on July 19, 2004, but not certified by HCD due to the finding that the County's Housing Element had not addressed the impacts or included specific measures to mitigate the impacts of Measure Y, now Policy TC-Xa(4). The 2004 Housing Element addresses regional housing needs for the period 2003-2008, as allocated by the Sacramento Area Council of Governments (SACOG). Pursuant to state law, the County is scheduled to adopt a new Housing Element by July 2008. The cities of South Lake Tahoe and Placerville are on the same schedule for completion of their updated Housing Elements.

Housing Responsibility in El Dorado County

Several County departments and approving bodies are responsible for ensuring implementation of the Housing Element. The El Dorado County Housing Authority, which is part of the Department of Human Services, provides housing assistance through a number of programs. The County Housing Authority also provides housing assistance to the residents of the cities of Placerville and South Lake Tahoe. The Planning Services Department reviews and applies County regulations to housing development proposals. The Building Services Department, Environmental Management Department, and Department of Transportation work with Planning Services to ensure that homes are built safely and in a manner consistent with applicable codes and regulations. Finally, the Board of Supervisors, Planning Commission, and Zoning Administrator make decisions regarding the location and extent of housing, consistent with the General Plan and County Code.

Regional Housing Needs Plan

The state initiates housing element cycles by calculating statewide housing needs. The Department of Housing and Community Development evaluates the overall need and distributes regional needs to Councils of Governments representing various regions (or counties) of the state. The Councils of Governments then allocate housing needs to jurisdictions that they represent. As noted above, El Dorado County is a member of SACOG, which acts as the Council of Government for a six-county region (Sacramento, Yolo, Yuba, Placer, Sutter, and El Dorado Counties).

Consistent with state law (*Government Code* §65584), SACOG prepared and adopted a Regional Housing Needs Plan (RHNP) in 2007, which was then revised in February 2008. The 2007/08 RHNP allocates, by jurisdiction, the "fair share" of the region's projected housing needs by household income group through 2013. The RHNP also identifies and quantifies existing housing needs for each jurisdiction, including unincorporated El Dorado County. The 2007/08 RHNP replaces El Dorado County's allocation as outlined in SAGOG's 2002 RHNP. As it developed regional needs, SACOG considered factors such as market demand for housing, employment opportunities, availability of suitable sites and public facilities, loss of existing affordable units, and special housing needs. The Department of Housing and Community Development provides guidelines for preparation of the plans, and ultimately certifies the plans as adequate.

The major goal of the RHNP is to assure a fair distribution of housing targets among cities and counties so that every community provides an opportunity for a mix of housing affordable to all of its economic segments. SACOG has distributed the unincorporated El Dorado County RHNA by "East Slope" (Tahoe National Forest Area and Lake Tahoe Basin) and "West Slope."

Income Levels Used in This Document

Throughout this element, housing affordability is addressed in terms of five income levels: extremely low, very low, low, moderate, and above moderate. These are defined as:

- Extremely Low: households with incomes that do not exceed 30 percent of the area median family income (MFI).
- Very Low: households with incomes that do not exceed 50 percent of the area median family income (MFI).
- Lower: households with incomes greater than 50 percent but no more than 80 percent of the MFI.

- Moderate: households with incomes greater than 80 percent but no more than 120 percent of the MFI.
- Above Moderate: households with incomes greater than 120 percent of the MFI.

Throughout this document, references to "low income" mean the extremely low, very low and lower income groups combined.

Because low-income households are severely limited in their ability to pay for housing, they typically need to rely on high-density or multifamily housing. In many cases, low-income households need subsidized housing due to the gap between what they can afford and the cost of market-rate housing. A detailed discussion of housing affordability is in Section 2 under "Housing Affordability."

Public Participation

Opportunities for residents to provide input on housing issues and ~~to~~ recommend strategies is critical to the development of appropriate and effective housing programs. In order to facilitate this process, six~~eight~~ public workshops were held in January 2008, and Planning Commission and Board of Supervisors workshops were held in February and March 2008. ~~one public hearing were held during the development of the Housing Element and~~ I~~-~~input was solicited from all economic groups through outreach to individuals and organizations that play a key role in providing local housing opportunities and social services. To notice these meetings, the County published legal notices in county newspapers, sent notices to persons who indicated that they wanted to be noticed, and posted announcements on the County website, and at county offices, libraries, and community centers.

All of the workshops were to inform the community of State Housing Law requirements, to gather information on existing conditions, and to discuss local concerns. A presentation was made at each meeting detailing each of these items. One of these workshops was held in South Lake Tahoe to discuss housing issues of particular concern in the Lake Tahoe Basin. The other workshops were held in Placerville, Greenwood, El Dorado Hills, Cameron Park, and Somerset. Verbal comments were recorded at the meetings, and written comments were also received.

In March 2008, the draft housing goals and policies were released to the public and posted on the County website. Hearings to receive comments on the proposed goals and policies were held before the El Dorado County Planning Commission on March 27, 2008 and the Board of Supervisors on April 1, 2008.

All of the input received at the workshops and at the hearings has been considered and incorporated into the Housing Element, where appropriate. A summary of public input received in writing and verbally at the workshops is available to the public ~~found~~ on the County website at http://www.co.el-dorado.ca.us/planning/2008-2013HousingElementUpdate.html along with responses to major comments and questions.

Public outreach continued ~~will continue~~ throughout the completion and adoption of the element. ~~At least two additional public hearings will be scheduled before the Board of Supervisors (one on the Draft Housing Element, and one to adopt the Housing Element~~ F~~-~~following review by State HCD~~).~~, the Planning Commission recommended adoption of the Housing Element at a public hearing on June 26, 2008, and the Board of Supervisors adopted the Final Housing Element at a public hearing on July 1, 2008.

Consistency with General Plan

The Housing Element is one of seven mandatory elements of the El Dorado County General Plan that was last updated in 2004. The purpose of the Housing Element is to support and increase the supply of housing affordable to lower income households by providing guidance in the development of future plans, procedures, and programs and by removing governmental constraints to housing production. To this end, the Housing Element has detailed goals, policies, and specific measures. However, under state law, the entire general plan is required to be "internally consistent" meaning that all elements of the plan have equal legal status and no policy within the General Plan can directly conflict with another. Without consistency, the General Plan cannot effectively serve as a guide to future development.

The Housing Element is closely related to development policies contained in the Land Use Element, which establishes the location, type, intensity and distribution of land uses throughout the county. The Land Use Element determines the number and type of housing units that can be constructed in the various land use districts. Areas designated for commercial and industrial uses create employment opportunities, which in turn, create demand for housing.

External factors affect the adequacy of housing, including the quality of public services, aesthetics and visual characteristics, and proximity to related land uses. For example, the location of housing determines the extent of school, park, library, police, fire and other services associated with housing. The Housing Element builds upon the other General Plan Elements and is consistent with the policies and proposals set forth by the Plan.

Section 2: Housing Assessment and Needs

This section includes discussions regarding population characteristics, employment, income, special needs groups, housing stock characteristics, housing cost and affordability, and projected housing needs.

Population Characteristics

The U.S. Census Bureau estimates that the population of the unincorporated areas of El Dorado County was 123,080 on April 1, 2000. A comparison of the 1990 and 2000 Census data (Table HO-1) shows that the population of the unincorporated part of the county grew 28 percent during that ten-year period (the overall population of the County increased by 24 percent). From April 1, 2000 to January 1, 2007, the California Department of Finance estimates that the unincorporated County grew an additional 18 percent, to 144,733. According to 2000 Census data for all areas of all California counties, El Dorado County had the eighth highest increase in overall California county population between 1990 and 2000. The California Department of Finance (DOF) ranks El Dorado County 30th (out of 58 counties) in population (State of California Department of Finance 2007).

Table HO-1
Comparison 1990, 2000 and 2007 Population

	1990	2000	2007	% Change 1990-2000	% Change 2000-2007
Population, Entire County	125,995	156,299	178,674	24%	14%
Population, Unincorporated County	96,054	123,080	144,733	28%	18%

Source: U.S. Census Bureau: Table P1 (Total Population) for the 1990 and 2000 Census counts (2001).
2007: Department of Finance, Table E-1 (City/County Population Estimates)

The results of the 2000 Census report that the residents of unincorporated El Dorado County lived in 45,528 housing units. Persons per household is determined by dividing the total number of occupied housing units by the population; the 2000 average countywide household size (persons/occupied unit) was 2.63. The number is slightly higher in renter-occupied units, at 2.73. In the unincorporated areas only, the average household size was 2.70 persons/occupied unit.

Population Projections

In March 2002, Economic & Planning Systems (EPS) completed a detailed land use forecast for the West Slope of El Dorado County (Economic & Planning Systems, Inc. 2002). Economic & Planning Systems estimates that, based on market research, historical growth patterns, and SACOG projections, El Dorado County could be home to an additional 78,000 persons by 2025. Table HO-2 summarizes the EPS population projection. According to the EPS projection, it is expected that the West Slope population would increase 64 percent between 2000 and 2025.

Table HO-2
Population Forecast for the West Slope of El Dorado County[1]

	Year			
	2000[2]	2010	2020	2025
Population	122,000	153,000	185,000	200,000
Increase from previous period	26,000	31,000	32,000	15,000
Average annual growth from previous period	2.4%[3]	2.3%	1.9%	1.6%

Notes:
1 Excludes the Tahoe Basin
2 At the time the EPS report was being prepared, the final 2000 Census data were not available. The population number indicated here was based on early Census estimates.
3 Based on a 1990 population of 96,000.
Source: Economic and Planning Systems, Inc.: El Dorado County Land Use Forecasts for Draft General Plan (2002).

Based on projections by the Tahoe Regional Planning Agency (TRPA), the El Dorado County portion of the Tahoe Basin (which includes the City of South Lake Tahoe) is expected to grow at a rate of 0.04 percent per year between 2000 and 2010, from 31,514 to 32,793 persons (Tahoe Regional Planning Agency 2002). If the growth rate remains steady through 2025, then the El Dorado County portion of the Tahoe Basin would be home to an additional 3,151 persons between 2000 and 2025.

Households: Age, Race and Ethnicity

According to the 2000 Census (U.S. Census Bureau 2001a), there are 123,080 individuals and 45,526 households in unincorporated areas of El Dorado County. According to the California Department of Finance, the unincorporated County population had increased to 144,733 by 2007. Table HO-3 summarizes the demographics of households in unincorporated El Dorado County. Statistics for different types of families are also displayed.

The age distribution in unincorporated El Dorado County is illustrated in Figure HO-1. Data are shown from 1990 and 2000. Populations in most age categories have increased in the ten years, although the county's "25 to 34" decreased. The largest age group in El Dorado County and the State of California in 2000 was "35 to 44." The "45 to 54" group has increased most dramatically, by more than 10,000 residents. These data indicate that the county's median age is increasing.

Figure HO-2 displays the age of the householder in owner-occupied units. In 1990, 54.9 percent (12,035 households) of the householders in owner-occupied units in unincorporated areas of the county were between the ages of 15 and 44. In 2000, that percentage decreased to 32.1 percent (12,135 households).

Table HO-3
2000 Census Unincorporated County Demographics

	Number	%
Population	123,080	100%
Race: White	113,619	92%
Race: Black or African American	871	0.7%
Race: American Indian or Alaskan Native	1,193	1.0%
Race: Asian	1,589	1.3%
Race: Native Hawaiian or Other Pacific Islander	168	0.1%
Race: Other	1,858	1.5%
Race: Two or More Races	3,701	3.0%
Hispanic or Latino Origin, Regardless of Race	6,728	5.5%
Total Number of Housing Units in the County	53,036	
Number of Households (Occupied Housing Units)	45,528	
Population Living in Households	122,330	
Average Household Size (persons)	2.7	
Number of Families	35,465	
Population in Families	109,351	
Average Family Size (persons)	3.03	
Married Couple Family Households	30,621	
With Children Under 18 Years of Age	13,185	
Other Family Households	4,844	
With Children Under 18 Years of Age	2,973	
With Female Householder (no husband present) and Children Under 18	2,063	
Nonfamily Households	2,309	
With Children Under 18 Years of Age	169	
With Female Householder (no husband present) and Children Under 18	44	
Households with One or More People 65 Years of Age or Older	15,590	
Householder is 65 Years of Age or Older	6,362	

Definitions:

- A *householder* is the person, or one of the people, in whose name the home is owned, being bought, or rented.
- A *family* is a group of two or more people who reside together and who are related by birth, marriage, or adoption. A *family householder* is a householder living with one or more people related to him or her by birth, marriage, or adoption. The householder and all people in the household related to him are family members. A *nonfamily householder* is a householder living alone or with nonrelatives only.
- *Other family* includes single parent families, stepfamilies, and subfamilies.

Source: U.S. Census Bureau: Census 2000, *Summary File 3* (August 2002).

Figure HO-1 displays the age of the householder in renter-occupied units. Generally, fewer people over 65 are shown as the householder in renter-occupied units as compared to owner-occupied units.

Figure HO-1
Age Breakdown, 1990 and 2000

Source: U.S. Census Bureau: Census 1990, *Summary File 3* (1990); Census 2000, *Summary File 2* (January 2002).

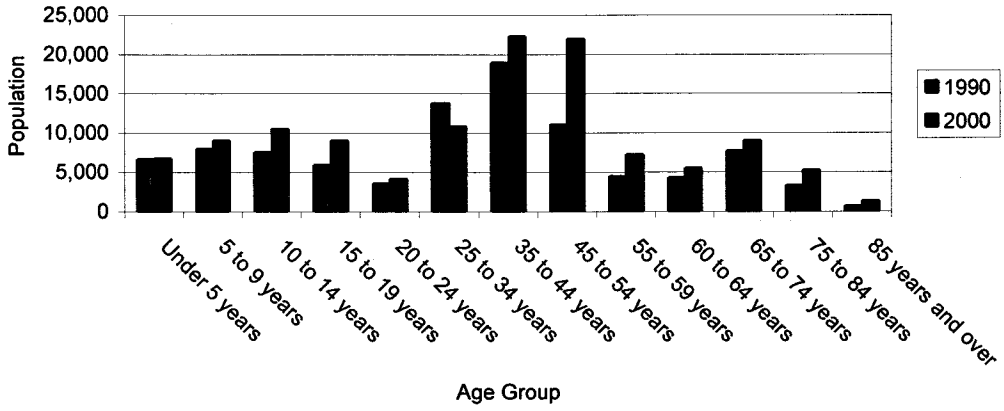
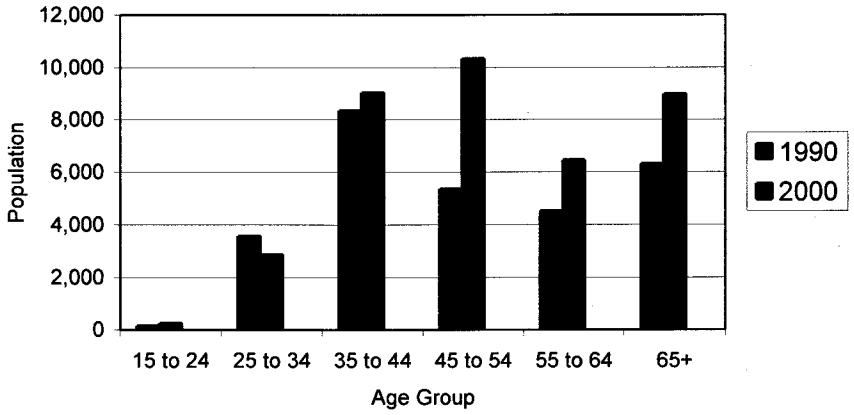
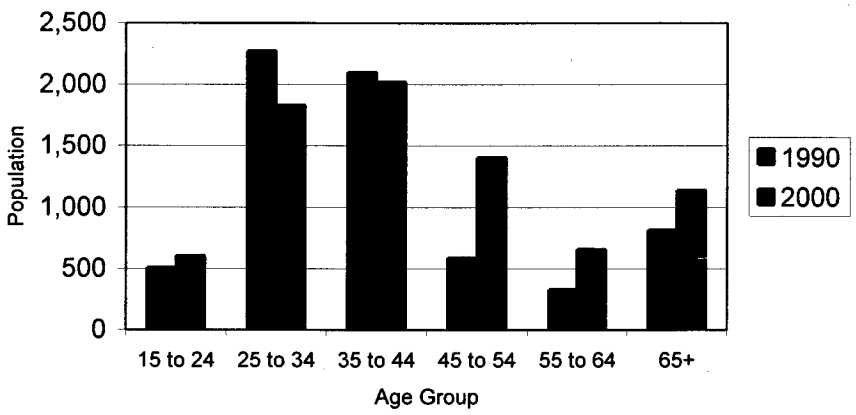


Figure HO-2
Age of Owner-Occupied Householder



Source: U.S Census Bureau: Census 1990, *Summary File 3*; Census 2000, *Summary File 3* (August 2002).

Figure HO-3
Age of Renter-Occupied Householder



Source: U.S. Census Bureau: Census 1990, *Summary File 3*; Census 2000, *Summary File 3* (August 2002).

Employment

The State of California Employment Development Department (EDD) reports that, in 2007, the civilian labor force in all of El Dorado County totaled 95,600 workers (State of California Employment Development Department 2007). "Labor force" is defined as all civilians 16 years of age or older living in the geographical area who are working or looking for work; it is the sum of employed and unemployed. Individuals that are part of the labor force may work in or outside of El Dorado County. Table HO-4 summarizes the 2007 labor force data.

Table HO-4
El Dorado County 2007 Annual Average Monthly Labor Force

Labor Force: Total	95,600
Employment	90,000
Unemployment	5,600
Unemployment Rate	5.9%

Notes:
Data are not seasonally adjusted.
Data include unincorporated and incorporated areas of the county.
Source: State of California Employment Development Department Labor Market Information Division (2007).

In addition to tracking the labor force of California's counties, EDD also tracks industry employment data (Table HO-5). Data by industry is available through 2006. These data reflect jobs by place of work without regard to the residency of the employee (i.e., the individual working in the job may live in another county). The jobs of self-employed, unpaid family workers, or household employees are not included in the total.

Table HO-5
El Dorado County 2006 Annual Average Employment by Industry

Industry	Number of Jobs	% of All Jobs
Agriculture	316	0.6%
Goods Producing		
Natural Resources, Construction and Mining	5,692	10.8%
Manufacturing	2,319	4.4%
Service Producing		
Trade, Transportation and Public Utilities	7,800	14.8%
Financial Activities	3,478	6.6%
Professional & Business Services	7,325	13.9%
Government	9,591	18.2%
Leisure & Hospitality	7,694	14.6%
Education & Health Services	5,902	11.2%
Information	685	1.3%
Other Services	1,897	3.6%
TOTAL	52,700	100%

Note: Data include unincorporated and incorporated areas of the county.
Source: State of California EDD Labor Market Information Division (2007).

SACOG also tracks employment on the West Slope by defined Regional Analysis Districts (RADs). Table HO-6 shows percentages of employment by RAD in 1999.

Table HO-6
West Slope Employment by SACOG Regional Analysis District

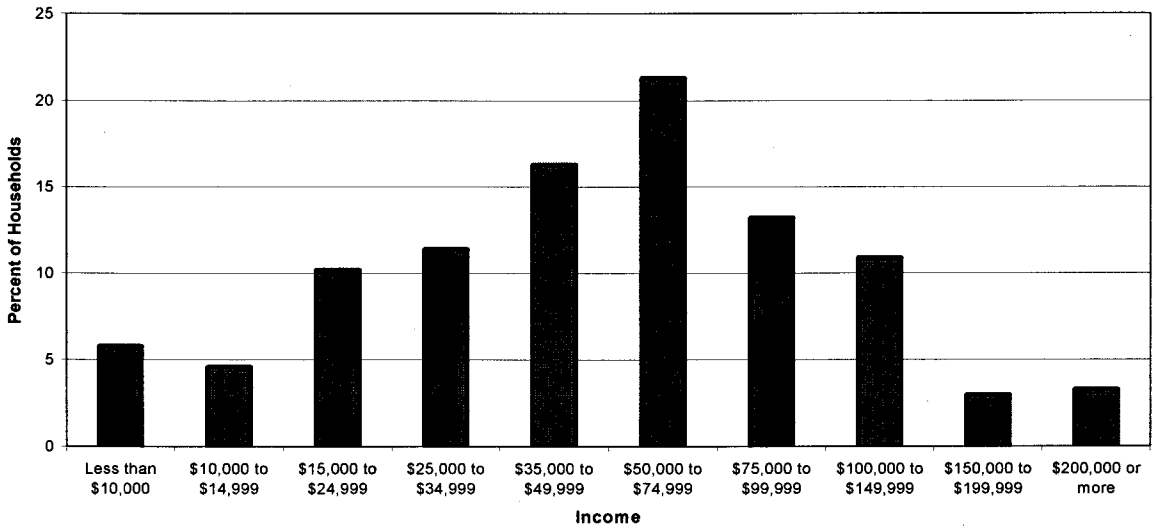
Regional Analysis District	1999 Jobs	% of Total Jobs[1]
El Dorado Hills (RAD 85)	6,082	20
Cameron Park-Shingle Springs (RAD 86)	4,953	16
Pilot Hill (RAD 87)	377	1
Coloma-Lotus (RAD 88)	525	2
Diamond Springs (RAD 89)	1,304	4
West Placerville (RAD 90)	4,459	15
South Placerville (RAD 91)	7,579	25
East Placerville (RAD 92)	1,003	3
Pollock Pines (RAD 93)	2,147	7
Mt. Aukum-Grizzly Flat (RAD 94)	377	1
Georgetown (RAD 95)	1,107	4
El Dorado High Country (RAD 96)	219	<1
TOTAL	30,132	

Note: [1] Total may not equal 100 percent due to rounding.
Source: Sacramento Area Council of Governments (SACOG) (2007).

Income

In January 2007, HCD reported that the 2007 area median family income for a four-person family in El Dorado County (and for all of the Sacramento metropolitan area, which includes Sacramento, Placer, and El Dorado Counties) was $67,200 (State of California Department of Housing and Community Development 2007). The Department of Finance reports that the 2005 per capita income for El Dorado County was $40,906, which is 111 percent of the California average. The average earnings per job in 2005 was $36,311.

Figure HO-4



1999 Distribution of Household Income for El Dorado County

Source: U.S. Census Bureau: Census 2000: demographic profiles 100 percent and sample data (2001).

Extremely Low-Income Households

Extremely low income households, those earning up to 30 percent of the area median household income, constitute 4,876 households, or approximately 8 percent of the households in El Dorado County.[1] For extremely low-income household, this results in an income of $20,160 or less for a four-person household or $14,100 for a one-person household. Households with extremely low-income have a variety of housing situations and needs. For example, most families and individuals receiving public assistance, such as social security insurance (SSO or disability insurance) are considered extremely low-income households. At the same time, a minimum wage worker could be considered an extremely low-income household with an annual income of $16,640 or less. The California minimum wage of $8.00 per hour falls within the extremely low-income category. Table HO-7 provides representative occupations with hourly wages that are within or close to the extremely low-income category.

[1] HUD Chas Data Book: http://socds.huduser.org/scripts/odbic.exe/CHAS/statetable.htm (data current as of 2000)

Table HO-7
Examples of Wages for Extremely Low-income Households in El Dorado County

Occupation Title	Mean Hourly Wage
Home Health Aides	$8.75
Food Preparation & Serving	$8.36
Maids & Housekeepers	$8.75
Manicurists & Pedicurists	$8.10
Farmworkers & Laborers	$8.10
Packers & Packagers (Hand)	$8.35
Parking Lot Attendants	$8.19
Ushers, Lobby Attendants & Ticket Takers	$8.12
Cashiers	$9.69

Source: Employment Development Department, Occupational Employment Projections 2004-2014 (Sacramento-Arden Arcade-Roseville MSA)

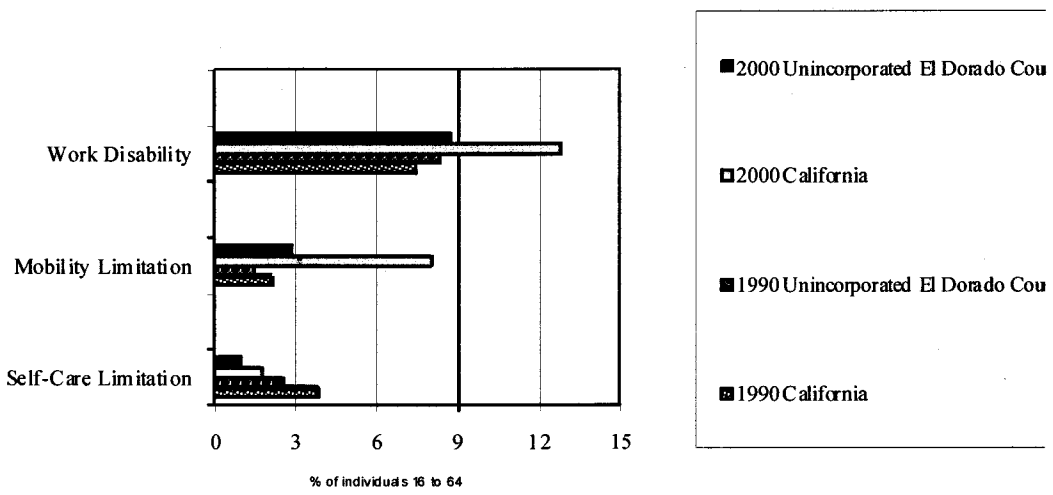
Special Needs Groups

This portion of the element identifies and discusses six groups in El Dorado County that require special housing needs: people with disabilities, seniors, agricultural employees, female heads of households, homeless persons, and large families and households. To build support for housing solutions, local participation needs to be at the very core of the process. The County attends regular monthly meetings held by several organizations (One Stop/Job One Partners, Golden Sierra Job Training Agency Youth Council, and MAAT (Multi Area Agency Team) to discuss all factors of special needs groups, including housing, employment as it relates to housing issues, and homelessness.

Disabled

The 2000 census recorded 7,870 persons aged 16 to 64 in unincorporated areas of El Dorado County who had a work disability, 2,569 who had mobility limitations, and 917 who had self-care limitations (Figure HO-5). The number with work disabilities increased by 2,834 persons from 1990. Mobility limitations increased by 1,651 persons from 1990. Self-care limitations decreased by 597 persons since 1990. Additionally, according to Census 2000, 1,437 households in unincorporated El Dorado County received Supplemental Security Income (SSI) from the federal government. Supplemental Security Income recipients represent persons that have lost a "major life activity," that is, they are severely disabled. One thing to note is that all of the above numbers do not represent thousands of others who also have special needs due to their height, weight, or a mental or temporary disability from injury or illness. Furthermore, it is also important to consider that at some point in everyone's life, ability to maneuver through the built environment will decrease.

Figure HO-5
Disabled as Percentage of the Population



Source: U.S Census Bureau: Census 1990, *Summary File 3*; Census 2000, *Summary File 3* (August 2002).

The housing needs of disabled persons vary depending on the nature and severity of the disability. Physically disabled persons generally require modifications to the housing units such as wheelchair ramps, elevators or lifts, wide doorways, accessible cabinetry, modified fixtures and appliances. If the disability prevents the person from operating a vehicle, then access to services and public transportation are also important. People with severe physical or mental disabilities may also require supportive housing, nursing facilities, or care facilities. If the severe physical or mental disability prevents individuals from working or limits their income, then the cost of housing and the costs of modifications can become even more of a concern. Because disabilities vary, this group does not congregate toward a single service organization, making it difficult to estimate the number of individuals and their specific needs. In addition, many disabled people rely solely on Social Security Income, which is insufficient to pay for market-rate housing.

There are several organizations in El Dorado County that serve disabled clients, such as Ride to Health, Aid to Families with Dependent Children (AFDC), Dial-A-Ride, In-Home Supportive Services, Tri-Visual Services, Association for Retarded Citizens of El Dorado County, Ride & Shine, Marshall Medical Support Services, Multipurpose Senior Service Program, Linkages Program, Public Guardian, Adult Protective Services, and Senior Nutrition Program. These groups all provide services to a clientele that have a wide variety of needs.

A growing number of architects and developers are integrating "universal design" principles into their buildings to increase the accessibility of the built environment to disabled persons. The intent of universal design is to simplify design and construction by making products, communications, and the built environment usable by as many people as possible without the need for adaptation or specialized design. Applying these principles to new construction in El Dorado County will increase the opportunities in housing for everyone. Furthermore, studies have shown the access features integrated into the design of new facilities in the early conceptual stages increase costs less than one-half of one percent in most developments.

The following are the seven principles of universal design as outlined by the Center for Universal Design (2002):

1. Equitable Use: The design is useful and marketable to people with diverse abilities.
2. Flexibility in Use: The design accommodates a wide range of individual preferences and abilities.
3. Simple and Intuitive: Use of the design is easy to understand, regardless of the user's experience, knowledge, language skills, or current concentration level.
4. Perceptible Information: The design communicates necessary information effectively to the user, regardless of ambient conditions or the user's sensory abilities.
5. Tolerance for Error: The design minimizes hazards and the adverse consequences of accidental or unintended action.
6. Low Physical Effort: The design can be used efficiently and comfortably with minimum fatigue.
7. Size and Space for Approach and Use: Appropriate size and space is provided for approach, reach, manipulation, and use regardless of user's body size, posture, or mobility.

Seniors

According to Census 2000 (2002c), the unincorporated portion of the county's population of persons 65 and older increased from 11,762 to 15,749 (33.9 percent) from 1990 to 2000. On a state level, the over 65 population increased 14.9 percent in the same ten-year period. In El Dorado County, a large number of senior households own their home. There were 8,951 senior owner households and 1,138 senior renter households in 2000. Additionally, 7.3 percent of the total households in El Dorado County are made up of seniors who live alone (U.S. Census Bureau 2002c).

Because seniors tend to live on fixed incomes dictated by Social Security and other retirement benefits, those who do not own their homes are significantly affected by rising housing costs. Also, while some seniors may prefer to live in single-family detached homes, others may desire smaller, more affordable homes with less upkeep, such as condominiums, townhouses, apartments, or mobile homes. As of 2007, nearly 87 percent of unincorporated El Dorado County's housing stock was made up of single-family detached homes[2], leaving only 15 percent of the housing stock for those who choose to or must live in other forms of housing.

Some seniors have the ability to continue driving well into their retirement; however, those who cannot or choose not to drive must rely on alternative forms of transportation. This includes not only buses and ridesharing programs, but also safe, "walkable" transit centers and neighborhoods that cater to pedestrians by providing well-lit, wide, shaded sidewalks and clearly marked crosswalks with longer signals at intersections.

There are several programs that serve the county's senior citizens; many of these programs serve disabled or otherwise underprivileged groups as well. Programs for seniors and their families and caregivers include the Legal Assistance for the Elderly, Family Caregiver Support, Home Energy Assistance, Multipurpose Senior Service, Linkages, Senior Nutrition, Elder ID, Senior Day Care, and Health Insurance Counseling and Advocacy programs.

[2] California Department of Finance, Report E-5

Agricultural Employees

For El Dorado County, the California *Migrant and Seasonal Farmworker Enumeration Profiles Study* (Larson 2000) estimated that there are 444 migrant and 515 non-migrant seasonal farmworkers. This represents less than one percent of non-migrant seasonal and migrant farmworkers statewide.

Although the enumeration profiles study indicates that the population of seasonal farmworkers is relatively small, there is still a demand for agricultural employee housing in the county. The 2006 *Annual Crop Report* shows the biggest agricultural industries as timber ($29,443,403) and fruit and nut crops ($11,663,565). Fruit and nut production requires some agricultural employee labor. The County has limited channels to address the need for agricultural employee housing. These include Community Development Block Grant (CDBG) and Home Investment Partnership Program (HOME) funding and HCD grants (e.g., Joe Serna, Jr. Farmworker Housing Grant Program). Other organizations with local representation, such as the Rural Community Assistance Corporation, also offer agricultural employee assistance, and technical assistance and training for developers and agricultural worker housing sponsors.

Agricultural employee housing is allowed with a special use permit in the Agricultural (A), Exclusive Agricultural (AE), Planned Agricultural (PA), and Select Agricultural (SA) zoning districts. There are approximately 3,800 parcels (558,361 acres) zoned A, AE, PA, or SA countywide. Because most of the land zoned A is federally owned (U.S. Forest Service land), it is assumed that those lands zoned AE, PA, or SA could best accommodate agricultural employee housing. These lands total 1,446 parcels (80,142 acres). Of these, 1,042 parcels are greater than or equal to 10 acres; a minimum of 10 acres must be in agricultural production for agricultural employee housing to be built (El Dorado County Zoning Ordinance Sections 17.36.080, 17.36.140, and 17.36.240). This number of potentially available parcels is adequate to meet the housing needs for agricultural employees in El Dorado County. In addition, efforts to provide affordable housing generally and rental housing specifically will help address the housing needs of this group.

Health and Safety Code Section 17021.6 states that "no conditional use permit, zoning variance, or other zoning clearance shall be required of employee housing that serves 12 or fewer employees and is not required of any other agricultural activity in the same zone." The County has proposed Measure HO-28 to ensure that agricultural employee housing permitting procedures are in compliance with Health and Safety Code 17021.6 and that the procedures encourage and facilitate agricultural employee housing development.

Female Heads of Household

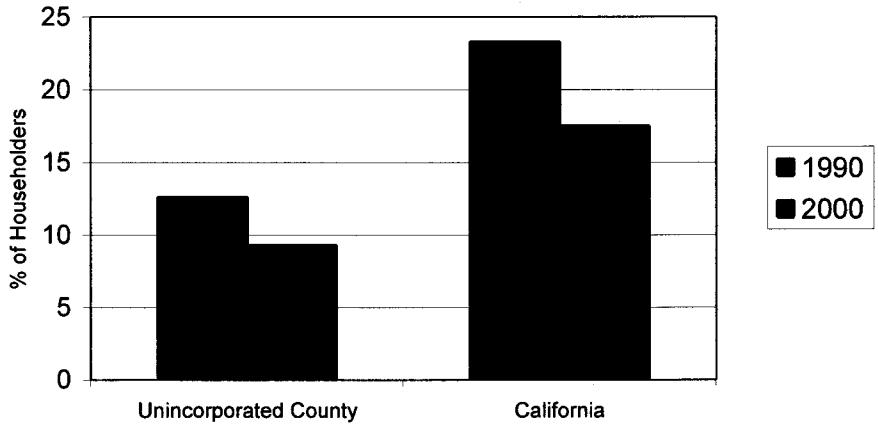
El Dorado County, and the state as a whole, experienced a decrease in single female households from 1990 to 2000. In 1990 there were 3,510 single female households, which decreased to 3,293 in 2000 (see Table HO-8~~Table HO-8~~~~Table HO-7~~ and Figure HO-6).

Table HO-8
Single Female Heads of Households

Geographical Area	Total Households	Total Single Female Householders	With Related Children Under 18
Unincorporated El Dorado County	35,465	3,293	2,224
California	7,985,489	1,401,078	954,733

Source: U.S. Census Bureau: Census 2000, *Summary File 3* (August 2002).

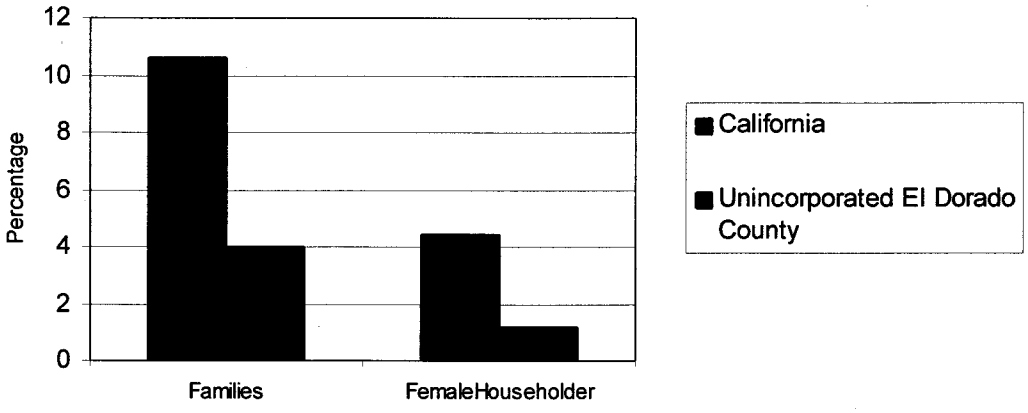
Figure HO-6
Percentage of Single-Female Head of Householders



Source: U.S. Census Bureau: Census 2000, *Summary File 3*; Census 1990, *Summary File 3* (August 2002).

Figure HO-7 compares poverty statistics for families and female householders in unincorporated areas of the county and in the state in 1999. The percentages in El Dorado County are significantly lower than the state figures.

Figure HO-7
Percentage of Families in Poverty, 1999



Source: U.S. Census Bureau: Census 2000, *Summary File 3* (August 2002).

Homeless and Other Groups in Need of Temporary and Transitional Affordable Housing

There are several definitions of homelessness. The U.S. Government Code (Title 42, Chapter 119, Subchapter 1, §11302) defines a homeless person as "an individual who has a primary residence that is in: (1) a publicly or privately operated shelter designed to provide temporary living accommodations; (2) an institution that provides a temporary residence for individuals intended to be institutionalized; or (3) a public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings."

Homeless individuals and homeless families rely on emergency shelters and transitional housing. An emergency shelter is a facility that provides shelter to the homeless on a limited, short-term basis. Although there are some organizations providing services to the homeless, El Dorado County has no permanent emergency homeless shelters. Transitional housing is typically defined as temporary housing (often six months to two years) for a homeless individual or family who is transitioning to permanent housing (or permanent supportive housing) or for youths that are moving out of the foster care system. The County does provide some transitional and permanent supportive housing in the form of group housing.

The State Department of Housing and Community Development estimates that the homeless population has topped 360,000 in California. About a third of the homeless consists of homeless families. During 2008, the County conducted two point-in-time homeless count and surveys with the assistance of local agencies, service providers, law enforcement, County employees and many community volunteers. The results are available online at http://www.co.el-dorado.ca.us/humanservices/continuumofcare.html. The results~~and~~ have provided the community with valuable information on the extent of homelessness, a better understanding of the unmet needs of the homeless and have also provided a useful educational tool for both community members and local

agencies. According to a count and survey of homeless persons conducted by the County in January 2008, preliminary data provided by HomeBase suggests that each year an estimated 418 people experience homelessness in El Dorado County.

In most cases, homelessness is a temporary circumstance, not a permanent condition. A more appropriate measure of the magnitude of homelessness is the number of homeless people at a specific point in time. The County has developed a Continuum of Care Stakeholders Committee that collaborates with many homeless service and housing programs, government agencies, community service organizations, non profit and faith-based groups and concerned citizens, with the goal of coordinating the homeless services currently provided in the County. This committee was formed on April 4, 2006 to develop a Continuum of Care Strategic Plan and continues to meet monthly to discuss the goals and progress of the Continuum of Care. The members of this committee are involved in a larger network within the community, participating on various boards, advisory committees and coalitions that address the needs of the homeless, as well as the needs of disadvantaged or "at risk" individuals in the County. This collaboration is used to obtain and share information, provide community education and to work collectively on homeless problems and solutions.

On June 15, 2007, the El Dorado County Continuum of Care Stakeholders committee applied to Housing and Urban Development (HUD) for Continuum of Care jurisdiction approval and Homeless Management Information System grant. This application was officially awarded and Continuum of Care approval on December 21, 2007. The next step in this process is to work on the 10-year Plan to End Chronic Homelessness The County and Stakeholders Committee will continue to apply for HUD funding awards annually, ensuring steps are taken to address homelessness in El Dorado County.~~The County proposes to work with the community and local organizations in order to understand and acknowledge that homelessness may be an issue in the community. The outcome of this partnership is increased support for homeless programs, community education, and a better understanding of the unmet need.~~

Many other groups are also in need of temporary and transitional affordable housing. The El Dorado County Community Action Agency believes that victims of domestic violence and at-risk or runaway youth should be priority populations in efforts to provide adequate affordable housing opportunities. The El Dorado County Community Action Agency has pointed out that the lack of affordable and/or subsidized housing prevents victims of domestic violence and their children from leaving violent situations. Lack of housing options and fear of escalating violence are recognized as the two primary reasons that victims of domestic abuse do not leave. Providing housing opportunities for these groups will reduce homelessness while ensuring that families move from crisis to safety within the community. These groups have been addressed in Policies HO-4.4, HO-4.5, and HO-4.6.

Residential shelters, transitional housing, and permanent supportive housing can be permitted as Community Care Facilities pursuant to the County Zoning Ordinance. Community Care Facilities are defined as "Any facility, place or building which houses more than six people and is maintained and operated to provide nonmedical residential care, day care or homefinding agency services for children, adults, or children and adults, including, but not limited to, the developmentally disabled, physically handicapped, mentally disordered, or incompetent persons." Currently, Community Care Facilities are allowed by right in the following districts, subject to the development standards of each:

- Commercial (C)
- Professional Office Commercial (CPO)
- Planned Commercial (CP)

Community Care Facilities are allowed subject to a special use permit in the following districts:

- Limited Multifamily Residential (R2)
- Multifamily Residential (RM)
- One-family Residential (R1)
- One-half Acre Residential (R-20,000)
- One-acre Residential (R1A)
- Single-family Two-acre Residential (R2A)
- Single-family Three-acre Residential (R3A)
- Estate Residential Five-acre (RE-5)
- Estate Residential Ten-acre (RE-10)
- Tourist Residential (RT)

Special use permits are discretionary, so environmental review pursuant to the California Environmental Quality Act and approval by the appropriate body (i.e., Zoning Administrator or Planning Commission) are necessary. Conditions of approval vary based on the specific nature of the proposal.

Community Care Facilities may be established on currently developed as well as undeveloped parcels. Table HO-9~~Table HO-9Table HO-8~~ summarizes the number of parcels, by zone district, assigned a designation that would allow a Community Care Facility either by right or subject to a s~~S~~pecial u~~U~~se p~~P~~ermit. The table is not intended to summarize where Community Care Facilities will be developed but rather how many parcels are currently zoned in a manner that could facilitate establishment of such facilities.

Table HO-9
Parcels Upon Which a Community Care Facility Could be Established, by Zone District

Zone District	Number of Parcels
Commercial (C)	738*
Professional Office Commercial (CPO)	55
Planned Commercial (CP)	334
Limited Multifamily Residential (R2)	440
Multifamily Residential (RM)	43
One-family Residential (R1)	22,710
One-half Acre Residential (R-20,000)	
One-acre Residential (R1A)	4,615
Single-family Two-acre Residential (R2A)	4,261
Single-family Three-acre Residential (R3A)	1,271
Estate Residential Five-acre (RE-5)	10,958
Estate Residential Ten-acre (RE-10)	7,874

Tourist Residential (RT)	69
*** As required by SB2, emergency shelters or transitional housing are allowed by right on most commercial zoned parcels. All parcels identified to allow for this use are located in Community Regions or Rural Centers were adequate services and facilities are available.**	
Note: Includes both currently developed and vacant parcels greater than 0.25 acres.	

Source: El Dorado County (2008).

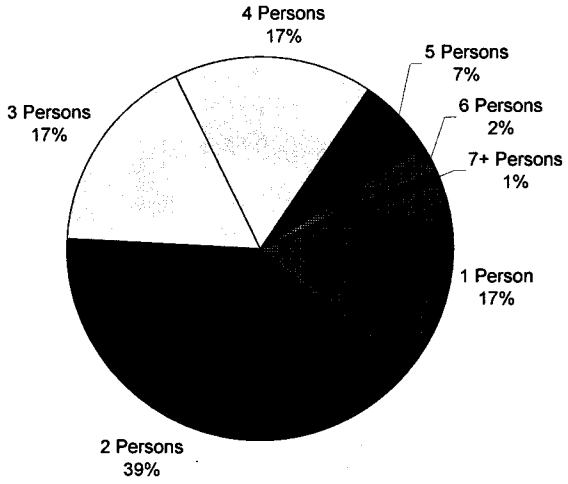
Implementation Measure HO-25 of this Housing Element includes direction to the County to review and revise its Zoning Ordinance to identify zone districts within which ~~temporary~~ emergency shelters or transitional housing may be established by right. The revision will ensure shelters are only subject to the same development and management standards that apply to other allowed uses within the identified zone; and will permit transitional and supportive housing as a residential uses of the same type in the same zone.

Large Families and Households

The State Department of Housing and Community Development defines large families and households as those having five or more members (2002c). The 1990 Census data indicate that the distribution of family size in El Dorado County did not change significantly between 1990 and 2000. According to the 2000 Census, 10 percent of family households in unincorporated El Dorado County were comprised of five or more persons. Of the large family households, 3,839 were owners and 765 were renters. When nonfamily households (single individuals or unrelated individuals living together) are added into the analysis, the percentage of large households in unincorporated areas remains at about 10 percent. Statewide the figures are much higher, 23 percent of family households (and 16 percent of all households) have five of more members. In El Dorado County, less than one percent of all nonfamily households have seven or more individuals. Figure HO-8 summarizes 2000 family size in unincorporated El Dorado County.

A review of Census data indicates that the percentages of large families in the county are not obviously weighted toward any identifiable ethnic group or toward the birthplace of householders (U.S. Census Bureau 2002b).

Figure HO-8
Distribution of Family Households by Size in Unincorporated El Dorado County



Source: U.S. Census Bureau: *Census 2000 Summary File 3* (August 2002).

Housing Stock Characteristics

Housing

The 2000 Census reported that the unincorporated portions of El Dorado County have 53,036 housing units (U.S. Census Bureau 2002). Of these, 45,501 (86 percent) were occupied. Table HO-10~~Table HO-10~~~~Table HO-9~~ summarizes housing unit occupancy. According to the El Dorado County Development Services Department, 12,488 units were added to the housing stock from 2000 to 2007, a 23.5 percent increase.

Table HO-10
Unincorporated El Dorado County 2000 Housing Unit Occupancy

	Number	Percent
Total Housing Units Available	53,036	
Occupied Housing Units	45,501	*86*
Owner Occupied	*37,838*	*71*
Renter Occupied	*7,663*	*14*
Vacant Housing Units	7,535	*14*
Number of Vacant Units for Seasonal, Recreational, or Occasional Use Only	*6,225*	*12*

Source: U.S. Census Bureau: Census 2000, *Summary File 3* (August 2002).

Because it encompasses extensive areas of National Forest land and a portion of the Lake Tahoe region, El Dorado County has a long history of the use of housing units for seasonal, recreational, or occasional use. According to the U.S. Census, the unincorporated portion of the county had 6,225 such units in 2000. Because these units are included in the vacancy figure but are generally not available for yearly rental or purchase, the true number of vacant units available for rent or purchase in the county is substantially lower than 7,535. The seasonal units present a housing challenge, particularly in the Tahoe Basin, which has the greatest concentration of unavailable units and a great need for affordable housing.

Housing Type

As shown on Table HO-11~~Table HO-11~~~~Table HO-10~~, in 1990 there were 43,820 housing units in the unincorporated areas of El Dorado County. By 2000, the number increased to 53,036 units, and to 65,777 units by 2007. Most of this increase was due to single-family construction. The number of 5+ unit structures increased by 950 from 2000 to 2007, as did the proportion of these types of units (up from 3.6 to 4.5 percent of the total number of units). During this same time period, 2- to 4-unit buildings increased in number but decreased in proportion of the total number of units. Mobile homes saw a decrease from 1990 to 2007 in their share of both number of units and percentage of total units.

Table HO-11
Housing Units by Type

	1990		2000		2007		Change
	Units	Percent[1]	Units	Percent	Units	Percent	1990 - 2007
Single Family	37,376	85.7	46,681	88.3	56,404	88.4	+ 19,028
2 to 4 Units	855	2.0	897	1.7	965	1.5	+ 110
5+ Units	1,297	3.0	1,912	3.6	2,862	4.5	+ 1,565
Mobile Homes	4,089	9.4	3,396	6.4	3,546	5.5	-3,546
Total	43,617	100	52,886	100	63,777		+20,160

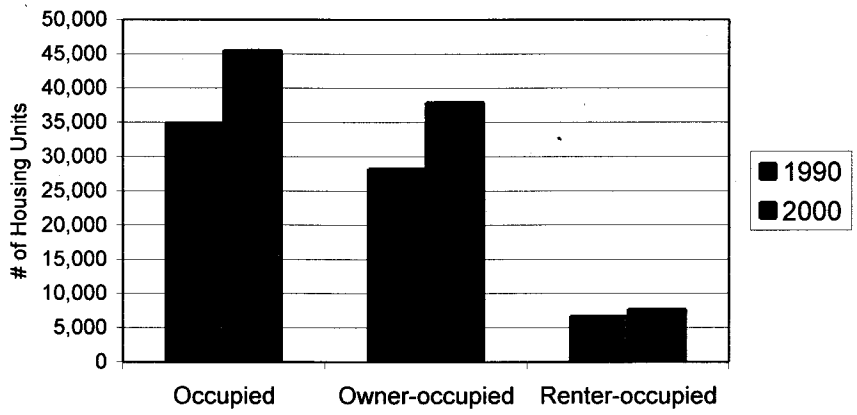
Notes: [1] Numbers may not add up to 100% due to rounding.
Source: U.S. Census Bureau: Census 1990, *Summary File 3* (1992); Census 2000, *Summary File 3* (August 2002); Department of Finance, Table E-5 (January 2007).
Source: U.S. Census Bureau: Census 2000, *Summary File 3* (August 2002).

Figure HO-9 shows the housing construction in unincorporated and incorporated areas of the county. The rate of construction has increased in the unincorporated parts of the county as compared to the 1950s. Despite the recent slowdown in residential building, the number of units constructed since 2000 were the highest in any seven-year period since 1970. From 2000 to 2007, El Dorado County estimates that an additional 12,488 dwelling units have been built in the unincorporated area, a 23.5 percent increase. The Department of Finance estimates that 10,741 units have been built during this same timeframe.

Tenure

The U.S. Census Bureau defines tenure as the distinction between owner-occupied and renter-occupied housing units. Figure HO-9 illustrates the changes in tenure from 1990 to 2000.

Figure HO-9
Changes in Tenure Since 1990



Source: U.S. Census Bureau: Census 2000, *Summary File 3* (August 2002).

Physical Housing Conditions

~~Table HO-11 shows the results of a survey on housing conditions in portions of El Dorado County by Connerly & Associates, Inc., in November 1995. The purpose of this survey was to rate the condition of the housing stock in older, more established areas of the county. The survey was conducted using "windshield" and walk-by survey techniques, keeping within the public rights-of-way, to assess the exterior physical condition of each housing structure. The survey included all single-family, multifamily, and duplex homes in the survey area.~~

~~The survey results indicated that 30 percent of housing in the survey area was substandard and in need of structural repair work in order for the dwelling to remain habitable. A small amount of the housing stock (less than one percent) was deemed not suitable for repairs. These results are similar to Placer County (Placer County Planning Department 2002). However, only 13 percent of the housing stock needs replacement or rehabilitation statewide (California Housing Law Project 2002). Although, since the time the survey was completed, land and home values have increased significantly and interest rates have dropped. Accordingly, many individuals have made improvements to their homes, as a result of additional equity and as a means to increase the resale value of their properties.~~

The County receives approximately 30 to 40 Code Enforcement Investigation Requests per month and takes appropriate enforcement actions, with health and safety violations receiving the highest priority. Due to the high case volume, required administrative and legal steps to investigate and remedy each violation, there is currently a 1,300-case backlog in the Code Enforcement system.[3]

The last survey of housing conditions in El Dorado County was conducted in 1995.[4] At that time, it was determined that 30 percent of the housing within older, more established areas of the county was substandard and in need of structural repair in order to remain habitable. A small amount of the housing stock (less than one percent) was deemed not suitable for repair. These results were similar to a Placer County housing conditions survey conducted in 2002. However, only 13 percent of the

[3] Building Services Pending Project Activity Report, October 1, 2006
[4] Connerly & Associates, November 1995

housing stock statewide is estimated to need rehabilitation or replacement (California Housing Law Project 2002). Since the time that the El Dorado County survey was completed, land and home values have increased significantly and interest rates have dropped. Accordingly, many individuals have made improvements to their homes, as a result of additional equity and as a means to increase the resale value of their properties.

Because the existing survey data on county housing conditions is thirteen years old, a new survey is warranted. Therefore, Implementation Measure HO-35 has been included to require a new housing conditions survey within two years following adoption of this Housing Element.

Table HO-12
Housing Conditions Summary

Survey Area	Communities in Survey Area	Units Surveyed	Standard	% of Total	Substandard Suitable for Repairs	% of Total	Not Suitable for Repairs	% of Total
1 North of US 50	Arroyo Vista, Auburn Lake Trails, Coloma, Cool, Garden Park, Garden Valley, Georgetown, Greenwood, Kelsey, Mosquito, Pilot Hill, Rescue	1,585	1,405	89%	176	11%	4	<1%
2 Eastern Slope of Sierra Nevada	Meyers	706	452	64%	254	36%	0	0%
3 East of SR 49 and south of US 50	Grizzly Flat, Mt. Aukum, Newtown, Pleasant Valley	358	296	83%	60	17%	2	<1%
4 US 50 corridor east of Placerville	Camino, Camino Heights, Cedar Grove, Pollock Pines, Smith Flat	2,200	1,359	62%	828	38%	13	<1%
5 Along SR 49 and south of US 50	Deer Park, Diamond Springs, El Dorado, Frenchtown, Latrobe, Shingle Springs	843	499	59%	340	40%	4	<1%
	TOTAL	5,692	4,011	70%	1,658	30%	23	<1%

~~The following definitions were used during the survey to identify "standard," "substandard-suitable for rehabilitation," and "substandard-not suitable for rehabilitation."~~

~~**Standard.** Structural components appear to be in acceptable condition based on an exterior examination of the roofline, wall alignments, foundation, window and door opening, and electrical and plumbing connections (structural integrity). The structure appears acceptable for the purposes of habitation and intended use (structural condition).~~

~~**Substandard Suitable for Repairs.** One or more structural components appear substandard, as evidenced by a sagging roofline, walls out of plumb, sagging foundation, or displaced foundation elements, door and/or window openings out of alignment, and/or substandard electrical connections or plumbing, if visible from the street (structural integrity). Overall condition of the structure appears minimally acceptable for the purposes of habitation and intended use, but some repairs are necessary (structural condition).~~

~~**Substandard Not Suitable for Repairs.** Most of the structural components appear severely out of alignment, damaged, substandard or missing (structural integrity). Overall condition of the structure is unacceptable for the purpose of habitation and the intended use (structural conditions).~~

Overcrowding

The Census Bureau and U.S. Department of Housing and Urban Development (HUD) define an overcrowded unit as one occupied by more than one person per room and a severely overcrowded unit as one occupied by more than one and one-half persons per room. The room count does not include bathrooms, halls, foyers or vestibules, balconies, closets, alcoves, pantries, strip or pullman kitchens, laundry or furnace rooms, unfinished attics or basements, open porches, sun porches not suited for year-round use, unfinished space used for storage, mobile homes or trailers used only as bedrooms, and offices used only by persons not living in the unit (U.S. Census Bureau 2002a).

The U.S. Census Bureau estimates that, in 2000, 2.9 percent of countywide occupied housing units were overcrowded and 2.3 percent were severely overcrowded, resulting in a total overcrowding rate of 5.2 percent (U.S. Census Bureau 2001b). This is considerably less than the 2000 statewide estimates of 6.1 percent overcrowded and 9.1 percent severely overcrowded (total of 15.2 percent living in overcrowded units). By tenure, the Census showed that 2.6 percent of owner-occupied houses in the County were overcrowded and 0.75 percent were severely overcrowded. In renter-occupied units, 4.0 percent were overcrowded and 2.6 percent were severely overcrowded. A comparison with the countywide 1990 Census estimates indicates that the percentages of overcrowded occupied units did not increase over the ten-year period (U.S. Census Bureau 1991); this is consistent with the California Research Bureau's findings that the 2000 statewide crowding rate is not significantly different from the 1990 rate (Moller et al. 2002).

According to a 2002 report by the California Research Bureau (Moller et al. 2002), demographic variables are the most significant factors explaining crowding in California. This finding is contrary to the popular belief that crowding is mostly determined by the housing market; the Research Bureau found that measures of housing availability and affordability at the county level appear to be uncorrelated with changes in overcrowding. Because demographic factors are such powerful predictors of crowding, any analysis of crowding must examine these factors in addition to the more traditionally analyzed subjects of housing availability and affordability (see the following discussion regarding housing cost and affordability).

Housing Cost and Affordability

Income Limits

The U.S. Department of Housing and Urban Development (HUD) and California Department of Housing and Community Development (HCD) ~~use~~ publish annual income limits used to determine housing affordability for the ~~four~~ five different income groups (extremely low, very low, low~~er~~, moderate, and above moderate). Table HO-12 shows the 2007 County income limits (i.e., the maximum incomes for each income category as determined by HCD. These limits are revised yearly by HCD, consistent with state and federal law.

Table HO-12
2007 Income Limits for El Dorado County[1]

Number of Persons in Household	Maximum Income in Dollars				Median Income in Dollars[2]
	Extremely Low	Very Low	Low	Moderate	
1	14,100	23,500	37,650	56,400	47,000
2	16,100	26,900	43,000	64,500	53,800
3	18,150	30,250	48,400	72,500	60,500
4	20,0165̶0	33,600	53,750	80,600	67,200
5	21,750	38,300	58,050	87,000	72,600
6	23,350	39,000	62,350	93,500	78,000
7	25,000	41,659	65,650	99,900	83,300
8	26,600	44,350	70,950	106,400	88,700

Notes:
1 Based on an MFI for a four-person family of $67,200. Above moderate income category not included as there is no upper limit for that category.
2 The median income of the household, based on number of persons in that household.
Source: State of California Department of Housing and Community Development: *2007 Income Limits.*

Jobs to Housing Balance

Government Code §65890.1 states that, "State land use patterns should be encouraged that balance the location of employment-generating uses with residential uses so that employment-related commuting is minimized." This type of balance is normally measured by a jobs-to-housing ratio, which must take into account the location, intensity, nature, and relationship of jobs and housing; housing demand; housing costs; and transportation systems. According to the state General Plan Guidelines, a jobs-to-housing ratio of 1.5:1 is considered "balanced."

According to SACOG, there were 30,132 jobs available on the West Slope for individuals living in 51,685 housing units in 1999 (Table HO-13) (SACOG 2002a and 2002b). This equates to 0.6 jobs for each housing unit, indicating that many workers must leave the county to work. Only one of the eleven SACOG Regional Analysis Districts (RADs), West Placerville (RAD 90), had a "balanced" ratio.

Table HO-13
Jobs-to-Housing Ratios for the West Slope of El Dorado County

Regional Analysis District (RAD)	1999 Jobs	1999 Housing	Jobs:Housing
El Dorado Hills (RAD 85)	6,082	6,685	0.9:1
Cameron Park-Shingle Springs (RAD 86)	4,953	10,144	0.5:1
Pilot Hill (RAD 87)	377	1,764	0.2:1
Coloma-Lotus (RAD 88)	525	2,810	0.2:1
Diamond Springs (RAD 89)	1,304	4,640	0.3:1
West Placerville (RAD 90)	4,459	2,915	1.5:1
South Placerville (RAD 91)	7,579	3,734	2:1
East Placerville (RAD 92)	1,003	2,143	0.5:1
Pollock Pines (RAD 93)	2,147	6,980	0.3:1
Mt. Aukum-Grizzly Flat (RAD 94)	377	3,498	0.1:1
Georgetown (RAD 95)	1,107	2,908	0.4:1
El Dorado High Country (RAD 96)	219	1,465	0.2:1
TOTAL	30,132	49,686	0.6:1

Source: Sacramento Area Council of Governments (2002).

What the enumerated jobs-to-housing ratios shown in Table HO-13 do not consider are the types and distribution of jobs in the county and the affordability of housing in each region. For example, there is currently a concentration of high-end housing development in the western part of the county (El Dorado Hills area, RAD 85) and a large export of workers from that same area. Although this RAD supplies a substantial percentage of the West Slope's jobs (20 percent of the total, according to SACOG), those jobs do not pay in the range to support habitation in the type of housing available in El Dorado Hills. The result is an increasing number of individuals living in more affordable areas (in other parts of El Dorado County and Sacramento County) and commuting to work in El Dorado Hills. The mean travel time to work for El Dorado County residents is 30 minutes (which results in a 60-minute average commute per workday) (U.S. Census Bureau 2001b).

Housing Affordability

In its 2007 report *California's Deepening Housing Crisis*, HCD indicated that statewide, 35 percent of California households and 40 percent of renters overpay for housing. According to current ~~public~~ standards, overpayment occurs when a household spends 30 percent or more of gross income on housing. Of those households that overpay, many are lower--income, although housing affordability is also of concern to moderate--income households.

1. Extremely Low, Very Low and Lower-Income Households Overpaying for Housing

According to the National Low Income Housing Coalition's (NLIHC) report "Out of Reach 2001: America's Growing Wage-Rent Disparity," California is the least affordable state ~~in which to live~~ in the nation in terms of rental affordability. To be "affordable," ~~the~~ monthly shelter cost must not exceed 30 percent of ~~the~~ gross household income (household income is defined as the total income of all

working members of the household). Shelter cost is defined as the rent plus the cost of all utilities (except telephones).

Section 8(c)(1) of the United States Housing Act of 1937 requires HUD to publish fair market rents (FMRs) annually. Fair Market Rents are gross estimates for fair shelter costs that vary nationwide. They are used to determine payment standard amounts for a number of federal housing programs (including the Section 8 Housing Choice Voucher [HCV] Program), though nonfederal programs may require use of FMRs for other purposes. Fair Market Rents provide a useful tool for determining the extent of housing cost overpayment by low-income households.

According to NLIHC, 47 percent of California renter households pay more than what is considered affordable for shelter. In an El Dorado County household with a single worker, that worker must earn at least $20.21 per hour to afford the FMR for a two-bedroom unit. Table HO-14 shows FMRs for El Dorado County based on the number of rooms, associated hourly wages needed to afford FMR, and the number of hours an individual must work per week at minimum wage to afford payment of FMR.

Table HO-14
2008 Fair Market Rents for El Dorado County

	Number of Bedrooms			
	1	2	3	4
Fair Market Rent (FMR)	$805	$982	$1,417	$1,624
Hourly Wage Needed to Afford FMR	$16.56	$20.21	$29.16	$33.41
Percent of Minimum Wage[1]	207%	252%	364%	418%

Note:
1 Assumes one worker per household working a 40-hour work week.
Source: HUD 2008 Fair Market Rents for Sacramento – Arden-Arcade – Roseville Metro Market Area

Currently, there are 33 apartment complexes in the unincorporated part of the county, five of which are for seniors only. Of these, 28 provide two-bedroom units for rent at or less than HUD's FMR (or, in some cases, for rent at 30 percent of the renter's income). According to RealFacts, however, the average market rents for one-, two-, and three-bedroom units ~~(including houses as well as apartments)~~ are substantially higher than HUD's FMR determination (Table HO-15).

Table HO-15
Average Rent for El Dorado County, February 2008

Number of Bedrooms	Average Rent	Amount Above FMR
1	$1,021	$216
2 (1 bath)	$1,106	$39
3	$1,484	$67

Source: RealFacts (February 2008).

El Dorado County issues 374 Housing Choice Vouchers to low income individuals and families countywide. As of January 2008, the County's Housing Choice Voucher (HCV) Program had a

waiting list of 90 families in need of housing assistance; most of these families earn less than 50 percent of MFI. The County opens the HCV Program waiting list approximately once every five years. When it was opened in October 2002, over 700 individuals/families were placed on the list. When the waiting list was opened in February 2008, over 1,400 families applied to the list.

Table HO-16 shows 2007 income categories for El Dorado County, including affordable rents, the amount of overpayment for a typical 2-bedroom apartment, and estimated purchase prices for each income category.

Table HO-16
Income Categories and Affordable Housing Costs –
El Dorado County

2007 County Median Income = $67,200	Income Limits	Affordable Rent	Rent Overpayment	Affordable Price (est.)	Mortgage Overpayment
Extremely Low (<30%)	$20,150	$504	$602	$63,259	$190,277
Very Low (31-50%)	$33,600	$840	$266	$105,491	$148,045
Low (51-80%)	$53,750	$1,343	-	$168,751	$84,785
Moderate (81-120%)	$80,600	$2,015	-	$253,037	~$500
Above moderate (120%+)	$80,600+	$2,015+	-	$253,037+	-

Assumptions:
--Based on a family of 4
-30% of gross income for rent or PITI
-10% down payment, 6.25% interest, 1.25% taxes & insurance, $200 HOA dues
- Rent Overpayment is based on average rents for a 2-bedroom/1bath unit (Table HO-15) – Affordable Rent.
- Mortgage Overpayment is based on year to date (1/1/08 – 6/30/08) average sold price of $253,536 for 2-bedroom units (Source: www.edcar.org/stats.new.html).

Source: Cal. HCD; Conexus

Overpayment statistics from the 2000 Census indicate that there were 3,553 lower-income renter households earning $35,000 or less of which 2,372 paid 30 percent or more of their household income on housing, and 5,629 lower-income owner households earning $35,000 or less of which 3,686 paid 30 percent or more of their household income on housing. However, based on an average market rent of $1,106 for a two-bedroom, one-bath unit, most low-income households can rent a non-subsidized unit without overpayment (Table HO-16). ~~However, the rental market is out of reach for most extremely low and very low-income households: When this is combined with the fact that an individual must work 87 hours/week at minimum wage to afford FMR for a two-bedroom unit,, it becomes apparent that overpayment is a serious concern for many residents. These high percentages of households overpaying~~Overpayment for housing is~~are~~ not unique to El Dorado County; statewide estimates for rental overpayment range from 29 percent (HCD estimate) to 47 percent (National Low Income Housing Coalition estimate).

Table HO-17.1 provides overpayment data by tenure and household type. This table shows that more than half of elderly renter households were overpaying in 2000, the highest incidence of overpayment among all categories. However, a substantial number of other household types, both renters and owners, also had high rates of overpayment.

Table HO-17.1
Overpaying Households by Household Size in El Dorado County

Household Type	Renter	Owner
Elderly 1 &2	50.2%	31.3%
Small 2-4	35.0%	28.3%
Large	34.3%	30.1%
Other	40.3%	43.9%
Total	38.7%	31.1%

Overpayment = paying more than 30% of gross income for housing
Source: HUD CHAS Databook (http://socds.huduser.org/chas/reports.odb) based on 2000 Census

To address overpayment, El Dorado County will pursue a variety of programs to expand affordability. The County will focus its local trust fund on new construction of multifamily units for families and leverage these resources with existing State resources. Other strategies include proactive outreach to nonprofits to utilize the County's land assemblage for funding applications. At the same time, El Dorado County will continue its downpayment assistance and single-family rehabilitation programs to help address overpayment in owner households.

In El Dorado County, the 2007 income limit for a three-person low-income household is $48,400 annually (or $4,033 monthly), $30,250 (or $2,520 monthly) for a very low-income household, and $18,150 (or $1,512 monthly) for an extremely low-income household (State of California Department of Housing and Community Development 2007).-Table HO-17 contains examples of rent affordability for three different types of such households.

Table HO-17
Examples of Wages and Rental Housing Affordability for Low Income Households in El Dorado County

	Estimated Monthly Household Income	Affordable Payment	Monthly Rent Affordability[1]
Retired Couple with Grandchild	$2,044	$613	–$3696
Minimum Wage Couple with Child (both full-time[2] @ $8.00/hr)	$2,773	$832	–$150
Preschool Teacher and Two Children	$2,119	$636	–$346

Notes:
1 Assumes that FMR for a two-bedroom unit is $982.
2 Based on working 2,080 hours per year.
Source: State of California Employment Development Department (2007).

2. Affordability for Moderate Income Households

Traditionally, discussions regarding affordable housing have focused on very low and lower income households. It is increasingly being recognized that moderate income households – those earning 81 to 120 percent of MFI – have difficulty paying for shelter, whether it be a rental unit or home ownership.

Based on HCD's 2007 income limits, a two-person moderate income household earns between $43,000 and $64,500 annually (see Table HO-12, page 292927), which equates to a monthly salary of $3,583–$5,375 and an hourly wage of $20.67–$31.00. A one-person moderate income household is one that earns between $37,650 and $56,400 annually. Moderate income households normally do not qualify for rental housing assistance (e.g., through the Section 8 Program); accordingly, a comparison of wages earned and ability to pay FMR is not an accurate measure of rent affordability for moderate income households.

Table HO-18 summarizes housing affordability for one- and two-person moderate income households using the average El Dorado County two-bedroom rent (which does not take utility costs into account), as reported by SACOG. Income is based on Sacramento Primary Metropolitan Statistical Area (PMSA) wages as reported by the State Employment Development Department Labor Market Information Division; El Dorado County is part of the Sacramento PMSA, so use of these wages is appropriate.

Table HO-18
Examples of Wages and Rental Housing Affordability for Moderate Income Households in El Dorado County

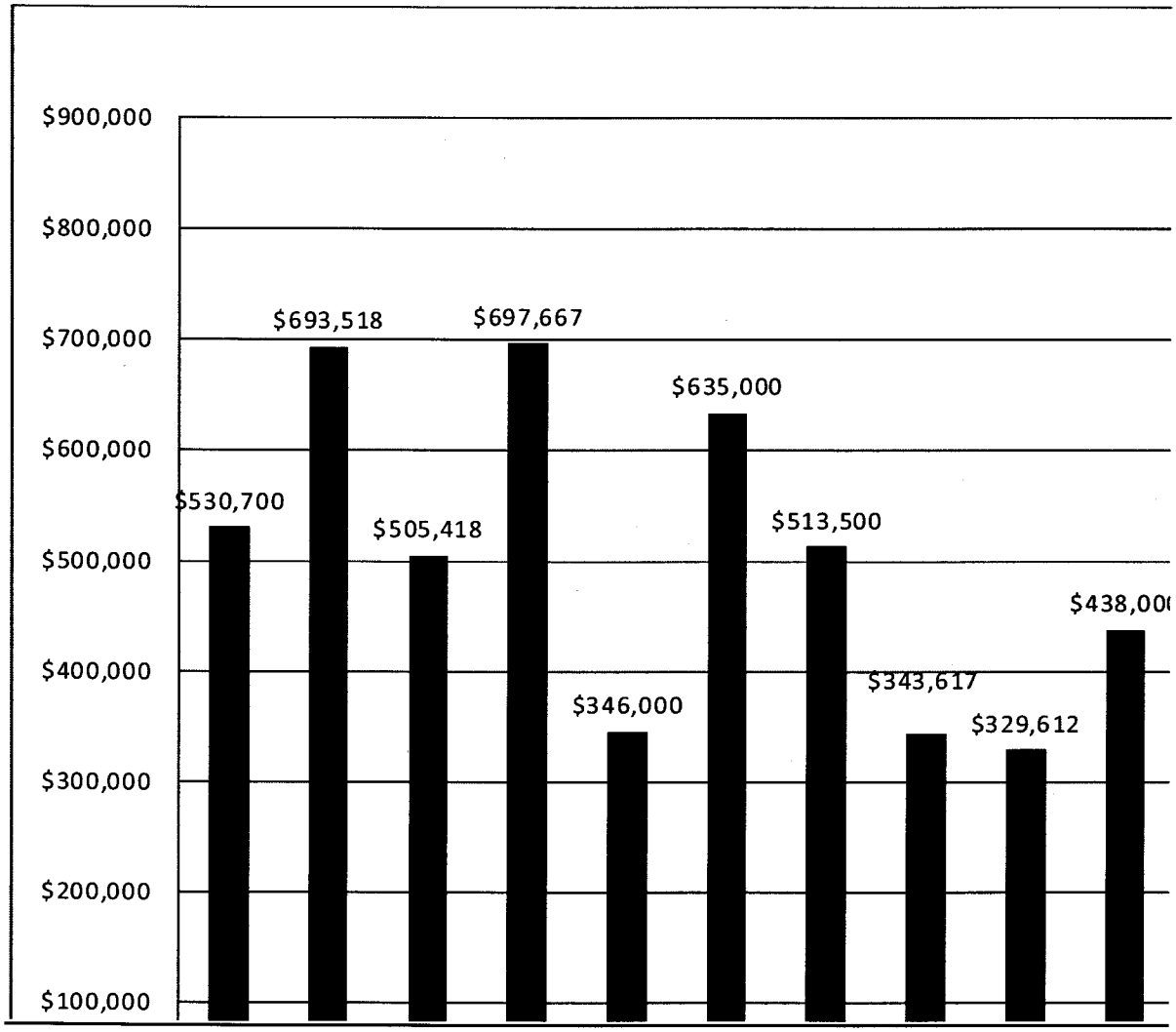
	Estimated Monthly Household Income	Affordable Payment	Monthly Rental Housing Affordability
Preschool Teacher and Security Guard (couple)	$4,004	$1,201	+$185
Retail Sales Clerk and Landscaping Worker (couple)	$4,045	$1,213	+$197
Single Carpenter	$4,264	$1,279	+$263
Single Fitness Trainer	$3,535	$1,060	+$44

Assumptions:
Full-time work (40 hours/week or 2,080 hours per year).
Affordable housing cost is 30 percent of monthly income and that an average rent for a two -bedroom unit is $1,016 (See Table HO-16.).
Source: State of California Employment Development Department: *Labor Market Information for El Dorado County (Sacramento PMSA)* (2007)

Historically, home ownership was generally thought to be affordable to this income group. However, countywide median home prices have placed home ownership beyond the financial capabilities of many moderate income households. In many of the county's communities, home ownership is even a challenge for the above moderate income group. Figure HO-10 summarizes the median home price in 2002 by postal ZIP code. Based on the 2007 median income of $67,200 for a four-person household, a Moderate Income family can afford a purchase price of $253,037 (Table HO-16). However, the 2007 median home price for El Dorado County was $451,500, almost 78 percent more than a Moderate Income family can afford to pay.[5] From 2004 through 2007, the average multi-family (condominium) unit sold for $317,939, almost 25 percent above a Moderate Income family'[6]

[5] Calif. Department of Finance, El Dorado County Profile - 2007
[6] EDC Association of Realtors - 3/2008

Figure HO-10
Average Home Price by Community, 2007



Source: El Dorado County Association of Realtors (March 2008)

Assisted Housing Projects at Risk of Conversion to Market-Rate Units

Housing developed through federal government programs is a major component of the existing affordable housing stock in California. Government-assisted units are financed using several programs with varying regulatory standards. Under these programs, the federal government provides developers with subsidies that result in the development of multifamily rental housing with rent-restricted units affordable to lower and very low income persons. It has been estimated that 375,000 to 450,000 people in California, mostly very low income elderly and families with children, have benefited from subsidized housing (State of California Department of Housing and Community Development 1999).

Currently, there are over 148,000 units in the state that are "assisted." These include units that have low interest financing and/or rental subsidies as a result of various programs that began in the 1960s. Assistance programs include:

- Section 8: Rental Housing Assistance Program
- Section 221(d)(3) and Section 236: Mortgage Insurance and Subsidized Interest Rate Programs
- Section 515: Farmer's Home Administration (now Rural Development) Mortgage Program
- Rental Assistance: Rural Development's Rental Housing Assistance Program
- LIHTC: Low Income Housing Tax Credit Program (per Tax Reform Act of 1986) administered by the California Tax Credit Allocation Committee (TCAC)

In many cases, units are subsidized using more than one program.

In February 2008, the California Housing Partnership Corporation reported that unincorporated El Dorado County has 730 federally assisted units (Table HO-19) countywide.

Table HO-19
Inventory of Federally Assisted Units, February 2008

Program	Number of Units
Section 515 Mortgages and Section 8	20
Section 515	5
Section 515 with LIHTC	39
Low Income Housing Tax Credit	666
TOTAL	730

Source: California Housing Partnership Corporation (2008).

Units at risk of conversion are those that may have their subsidized contracts terminated ("opt out") or that may "prepay" the mortgage, thus terminating the rental restrictions that keep the unit affordable to lower income tenants. There are several reasons why the property owner may choose to convert a government assisted unit to a market rate unit, including a determination that the unit(s) can be operated more profitably as a market-rate development; difficulties in dealing with HUD oversight and changing program rules; the depletion of tax advantages available to the owner; and a desire to roll over the investment into a new property.

~~According to the California Housing Partnership, there are no affordable "Units at Risk" of conversion to market-rate units in unincorporated El Dorado County.[7] "Units at Risk" are, for the most part, those units with contracts that will expire between 2008 and 2013.~~

In the unincorporated area of El Dorado County there are eleven government assisted properties with a total of 780 units, consisting of both general and senior housing, funded primarily by California Tax Credits and/or USDA Rural Multifamily Rental Housing, Section 515 programs.

Two properties in the unincorporated area of the County have restricted use provisions that potentially expire within the next ten years and thereby come under the category of at-risk; Diamond Springs

[7] California Housing Partnership (Response to Affordable Housing Workshop Information, February 11, 2008)

Apartments I and II. At this time it is hard to predict the earliest possible date of change from low-income use due to pending Federal Court litigation which may extend the restricted use provisions of these complexes through 2034.

INVENTORY OF PUBLIC ASSISTED MULTI FAMILY COMPLEXES (2008)

Name of Project	Address	City	Target Group	Target Level	Assisted Units	Expiration Date	Subsidy
Cameron Park Village	3433 Palmer Drive	Cameron Park	General	Low/Very Low	80	2048	TCAC
Glenview Apartments	2361 Bass Lake Road	Cameron Park	General	Low/Very Low	88	2051	TCAC
The Knolls at Green Valley	3301 Cimmarron Road	Cameron Park	General	Low/Very Low	199	2058	TCAC
Green Valley Apartments	2640 La Crescenta Drive	Cameron Park	General	Low/Very Low	39	2059	TCAC & USDA 515
Diamond Terrace Apartments	6035 Service Road	Diamond Springs	General	Low/Very Low	61	2052	TCAC
White Rock Village	2200 Valley View Parkway	El Dorado Hills	General	Low/Very Low	167	2057	TCAC
Shingle Terrace Apartments	3840 Market Court	Shingle Springs	General	Low/Very Low	71	2052	TCAC
Diamond Springs Apts I	**643 Pearl Pl.**	**Diamond Springs**	**General**	**Low/Very Low**	**16**	**2004**	USDA 515
Diamond Springs Apts II	**623-653 Pearl Pl.**	**Diamond Springs**	**General**	**Low/Very Low**	**23**	**2005**	USDA 515
Diamond Sunrise Apts	4015 Panter Ln.	Diamond Springs	Senior	Low/Very Low	20	2040	USDA 515
Shingle Springs Apts	3900 Creekside Ct.	Shingle Springs	General	Low/Very Low	5	2021	USDA 515

The El Dorado County Housing Authority has been working closely with the management for the Diamond Springs Apartments I and II funded under Section 515 of the USDA Rural Rental Housing Program in 1983 and 1984, respectively. The properties contain 39 general population low income units consisting of one, two and three bedroom units in the unincorporated area of El Dorado County located at 643, 623-652 Pearl Place, Diamond Springs California.

According to conversations with Cameo Townzen, Vice President for the CBM Group Incorporated in June of 2008, the property owners are engaged in litigation in Federal Court under the 2004 *Franconia Associates v. United States*. According to Ms. Townsend, court awards anticipated as a result of a

judgment for the plaintiffs in this case are based upon a stipulation to continue the restricted use period for the remainder of the 50 year loan term which would expire 2034.

According to Roger Horton, USDA Rural Development, Auburn California, Section 515 participants in the court case were advised by the Judge that they may not request to prepay loans during the lawsuit.

Under the Federal and State Preservation Notice Requirements, owners must notify tenants and affected Public Agencies prior to the termination of a subsidy contract, expiration of rental restriction or intent to prepay, in addition to requirements to submit a notice of opportunity to submit an offer to purchase. No such noticing has taken place to date.

While the County does not consider these properties to be at high risk of conversion at this time, the Public Housing Authority will continue to communicate with the owners and management of the Diamond Springs Apartments I and II in an effort to ensure the preservation of this exiting affordable housing stock for El Dorado County low income households. Future analysis may be necessary depending on the outcome of pending litigation in the next few years.

Replacement Cost Analysis	
Avg. Unit Cost/2 bdrm	$ 543.00
Admin. Fee per unit	$ 73.00
Cost per unit/per month	$ 616.00
Per unit over 12 months	$ 7,392.00
Per unit over 10 years	$ 73,920.00
At 2.5% annual increase per unit	$ 83,865.79
Multiplied by 39 units	$ 3,344,685.62

Should this affordable housing inventory be lost, the replacement cost would be roughly $3,344,686 over a 10 year period. When 70 affordable units in the City of Placerville were lost to prepayment and market rate conversion at the Woodridge East I and II complexes in 2001, the County's Public Housing Authority worked successfully with tenants, owners, the community and government officials to transition qualified households to a tenant based subsidy program.

The County addresses this issue under Housing Element Policy HO-3.; the County will strive to preserve the current stock of affordable housing by encouraging property owners to maintain subsidized units rather than converting such units to market-rate rentals.

Local entities which are considered qualified to own and or manage affordable units in El Dorado County include the following:

Christian Church Homes of Northern California, Inc.	303 Hegenberger Road, Ste. 201	Oakland
El Dorado County Housing Authority	937 Spring St	Placerville
Eskaton Properties Inc.	5105 Manzanita Ave	Carmichael
Project Go, Inc.	3740 Rocklin Rd	Rocklin
Rural California Housing Corp (Mercy Housing)	3120 Freeboard Drive, Ste. 202	West Sacramento

Source: California HCD - http://www.hcd.ca.gov/hpd/hrc/tech/presrv/hpd00-01.xls

Projected Housing Needs

Table HO-20 shows future housing needs in the unincorporated areas of El Dorado County based upon the adopted Regional Housing Needs (RHNA) Plan prepared by SACOG. State law requires councils of governments to prepare such plans for all cities and counties within their jurisdiction. SACOG has

distributed the unincorporated El Dorado County RHNA by "East Slope" (Tahoe National Forest Area and Lake Tahoe Basin) and West Slope." Based on California HCD guidelines, it is presumed that 50 percent of households in the very low-income category will qualify as extremely low income households (1,206 households).

The intent of a housing allocation plan is to ensure adequate housing opportunities for all income groups. The Department of Housing and Community Development provides guidelines for preparation of the plans, and ultimately certifies the plans as adequate.

Table HO-20
El Dorado County Housing Allocations (2006–2013)

Income Category	SACOG Housing Allocation West Slope	SACOG Housing Allocation East Slope	Unincorporated Countywide Total	Percentage Allocation
Very Low	2,242	171	2,413[8]	30%
Lower	1,466	130	1,596	20%
Moderate	1,412	100	1,512	19%
Above Moderate	2,354	169	2,523	31%
Total	**7,474**	**570**	**8,044**	**100%**

[8] This allocation presumes that 50% of the Very Low-Income households, or 1,206 households, will qualify as Extremely Low-Income.

Section 3: Housing Constraints

The provision of adequate and affordable housing opportunities is an important goal of the County. However, a number of factors can constrain the maintenance, improvement, or development of housing, particularly housing affordable to lower income households. Housing constraints are those restrictions that add significant costs to housing development.

State housing law requires that the County review constraints to the maintenance and production of housing for all income levels. These constraints fall into two basic categories: governmental, those controlled by federal, state, or local governments; and non-governmental factors that are not created by and generally cannot be significantly affected by government actions.

This section addresses these potential constraints and their effects on the supply of affordable housing.

Governmental Constraints

Local policies and regulations play an important role in protecting the public's health, safety and welfare. However, governmental policies and regulations can act as constraints that affect both the amount of residential development that occurs and housing affordability. State law requires housing elements to "address and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing" (*Government Code* §65583[c][3]). Therefore, the County must monitor these regulations to ensure there are no unnecessary restrictions on the operation of the housing market. If the County determines that a policy or regulation results in excessive constraints, the County must attempt to identify what steps can be taken to remove or minimize obstacles to affordable residential development.

The County's primary policies and regulations that affect residential development and housing affordability are land use controls; development processing procedures, fees, and improvement requirements; and building and housing codes and enforcement. Special district management and the state and federal governments impose additional constraints.

Land Use Controls

Land use controls guide local growth and development. El Dorado County applies land use controls through its General Plan and Zoning and Subdivision Ordinances. The General Plan and Zoning Ordinance establish the amount and distribution of land allocated for different uses, including housing. The Subdivision Ordinance governs the process of converting undeveloped land to building sites.

1. General Plan

El Dorado County's principal land use policy document is the Land Use Element of its General Plan. Additional policies related to land use that potentially affect housing are contained in the Transportation and Circulation, Conservation and Open Space, and Agriculture and Forestry General Plan Elements.

State planning law requires general plans to establish "standards of population density and building intensity" for the various land use designations in the plan (*Government Code* §65302[a]). One of the fundamental objectives of El Dorado County's General Plan is to direct intensive development to the identified Community Regions and Rural Centers where public facilities and infrastructure are generally more available. Policies in each of the elements referenced above are designed to achieve the

desired land use patterns, coordinate development with infrastructure availability, equitably distribute the cost of public services, maintain the character of existing communities, and preserve agricultural lands, natural resources, and open space.

Table HO-21 shows the land use designations outlined in the Land Use Element. The corresponding existing zone districts are listed beside the appropriate land use designation. As noted, residential development may be permitted in certain commercial zone districts as mixed-use development. The land use map designates sufficient land for housing development, so no adjustments are necessary.

Table HO-21
Compatible Land Use Designations and Zone Districts

General Plan Land Use Designation	Zone Districts[1]
Agricultural Lands (AL)	Residential Agricultural Districts (RA-20, RA-40, RA-80, RA-160), Agricultural (A), Exclusive Agricultural (AE), and Planned Agricultural (PA) Districts
Rural Residential (RR)	RA-20, RA-40, RA-80, RA-160; A, AE, PA, Mobile Home Park District (MP)
Low-Density Residential (LDR)	Estate Residential Districts (RE-5, RE-10); Select Agricultural District (SA-10); MP
Medium-Density Residential (MDR)	One-acre Residential (R1A), Single-family Two-acre Residential (R2A), and Single-family Three-acre Residential (R3A) Districts; MP
High-Density Residential (HDR)	One-family Residential (R1) and One-half Acre Residential (R-20,000) Districts; MP
Multi-Family Residential (MFR)	Limited Multi-Family Residential (R2) and Multi-Family Residential (RM) Districts; Tourist Residential (TR) District; MP
Commercial (C)	Commercial (C), Professional Office Commercial (CPO), and Planned Commercial (CP) Districts

Note:
1 See the following section for more information about zone districts. Zone districts are as defined in Title 17 of the El Dorado County Code.
2 By special use permit for mixed-use development. (GP and ZO amendment are in process to allow use by right)

Policies directing growth to Community Regions and Rural Centers and concurrency policies requiring adequate public utilities and infrastructure could be viewed as governmental constraints. However, when viewed as a necessary method to direct growth to areas that are most suitable for development and to protect agricultural lands, open space, and natural resources, the benefits outweigh any constraints that may be imposed. Directing infill and the greatest extent of new growth to Community Regions would generally be more affordable and is more likely to result in affordable housing, as costs associated with services to and infrastructure development in support of the development would be substantially less (and thus not passed on to the renter or buyer).

Small sites (.25-1.0 acres) currently designated for multi-family housing are located within urbanized areas of the unincorporated area of El Dorado County, thereby offering infill opportunities that would accommodate 4 or more units of affordable/workforce housing. Scattered site programs such as Kings Beach Housing Now by Domus Development LLC in Lake Tahoe would be beneficial in meeting both affordable workforce housing and infill development goals set out ~~in the 2004 General~~in this Plan.

General Plan policies encourage the development of mixed uses (residential with commercial) within the Commercial land use designation. However, mixed use development is currently permitted only by special use permit. Implementation Measure HO-27 provides that the County will amend the General Plan and Zoning Ordinance within one year to permit mixed use development by right, subject to specified site development standards. This amendment is currently in process (March 2008).

Land Use Element Policy 10-2.1.5 requires an economic study for all 50+ unit residential developments to ensure that appropriate public services and facilities fees are levied to provide the services and facilities needed by the project. Proposed ~~Implementation Program~~Implementation Measure HO-30 will result in consideration of a program to fund or offset the cost of preparing the study for multi-family housing which includes an affordable component.

2. Zoning Ordinance

Land use controls affecting the location, type, and timing of housing development are prescribed through the minimum standards contained in the Zoning and Subdivision Ordinances (Titles 17 and 16 of the El Dorado County Code). The Zoning Ordinance and the assignment of zone districts are intended to ensure that the land uses in the county are compatible, suitably located in relation to one another, and reflect the County's vision and goals as set forth in the General Plan. If zoning standards are excessively restrictive and do not allow adequate land use flexibility, development costs could increase. While the Zoning Ordinance and development standards present the potential to restrict housing, the County intends to implement these regulations for General Plan consistency and the protection of public health, safety, and welfare.

The current El Dorado County Zoning Ordinance has ten residential districts:

- Multi-Family Residential (RM)
- Limited Multi-Family Residential (R2)
- Tourist Residential (RT)
- One-family Residential (R1)
- One-half Acre Residential (R-20,000)
- One-acre Residential (R1A)
- Single-family Two-acre Residential (R2A)
- Single-family Three-acre Residential (R3A)
- Estate Residential Five-acre (RE-5)
- Estate Residential Ten-acre (RE-10)

Residential use is also allowed by right in all residential agricultural districts (Residential Agricultural [RA] 20, 40, 80, and 160); agricultural districts (Agricultural [A], Exclusive Agricultural [AE], Planned Agricultural [PA], and Select Agricultural [SA-10]); the Mobile Home Park (MP) District; the Planned Development (PD) District; and the Unclassified (U) District. Mixed residential and nonresidential uses are allowed in three commercial districts: Commercial (C), Professional Office Commercial (CPO), and Planned Commercial (CP) subject to a special use permit. As noted in the General Plan discussion above, Measure HO-27 provides that the County will amend the General Plan and Zoning Ordinance within one year to permit mixed use development by right, subject to specified site development standards. Table HO-22 shows the maximum residential density permitted in each existing zone district.

Table HO-23 provides setback, coverage, and height requirements throughout the unincorporated portions of El Dorado County. Setbacks in multi-family residential zones are slightly less restrictive, providing the option for a larger footprint on the parcel. The setbacks, maximum coverage and height requirements are comparable to other communities throughout the state and are not considered a constraint to the development of affordable housing.

Table HO-22
Zoning Ordinance Maximum Densities

Zone District	Maximum Density One dwelling unit per:
Multi-family Residential (RM)	1,000 sq. ft./750 sq. ft.[1]
Limited Multi-family Residential (R2)	2,000 sq. ft
One-family Residential (R1)	6,000 sq. ft.
One-half Acre Residential (R-20000)	20,000 sq. ft.
One-acre Residential (R1A)	1 acre
Single-family Two-acre Residential (R2A)	2 acres
Single-family Three-acre Residential (R3A)	3 acres
Estate Residential Five-acre (RE-5)	5 acres
Estate Residential Ten-acre (RE-10)	10 acres
Mobile Home Park (MP)	6,000 sq. ft.[2]
Tourist Residential (RT)	6,000 sq.ft/2,000 sq. ft. [3]
Residential Agricultural Twenty-acre (RA-20)	20 acres
Residential Agricultural Forty-acre (RA-40)	40 acres
Residential Agricultural Sixty-acre (RA-60)	60 acres
Residential Agricultural Eighty-acre (RA-80)	80 acres
Residential Agricultural One Hundred Sixty-acre (RA-160)	160 acres
Agricultural (A)	10 acres
Exclusive Agricultural (AE)	20 acres[4]
Planned Agricultural (PA)	20 acres
Select Agricultural (SA-10)	10 acres
Commercial (C)	1,000 sq. ft./750 sq. ft.[1]
Professional Office Commercial (CPO)	2,000 sq. ft. [5]
Planned Commercial (CP)	1,000 sq. ft./750 sq. ft.[1]

Notes:
1 Minimum unit size is 1,000 ft2 for first- and second-story units, 750 ft2 for third-story units. Maximum density permitted by the General Plan land use designation under which these zone districts are allowed is 24 units per acre.
2 Lower density may apply based on land use designation.
3 Minimum lot size is 6,000 ft2. Lot area of 2,000 ft2 allowed when proposed with attached dwelling units.
4 Minimum parcel size may be reduced to 10 acres if the parcel exists and meets specific standards for agricultural production.
5 Minimum lot size is 2,000 ft². Maximum density is 24 units/acre.

Source: *El Dorado County Zoning Ordinance* (as amended through 2002).

Table HO-23
Zoning District Setbacks

Zoning District	Front Setback	Side Setback	Rear Setback	Maximum Coverage	Maximum Height
One-family Residential (R1)	20 feet	5 feet[1]	15 feet	35 percent	40 feet
Limited Multi-family Residential (R2)	20 feet	5 feet	15 feet	50 percent	40 feet
Multi-family Residential (RM)	20 feet	5 feet	10 feet	50 percent	50 feet
Tourist Residential (RT)	20 feet	5 feet	10 feet	50 percent	50 feet
Residential Agricultural Twenty-acre (RA-20)	50 feet on all yards	50 feet on all yards	50 feet on all yards	None	45 feet

Note:
1 Side yard will be increased one foot for each additional foot of building height in excess of twenty-five feet.
Source: *El Dorado County Zoning Ordinance* (as amended through 2003).

Table HO-24 lists the off-street parking requirements for different residential uses in the County. The County's parking requirements are consistent with other communities and are not considered to unnecessarily burden affordable housing construction.

Table HO-24
Schedule of Off-Street Vehicle Parking Requirements

Use	Minimum Off-Street Parking
Conventional single-family detached	2 spaces, not in tandem
Single-family with second unit	2 spaces, not in tandem plus 1 space for each additional unit
Single-family attached	2 spaces, not in tandem per unit
Apartments	
Studio/1 bedroom	1.6 spaces per unit
2 or more bedrooms	2 spaces per unit
Rooming house, boarding home, fraternity	1 space per bedroom
Mobile Home	1 space per mobile home space plus one visitor space for every 5 units.

Source: El Dorado County Zoning Ordinance (as amended through 2003).

Table HO-25 outlines the extent of permitted housing types by zone district. Consistent with state law, El Dorado County is in the process of revising its Zoning Ordinance for consistency with the 2004 General Plan. Accordingly, the number and specifications of the current zone districts may change with the Zoning Ordinance update.

Table HO-25
Zoning Districts Permitting Residential Uses

	Zone District																				
	RM	R2	R1	R20000	R1A	R2A	R3A	RE-5	RE-10	MP	RT	RA-20	RA-40	RA-80	RA-160	A	AE	PA	SA-10	C	CPO	CP
Single-Family	Y	Y	Y	Y	Y	Y	Y	Y	Y	U	Y	Y	Y	Y	Y	Y	Y	Y	Y	U		
Multi-Family	Y	Y									Y									U[1]	U[1]	U[1]
Second Unit	Y	Y	Y	Y	Y	Y	Y	Y	Y	U	Y	Y	Y	Y	Y	Y	Y	Y	Y			
Mobile Home Parks										U	U									U		U
Mobile Homes	Y	Y	Y	Y	Y	Y	Y	Y	Y	U	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Group Residential	U	U	U	U	U	U	U	U	U		U										S	S
Farm Employee Housing												U	U	U	U	U	U	U				
Group Care Facility >6 persons	U	U	U	U	U	U	U	U	U		U										S	S

Notes:
Y: Permitted
U: Use Permit
PD: Planned Development
S: Site Plan
1: El Dorado County is processing GP and ZO Amendment to allow by right
Source: El Dorado County Zoning Ordinance (as amended through 2002).

As outlined in this Housing Element, the County is proposing some Implementation Measures that would facilitate or encourage certain types of residential development. Measures HO-4 and HO-6 direct the County to review and revise Zoning Ordinance standards to provide more flexibility for developers of affordable housing. Measure HO-16 directs the County to amend the Planned Development combining zone district in a manner that provides incentives for the development of a variety of housing types. Finally, Measure HO-23 directs the County to review the Zoning Ordinance for constraints to housing for persons with disabilities. These measures are sufficient to lessen the effect of the Zoning Ordinance as a constraint to housing development.

Zoning Ordinance Permitting

As shown on Table HO-25, some housing types require issuance of permits or other discretionary approval for development under the current zoning ordinance. While most housing types are allowed by right in most residential zone districts, others may be subject to site plan review, issuance of a special use permit, or approval of a planned development. Multi-family housing is permitted by right in the Multi-family Residential (RM), Limited Multi-family Residential (R2), and Tourist Residential (RT) zones.

Site Plan Review: This process provides for review and approval of development consistent with the Zoning Ordinance where limited review is required or necessary to ensure compliance with adopted County standards, to provide appropriate project design, and to protect the public health, safety, and welfare. Under the current Zoning Ordinance, some group residential and group care facilities for more than six persons require site plan review.

Special Use Permit: The Special Use Permit process provides for review to consider uses that may be compatible with other permitted uses in a zone district but, due to their nature, require consideration of site design, adjacent land uses, availability of public infrastructure and services, and environmental impacts. Under the current Zoning Ordinance, some multi-family, group residential, and farm employee housing; group care facilities for more than six persons; and mobile home parks require Special Use Permits.

The following outlines the approval process for a Special Use Permit:

1. **Prepare and submit application.** The applicant prepares required materials and submits the package to the Planning Department.

2. **Receive application.** The Planning Department reviews the application with the applicant. If the application is complete, the Planning Department accepts the project, assigns it to a planner, and distributes copies of application materials to affected agencies for review and comment.

3. **Process application.** The Planning Department processes the application in coordination with other departments and agencies as necessary. Processing normally includes:

    - A site meeting with applicant and representatives of other appropriate County departments.

    - A "Technical Advisory Committee" meeting with the applicant and representatives of concerned County departments and agencies. The other County departments and agencies may state a requirement for additional information or studies at the meeting.

- Preparation of a draft environmental document pursuant to the California Environmental Quality Act (CEQA). Depending upon the potential impacts of the project, a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report (EIR) may be required. If an EIR is required, the applicant is responsible for the costs of the EIR process.
- Noticing of the public hearing for the project and environmental document in the local newspaper (notice shall include information regarding public review time frame).
- Preparation of a staff report, which is presented to the decision-making body in advance of the project hearing. The applicant reviews the staff report a minimum of two weeks before the public hearing so that he/she understands staff-recommended conditions of approval.

4. **Hold public hearing.** A public hearing is held before the Zoning Administrator or Planning Commission to make a decision on the proposed project. The hearing includes certification of environmental document and may result in conditions of approval that are different from staff recommendations. If the hearing body approves the project, the applicant may proceed pursuant to the conditions of approval. If the hearing body denies the project, the applicant may choose to modify the project and repeat the process.

5. **Post-decision procedure.** If any party wishes to appeal the decision of the Zoning Administrator or Planning Commission, the appeal must be filed within ten working days after the decision. The appeal hearing, which is publicly noticed, is held before the Board of Supervisors at one of its regular meetings. For appealed projects, the Board of Supervisors makes a final decision. The timing of the appeal hearing is approximately 30 days after the filing of the appeal.

   The entire process is generally completed within six to eight months. The length of time is mainly determined by the level of environmental review required, changes or modifications made to the project by the applicant, or additional information needed to resolve issues or complete the environmental document.

6. **Planned Development:** Planned Development review and subsequent application of a Planned Development zone district provides for flexibility of development. Planned Developments provide for benefits such as more efficient use of a site, more efficient use of public or private infrastructure, and environmental protection. Under the current Zoning Ordinance, discretionary Planned Development approval is required for some mobile home parks and multi-family and group residential developments.

Subdivision Ordinance

The Subdivision Ordinance contains land use controls affecting the location, type, and timing of housing development; it governs the process of converting undeveloped land into building sites. It is the tool whereby the County ensures that residential lots are created in a manner consistent with the General Plan, Zoning Ordinance, and the County's improvement standards. Compliance with this ordinance provides for orderly development, protection of property values, and assures that adequate streets, public utilities, and other essential public services are provided. Excessive restrictions on subdivision could result in inflated land development costs and/or lack of development interest.

However, the County's subdivision regulations are consistent with state law and comparable to other jurisdictions in the region having a similar topography and demographics and are not considered a constraint on residential development. No changes are necessary.

Development Processing Procedures, Fees, and Improvement Requirements

Similar to other jurisdictions, the County has a number of procedures it requires developers to follow for processing entitlements and building permits. Although the permit approval process must conform to the Permit Streamlining Act (*Government Code* §65920 et seq.), housing proposed in the county is subject to one or more of the following review processes: environmental review, zoning, subdivision review, use permit control, design review, and building permit approval.

Delays in processing the various permits and applications necessary for residential development can add to housing costs and discourage housing developers. In El Dorado County, the processing time for a tentative map is typically four to six months. When accompanied by a zone change or planned development application, the time can be longer. Plan check for a single-family home is typically four to six weeks, although options for outside plan check services can reduce that time to about two weeks.

Multi-family development in many parts of El Dorado County requires discretionary design review approval because Design Review combining zone districts overlay much of the area where multi-family development is appropriate. This adds to the processing time and subjects applicants to greater scrutiny, potential opposition from the community, and political issues. One opportunity to eliminate a constraint would be to establish specific standards for multi-family housing and develop a process for Fast-Tracking the approval of such development. (Measures HO-4, HO-6 and HO-10)

As required by the California Environmental Quality Act (CEQA), the County's permit processing procedures include an assessment of the potential environmental impacts of the proposed project. The environmental review process helps protect the public from significant environmental degradation and locating inappropriate development sites. It also gives the public an opportunity to comment on project impacts. However, if a project requires an Environmental Impact Report (EIR), additional processing, cost, and time is required.

Compliance with CEQA is the first step in the review of a discretionary project, prior to scheduling any permit or application before a hearing body. If, after completing a CEQA Initial Study, County staff determines that the proposal will have no significant adverse impact upon the environment, the applicant will be notified that a Negative Declaration will be prepared by the County. If staff determine that the project may have a significant impact, an EIR is required. An EIR is an in-depth analysis of the potentially significant environmental impacts of a project. Once it has been determined that the EIR is acceptable, the EIR is distributed for public review. After the applicant files the tentative map or subsequent entitlement application, a public hearing will be set to consider the CEQA document (which is either an Initial Study/Negative Declaration or an EIR) and any other entitlements.

The County's development processing procedures do not create excessive obstacles to residential development; although this Housing Element includes programs to relax the procedures for certain types of projects. These include Measure HO-10, which directs that the County will review its current procedures to identify opportunities for streamlining [The County is in the process of developing a "Fast-Tracking" process for projects that include Affordable Housing units. Adoption of the process is expected by Spring 2008]; HO-14, which directs the County to establish a working group to ensure consistent application of processing requirements [The CAO has established a Housing Working Group and as part of the "Fast-Tracking" process it is being recommended that a staff level working

group with a single point of contact for all projects including Affordable Housing be established. Adoption is anticipated in Spring 2008]; and HO-23, which directs the County to develop a procedure for processing reasonable accommodation requests [Draft Ordinance has been drafted and will be adopted with other Zoning Ordinance amendments in 2008]. No additional changes are necessary.

Impact Fees

Impact and other fees are assessed with most building permit applications to offset the impact of new construction on various services and infrastructure needs that the County or other agencies provide.

Total estimated development fees, including planning, building, and capital improvement fees collected by the County and special districts operating in the County, are approximately $96,360 per unit in a 25-unit subdivision, and $69,545 per unit in a 45-unit apartment building. Table HO-26 lists impact and related development fees for a single-family dwelling in El Dorado County.

As noted on table HO-30, a portion of total fees are payable to entities other than the County (i.e., fire districts, school districts, park and recreation providers, community services districts, and water providers). For example, resent increases in water and sewer fees by El Dorado Irrigation District have now exceeded county TIM fees, thereby greatly increasing the cost of development of affordable housing. The County has no authority to change or waive fees assessed by non-County entities. County-levied fees for single-family dwellings are based on costs to process applications (building permit and septic system fees), ordinance requirements (rare plant fees), and costs to construct improvements. Developments that consist of something other than a single unit may have additional processing fees depending upon the type and size of the project (e.g., a large subdivision project may require preparation of an Environmental Impact Report pursuant to the California Environmental Quality Act, which would be funded by the applicant).

County-levied fees are established or changed using a formal process. To determine an appropriate fee (or fee change), the County conducts a study that identifies details of the service and the cost to administer that service. The Board of Supervisors then considers the new or amended fee based on the results of the study. The Board has final say in the established fee amounts. The County regularly reviews its fee programs and conducts fee studies in responses to changes in requirements, changes in demand, and changes in the value of its services (e.g., influenced by inflation).

As noted above, only a portion of impact fees associated with residential development are established by the County. The combination of the County's fees and those of other agencies and service providers collectively pose a constraint to the development of affordable housing because developers cannot as easily pass the cost on to the purchaser or future inhabitants. The County adopted a fee waiver/fee reduction ordinance for affordable housing projects on December 12, 2007 to help alleviate some of its fee requirements. Other Implementation Measures to help developers offset fee requirements include HO-9, which would establish a Housing Trust Fund that could potentially be used to offset fees for affordable housing construction; and Measure HO-31 to study the benefits of mixed use development on traffic levels of service with the intention of reducing Traffic Impact Mitigation fees for mixed use.

Table HO-26
Single-Family Dwelling Impact and Other Fees[1]

Type of Fee	Amount of Fee	Agency Collecting Fee	Time of Assessment
Building Permit - SMIP - Grading - Encroachment	1.31/sq. ft.[2] .0001% of Valuation $485 $273	El Dorado County	Building Permit
Planning	$100	El Dorado County	Building Permit
Assessor	$25	El Dorado County	Building Permit
Grading	$485	El Dorado County	Building Permit
Road, TIM	$10,320-42,400/d.u.[3]	El Dorado County	Building Permit
Fire	$.41/sq. ft-2,678/d.u.[4]	Fire District	Building Permit
School	$2.24-3.93/sq. ft.	School Districts	Building Permit
Park Dedication In-Lieu Fee	Varies[5]	Park Agency	Final Subdivision or Parcel Map
Recreation	$8,021-9,806/d.u.[6]	Community Services Districts	Building Permit
Rare Plant, County	$0-885/d.u.[7]	El Dorado County	Building Permit
Rare Plant, EID[8]	$386	EID	Building Permit
Water, EID	$16,869/d.u.[9]	EID	Building Permit or Final Map[10]
Water, GDPUD[11]	$100-8,100/d.u.	GDPUD	Building Permit or Final Map[12]
Water, Grizzly Flats CSD	$5,700/d.u.	GFCSD	Building Permit
Water, Permit to Drill Well	$375	El Dorado County	Building Permit
Sewer	$13,403/d.u.[13]	EID	Building Permit or Final Map
Septic System	$813	El Dorado County	Building Permit

Notes:
1 Fees in effect as of January 1, 2008.
2 Varies based on construction type.
3 Varies based on location by Regional Analysis Zone (RAZ).
4 Varies based on location and size of structure.
5 Park fees based on the value of the land and the amount of land required for dedication.
6 Recreation fees are only collected in the El Dorado Hills and Cameron Park Community Services Districts boundaries.
7 Plant fee varies based on location.
8 El Dorado Irrigation District
9 Based on a ¾" meter.
10 Fee is collected at recording of a subdivision final or parcel map, unless the lot is pre-existing and does not already have an EDU allocated to it.
11 Georgetown Divide Public Utility District
12 $100 is basic service fee for previously assessed parcels; $5,000 or more is due at time of recording a map creating new parcels.
13 Varies based on location.
Source: El Dorado County Building Department, Planning Department, El Dorado Irrigation District, and Georgetown Divide Public Utility District (2008).

In addition to the measures addressing impact fees (discussed above), the County will continue to consider ways to reduce the adverse effects of impact fees on affordable housing projects as it develops new fee programs.

Traffic Impact Mitigation (TIM) Fees

Based on approval by the voters Measure Y, "The Control Traffic Congestion Initiative" in 1998, five policies were added to the General Plan. The policies with the greatest potential to affect fees related to housing development are as follows:

1. Traffic from residential development projects of five or more units or parcels of land shall not result in, or worsen, Level of Service "F" (gridlock, stop-and-go) traffic congestion during weekday, peak-hour periods on any highway, road, interchange, or intersection in the unincorporated areas of the County.

2. Developer-paid traffic impact fees shall fully pay for building all necessary road capacity improvements to fully offset and mitigate all direct and cumulative traffic impacts from new development upon any highways, arterial roads, and their intersections during weekday, peak-hour periods in unincorporated areas of the County; and

3. County tax revenues shall not be used in any way to pay for building road capacity improvements to offset traffic impacts from new development projects. Exceptions are allowed if County voters first give their approval.

Implementation of these requirements was incorporated into the 2004 General Plan update though development of the TIM Fee Program. The Program was adopted and fees became effective in November 2005. The fees are applied to all development, including single-family and multi-family units. The per unit fees currently range from ~~$10,320~~ $10,140 to ~~$42,400~~ $41,700 per unit, depending on which of 8 fee zones in which the project is located, and whether the units are single-family or multi-family. Multi-family fees are on average ~~65~~ 35% percent lower ~~of the~~than single-family TIM fees. Second dwelling units are subject to the multi-family fee; mobile homes on a permanent foundation are subject to the single-family fee.

The fees vary by zone due to the roadway LOS conditions in the area, and the cost estimates for roadway improvements within the zone. The majority of vacant multi-family parcels are located in the more expensive TIM Fee areas. This is due to the need for multi-family housing to be located within a short proximity to services and infrastructure, which is where development is concentrated and therefore LOS is higher. Large concentrations of higher-density housing in areas where there is an inadequate level of service and infrastructure would not be appropriate.

Cost factors of up to ~~$42,400~~$41,700 per unit could constrain development, especially multi-family housing, second units, and special needs housing. In order to lessen the cost burden on affordable housing, the County has adopted a TIM fee waiver process for the development of affordable housing. The waiver is not an exemption from TIM fees, but is a fee~~n~~ offset program funded at approximately $1,000,000 per year. Offsets of 25% to 100% per affordable unit are available depending on the level and length of affordability and other policy requirements. The Board of Supervisors has approved ~~an increase in the~~additional TIM fee offset amounts ~~requested by applicants above the amount allowed~~specified ~~by~~in this policy when the project by design has met additional goals and objectives in the General Plan (i.e. infill, density, energy efficient, transit oriented and pedestrian friendly). ~~In addition,~~

Implementation Measure HO-31 commits the County to conducting a study of the traffic benefits of mixed-use development, second units, housing for the elderly and disabled persons, employee housing including agricultural worker housing, and transitional/supportive housing. The intent of this study is to establish direct fee mitigation through lower TIM fees for these uses, if warranted by lower traffic generation. Implementation Measure HO-4 requires the County to consider additional actions to address TIM Fees as a constraint by developing an incentive-based policy. Actions will include forming a committee to explore fee reduction and mitigation options for special needs and affordable housing developments. Measure HO-9 will establish a Housing Trust Fund that will~~may~~ include funding to offset development impact fees, including TIM fees, for affordable housing projects;

On- and Off-Site Requirements

Site improvements and design costs can affect the cost of housing. Improvements typically are imposed at the time of the issuance of the building permit and are a part of the construction costs. Improvements such as parking and landscaping standards are a result of standards in the Zoning Ordinance and road improvements are a result of standards found in Table TC-1 (General Roadway Standards for New Development By Functional Class) in the Transportation and Circulation Element of the General Plan and further defined in ~~or~~ the *Design and Improvement Standards Manual*, and are usually imposed on all projects including multi-family residential projects. Both the Zoning Ordinance and the *Manual* are currently being revised to bring them consistent with General Plan policies and both documents provides for flexible standards to facilitate affordable housing. These are typical policies for such development within the region and are not considered a heavy constraint on development.

Additional design constraints related to physical site features can also affect the cost of housing. For example, extreme (steep) slopes constrain development. The County has also adopted specific parcel size standards that further limit the potential development beyond the purely physical limitations. Standards such as these have the potential to restrict the number of dwelling units created during the subdivision mapping process.

Other site improvements imposed at the time lots are created include the construction, both on-site and off-site, if necessary, of roads, water and sewer lines, storm drainage systems, and other infrastructure improvements. These improvements are necessary to support the development and are not considered a constraint on development.

On and offsite requirements, such as those for parking and landscaping, are consistent with the Zoning Ordinance, Subdivision Ordinance, and other County codes. Although these requirements do not place an undue hardship on developers of residential projects, this Housing Element contains incentives that may relax standards for certain types of development. Measure HO-6 directs the County to review and revise Zoning Ordinance standards to provide more creativity and flexibility in development standards for the development of affordable housing. Measure HO-8 directs the County to work with TPRA to consider changes to its Code of Ordinances that would facilitate the construction of affordable housing. Measure HO-10 directs the County to identify additional opportunities to streamline procedures for affordable housing projects. Measure HO-11 directs the County to develop an infill incentive ordinance, which will address standards for such development. Finally, Measure HO-16 directs the County to amend the Planned Development combining zone district in a manner that provides incentives for the development of a variety of housing types.

Building Codes and Enforcement

Uniform codes regulate new construction and rehabilitation of dwellings. These codes include building, plumbing, electrical, mechanical, and fire codes. The codes establish minimum standards and specifications for structural soundness, safety, and occupancy. El Dorado County enforces the 2007 edition of the California Building, Plumbing, Mechanical, Electrical, and Fire Codes. The County last updated Title 15, the Building Ordinance, effective January 1, 2008, adopting by reference the above codes and defining the County's administrative processes and specific County provisions for construction. The building codes enforced by El Dorado County are typical of those enforced throughout the state.

The County's Grading Ordinance was last updated in February 2007, and updated concurrent with the Grading Design Manual. The grading, erosion and sediment control measures contained in the Ordinance are typical of California jurisdictions, and comply with National Pollution Discharge Elimination System (NPDES) requirements. Special grading conditions apply within the Tahoe Basin, which are generally more stringent than outside of the Basin.

The El Dorado County Building Services Division of the Development Services Department is responsible for enforcement of the codes. Code compliance is conducted through a series of scheduled inspections during the course of construction to ensure compliance with the health and safety standards. Inspections are also conducted in response to public complaints or an inspector's observations that construction is occurring or has occurred without proper permits. Code enforcement is limited to correcting violations that are brought to the County's attention. Proactive code enforcement is limited due to limited resources. Violation correction typically results in code compliance without adverse effects upon the availability or affordability of the housing units involved. Code enforcement officers encourage eligible property owners to seek assistance through the Community Development Block Grant rehabilitation program. The County's building codes do not place constraints on housing beyond those mandated by state law, and are the minimum necessary to protect public health and safety. Therefore, no changes are necessary.

Other Land Use Controls

Measure Y - The Control Traffic Congestion Initiative

As discussed under the Traffic Impact Mitigation (TIM) Fees, Measure Y, "The Control Traffic Congestion Initiative" was approved by the County's voters in 1998. In addition to the three components summarized above, Measure Y requires denial of residential projects of 5 or more units which move any county roadway from LOS E to LOS F, or add any traffic to roadways already at LOS F unless mitigating roadway improvements are constructed concurrent with the project. The initiative provided that the new policies located within the Transportation and Circulation Element of this plan should remain in effect for ten years and that the voters should be given the opportunity to readopt those policies for an additional 10 years. Current policies sunset on December 31, 2008. An alternative measure to Measure Y will be placed on the November 2008 ballot for adoption. Should the initiative not pass with a majority vote of the populace, the current General Plan provides alternative policies that will take effect in 2009. However, projects can be approved and mitigate their share of impacts through payment of TIM fees. Since adoption of the TIM Fee Program, the primary constraint of Measure Y is not direct control of development, but the amount of the TIM fee, especially as it is applied to (market rate) multi-family development.

One of the primary concerns of the State Housing and Community Development Agency (HCD) of the previous Housing Element was the impact of Measure Y on multi-family sites. The concern was the affects of cost of off-site improvements and feasibility of development in the planning period. HCD recommended the county mitigate the impacts of Measure Y in respects to the availability of sites to accommodate higher density, multi-family housing for lower income households.

To help address these concerns, the County has implemented fee waiver programs to assist affordable housing projects and is proposing numerous policies to lessen the impact of Measure Y including an amendment of the Zoning Ordinance to permit mixed use development by right within Commercial zoning districts (Measure HO-27) and prepare a study on the benefits of mixed use development on traffic impacts (Measure HO-31). It is anticipated that based on the findings from the mixed use analysis, the TIM fees applied to multi-family development can be reduced when constructed as part of

a mixed use development. This policy greatly increases the number of sites where multi-family housing is allowed by right. ~~In addition, Measure HO-4 also requires the County to establish a tracking system to monitor annually the impacts of Measure Y.~~

Biological

General Plan Policy 7.4.2.8 (Integrated Natural Resources Management Plan) requires the County to identify important habitat in the county and establish a program for effective habitat preservation and management. General Plan Policy 7.4.4.4 requires the County to mitigate oak canopy removal by new development projects. This is met through the development of the Oak Woodland Management Plan (OWMP). The OWMP meets the intention of California State Law PRC 21083.4 to protect oak woodlands. Implementation of these requirements is currently under development. To address concerns of constraints to affordable housing development, reduced requirements and mitigations are being proposed for projects including affordable housing components.

Existing Commitments

At the time of this update, over 6,000 approved residential parcels had not been built. The majority of units associated with these commitments are near the western boundary of the county, close to the job centers of Folsom, Sacramento, and the El Dorado Hills Business Park.

The existing commitments pose a constraint in that, when they were originally approved, there was very little consideration given to providing affordable housing as part of the new developments. Specific Plans encompassing a large portion of the commitments would allow for but do not mandate the construction of affordable units. It is likely that the types of housing actually constructed will be determined by market forces, which have recently called for large, more expensive single-family homes in low-density areas.

The majority of the existing commitments are fixed by approved Development Agreements. Generally, the agreement(s) may only be changed if both parties agree to renegotiate the terms.

Concurrency Requirements

The County typically requires applicants for discretionary projects to demonstrate that the project will not exceed level of service standards established by the General Plan. In some areas, particularly with respect to roadways, the costs of meeting those standards can be high. The General Plan ~~and Measure Y~~ provides that discretionary projects cannot cause roadways to fall below Level of Service E. Although many communities require better levels of service and while traffic operating at Level of Service E is generally considered to create considerable driver discomfort and inconvenience, adherence to even this standard could require costly roadway improvements in the county. As part of the reauthorization process for General Plan policies related to concurrency, the Board of Supervisors has proposed modifications that will reduce the impact on residential development. This includes allowing for single family residential subdivisions of five or more parcels or all other residential developments to commence as long as construction of the necessary road improvements are included in the County's 10-year or 20-year CIP. This modification will not longer require road improvements to be completed prior to occupancy of the development. ~~Depending on the manner in which this requirement is administered, the necessary improvements could increase the costs of housing development in the county.~~

Requirements for concurrency of services and development are contained in the General Plan and County Code and will be modified to provide more flexibility in development of multi-family housing.

Requirements for utility delivery, such as water, are necessary for public health and safety. Requirements for concurrency of roadway improvements are tied to the County's LOS standard. It is not feasible to lower the LOS standards ~~or concurrency requirements~~ without significant adverse effects on traffic congestion and air quality, or violate CEQA. ~~or voter-approved initiatives~~.

Impediments to Affordable Housing Production in the Tahoe Region

The U.S. Congress established TRPA in 1969 to oversee development and protect the natural resources of the Tahoe Basin. The Tahoe Regional Planning Agency adopted a Regional Plan, Code of Ordinances, and other regulations, which establish specific restrictions on land use, density, rate of growth, land coverage, excavation, and scenic impacts. The Code sets maximum annual housing unit allocations, as well as density limitations on multi-family development. The annual housing unit allocation for unincorporated El Dorado County is currently 76 units. Annual allocations are based on the progress of environmental and transportation facility projects, Best Management Practices (BMP) compliance and other criteria. TRPA's regulations are designed to bring the Tahoe region into conformance with threshold standards established for water quality, air quality, soil conservation, wildlife habitat, vegetation, noise, recreation, and scenic resources. However, while these regulations serve to protect and enhance the Tahoe Basin, they create additional costs and requirements that can constrain development and housing production despite the great need for such housing. Since 1997, an average of 96 percent of the annual housing unit allocations have been used.[9]

While low-income developments may obtain waivers from the TRPA allocation requirements, once the low-income deed restriction expires and the project is eligible to convert to market rate, the owner must obtain an allocation in order to proceed with the conversion. Because of the difficulty in receiving housing allocations, this added step may prohibit or stall the conversion of a development to market rate and serves as a disincentive to many developers that want to count on converting to market-rate housing at some time in the future.

The TRPA's regulations have little direct effect on the rehabilitation of basic structural components of existing housing units. However, TRPA's regulations may discourage rehabilitation of substandard buildings involving significant additions or remodeling.

As of February 2008, TRPA is considering amendments to their Code of Ordinances that will relax some regulations applicable to affordable housing development projects. Exceptions to current standards would include allowance for the subdivision of multi-family units located within community plan boundaries and constructed with up to 50 percent land coverage. The draft amendments are currently being distributed for public review (March 2008).

Although the County has no authority to relax or otherwise change the standards of TRPA, this Housing Element requires County to work with TRPA while the Tahoe Regional Plan is being updated to help facilitate affordable and workforce housing in the Tahoe Basin (Measure HO-8). The County has also entered into an MOU with TRPA that recognizes the respective authority of each jurisdiction and ensures cooperation between the County and TRPA. Therefore, no additional measures are necessary.

[9] Neil Crescenti, TRPA, February 1, 2008

Government Constraints on Special Needs Housing

Persons with special needs include those who are disabled, persons in residential care facilities, farm workers, persons needing transitional shelter or transitional living arrangements, and single room occupancy units. The Housing Element must analyze potential and actual constraints upon the development, maintenance, and improvement of housing for these groups. The County must also demonstrate efforts to remove constraints to housing for these groups, and provide reasonable accommodations for housing designed for those with special needs. The County's provisions for these housing types are discussed below.

Housing for Persons with Disabilities

The Housing Element must demonstrate efforts to remove constraints or provide reasonable accommodations for housing designed for persons with disabilities. El Dorado County does not impose any special requirements on housing for persons with disabilities. For example, the County's definition of "family" is "*one or more persons occupying a premises and living as a single housekeeping unit...*" (Zoning Ordinance, Section 17.06.050). This definition permits flexible living arrangements and does not impose a constraint on household composition, including housing for disabled persons.

~~The County has prepared a draft ordinance for reasonable accommodation (Measure HO-23) and intends to adopt it along with other amendments to the Zoning Ordinance in 2008. This ordinance will include a process for disabled persons to make requests for reasonable accommodation, which may include deviation from current parking standards.~~

The County's building codes also require that new residential construction comply with Title 24 accessibility standards. These standards include requirements for a minimum percentage of fully accessible units in new multi-family developments. The provision of fully accessible units may also increase the overall project development costs. However, enforcement of accessibility requirements is not at the discretion of the County, but is mandated under state law.

In order to further the County's efforts to remove constraints on housing for disabled persons, Measure HO-23 provides for a reasonable accommodation ordinance. The County intends to adopt this ordinance along with other amendments to the Zoning Ordinance in 2008. This ordinance will include a process for disabled persons to make requests for reasonable accommodation, which may include deviation from current parking standards.

Residential Care Facilities

The County allows group homes (identified as "residential facilities" in the Zoning Ordinance) for six or fewer individuals by right in all residential zone districts. Group homes of seven individuals or more (i.e., "community care facilities") are allowed by right in the Commercial (C) district and with a site plan review in the Professional Office Commercial (CPO) and Planned Commercial (CP) districts. Special Use Permits are required for group homes of seven or more persons in most residential districts.

Emergency Shelters and Transitional Housing

California Health and Safety Code (Section 50801) defines an emergency shelter as "housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by

a homeless person. No individual or household may be denied emergency shelter because of an inability to pay." The Zoning Ordinance currently does not contain a separate definition for emergency shelters. Such uses are typically included in the definition of "community care facilities" which are defined as "any facility, place or building which houses more than six people and is maintained and operated to provide nonmedical residential care, day care or homefinding agency services for children, adults, or children and adults, including, but not limited to, the developmentally disabled, physically handicapped, mentally disordered, or incompetent persons" (Section 17.06.050P). Emergency shelters may be defined as a community care facility that provides "nonmedical residential care" for children and/or adults as defined in the Zoning Ordinance. As identified in Table HO-9, community care facilities are currently permitted subject to a conditional use permit in all residential districts, except at very low densities (RA-20 and above). These facilities are also conditionally permitted in the Planned Office Commercial (CPO), Commercial (C) and Planned Commercial (C~~O~~P) zones.

Pursuant to recent changes in State law (SB 2), jurisdictions with an unmet need for emergency shelters are now required to identify a zone~~(s)~~ where emergency shelters will be allowed as a permitted use without a conditional use permit or other discretionary ~~permit~~approval. The identified zone must have sufficient capacity to accommodate the shelter need, and at a minimum provide capacity for at least one year-round shelter. Permit processing, development and management standards for emergency shelters must be objective and facilitate the development of, or conversion to, emergency shelters.

In order to implement SB 2 requirements, an implementation program is included in Section 5 to modify the Zoning Ordinance to identify a zone within which emergency shelters may be established by right. As part of this Zoning Ordinance amendment, SB 2 permits the County to also specify written, objective standards to regulate the following aspects of emergency shelters to enhance compatibility:

- The maximum number of beds or persons permitted to be served nightly by the facility;
- Off-street parking based on demonstrated need, but not to exceed parking requirements for other residential or commercial uses in the same zone;
- The size and location of exterior and interior onsite waiting and client intake areas;
- The provision of onsite management;
- The proximity of other emergency shelters, provided that emergency shelters are not required to be more than 300 feet apart;
- The length of stay;
- Lighting;
- Security during hours that the emergency shelter is in operation.

~~The Zoning Ordinance defines community care facilities as "any facility, place or building which houses more than six people and is maintained and operated to provide nonmedical residential care, day care or homefinding agency services for children, adults, or children and adults, including, but not limited to, the developmentally disabled, physically handicapped, mentally disordered, or incompetent persons" (Section 17.06.050P). Homeless shelters may be defined as a community care facility that provi~~

Farm Employee Housing

As indicated in Table HO-25, farm employee housing is conditionally permitted by the Residential Agricultural districts, Agricultural and Exclusive Agricultural districts, and the Planned Agricultural district.

Single Room Occupancy

Single room occupancy (SRO) facilities are small studio-type units and are permitted by right in the RM, R2 and RT districts. Development standards are no more restrictive than for other types of multi-family housing. The Zoning Ordinance update will address specific permitting requirements for SROs (Implementation Measure HO-25).

Non-Governmental Constraints

Non-governmental constraints to housing production include a wide range of market, environmental, and physical constraints. This analysis focuses not only on land costs, construction costs, and market financing, but also on the availability of services, environmental constraints, and physical (land) constraints. Although most non-governmental constraints are outside the control of the County, they can sometimes be mitigated by County policies or actions.

Land Cost

Costs associated with the acquisition of land include both the market price of raw land and the cost of holding the property throughout the development process. Land acquisition costs can account for over half of the final sales price of new homes in very small developments and in areas where land is scarce.

Raw land costs vary substantially across the county based on a number of factors. The main determinants of land value are location, access to public services, zoning, and parcel size. Land in a desirable area that is zoned for residential uses will likely be more valuable than a remote piece of land that is zoned for agricultural uses. According to a local real estate agent, land available for sale zoned for multi-family development is very scarce in the county. The agent estimates that land zoned for multi-family development in the unincorporated area ranges from $72,000 to over $1.1 million per acre, based on parcel size and location. However, this figure can exceed $1,500,000 per acre in the Tahoe Basin. Land costs in El Dorado County are consistent with other counties in the region with similar characteristics.

Construction Cost

Construction costs vary widely depending on the type, size, and amenities of the development, the price of materials and labor, financing cost, development standards and general market conditions. Multi-family residences such as apartments can generally be constructed for slightly less per square foot than single-family homes due to cost-efficient building methods. The County has no influence over materials and labor costs, and the building codes and development standards in El Dorado County are not substantially different than most other counties in the SACOG region.

Availability of Financing

Another non-governmental constraint to housing production is limited financing resources. Although financing support may be available from local government sources, generally, these sources are not sufficient to meet local housing needs. Based on information obtained from the Planning Services Department and the Department of Human Services, lending practices in the county appear to be consistent with neighboring jurisdictions and not a significant threat to housing production.

The recent (2007) crisis in the mortgage industry will affect the availability and cost of real estate loans, although the long-term effects are unpredictable. The credit "crunch" resulted when "sub-prime" lenders in the past five years made it possible for low-income families or others who could not qualify for standard mortgages to become home owners even though they might not have had the credit history and income to support repayment of the loans. The problem typically occurs with adjustable rate mortgages (ARMs) after the initial fixed interest rate period expires (often three years) and the interest rate converts to market. Because ARMs often offer "teaser" initial interest rates well below market for the first few years, monthly payments may increase by several hundred dollars when the loan converts to market rate. When property values were increasing, as was the case from 2000 – 2006, homeowners had the option of refinancing to a new loan when the initial rate expired. However, in the current market with declining values, homeowners may owe more than the resale value of their home, making refinancing impossible. As a result of these conditions, there has been a significant rise in foreclosure rates, and changes in mortgage underwriting standards is likely to have greater impacts on low-income families than other segments of the community.

Water Supply

In El Dorado County, the primary sources of potable water are surface water resources. Rural areas where surface water is in short supply or where surface water delivery systems are absent rely on groundwater resources.

There are five primary public water providers in El Dorado County, all of which are independent public entities:

- El Dorado Irrigation District (EID), which provides water to the western part of the county from El Dorado Hills to Placerville;
- Georgetown Divide Public Utility District (GDPUD), which provides water to the Georgetown Divide;
- Grizzly Flats Community Services District (GFCSD), which provides water to the Grizzly Flat Rural Center;
- South Lake Tahoe Public Utility District (STPUD), which provides water to South Lake Tahoe and surrounding unincorporated areas; and
- Tahoe City Public Utility District (TCPUD), which provides water to the communities along the west shore of Lake Tahoe.

Much of El Dorado County is without water service, including portions of larger communities such as Pollock Pines and Camino. An exception in the rural areas is Grizzly Flat, which has its own community services district that provides water service. The limited availability of public water confines more dense residential development to those areas having potable water service.

The availability of water to support residential development will depend on the supplies ultimately sought by the water purveyors in the county and state and federal regulatory constraints on those supplies. The County will cooperate with the water purveyors in seeking to establish a water supply that is sufficient to meet the county's diverse needs, including water for housing, agriculture, and nonresidential (e.g., commercial and industrial) development. The availability of water supply may also be influenced by the availability of infrastructure to deliver water. Water purveyors in the county are currently engaged in an infrastructure planning process that will seek to make water available throughout their service areas. Depending on the timing and funds available for those infrastructure improvements, however, water supply could pose a constraint to the development of housing.

Wastewater Services

Like water services, wastewater services are provided in only limited areas of the county. Currently, public wastewater collection, treatment, and disposal systems are present in portions of the western half of the county and in the Tahoe Basin, with services provided by EID, GDPUD, and STPUD. The EID operates and maintains the wastewater systems for the western part of the county from the county line to the Placerville area along the U.S. Highway 50 corridor. The GDPUD manages on-site disposal for the Auburn Lake Trails subdivision. In the Tahoe Basin, STPUD operates the wastewater system in the South Lake Tahoe area.

The remainder of the county is not served by public wastewater systems. This includes more populated areas of Georgetown, Camino, and Pollock Pines. Areas not receiving service from one of the public providers rely on individual (usually septic) systems. However, the suitability of the soils on the lower West Slope to accept septic tank effluent varies widely. Many areas have a geology that includes shear zones, serpentine, melange and other rock and soil types that may not be suitable for acceptance of septic tank effluent. In many cases, connection to an existing wastewater management system (i.e., EID's system) is the only way a parcel on the lower West Slope can develop. Connecting to EID's system may not always be financially practicable, though, and could ultimately result in the extension of service to rural areas that the County has not identified as future growth areas on the General Plan Land Use Map.

The absence of extensive public wastewater collection and treatment services is a considerable constraint to dense residential development in areas without such services. While it is recognized that long-term solutions are needed, it is unlikely that the wastewater collection and treatment providers will expand beyond their current spheres of influence within the planning period of this housing element.

Special Status Species

El Dorado County is home to a number of rare, threatened, endangered, or otherwise sensitive plant and animal species whose protection is required pursuant to state and federal law. For example, the County has an ongoing partnership with the California Department of Fish and Game and U.S. Fish and Wildlife Service to permanently protect a number of rare, threatened, or endangered plant species in five rare plant preserves. These plant preserves are situated in the western part of the county, which is also where the greatest pressure for residential development has occurred over the last several years. Restrictions of state and federal law affect the County's ability to identify these lands for residential development and a developer's ability to actually construct the residential units.

Floodplains

Due to the topography of El Dorado County and its Sierra Foothills location, floodplains are not a major issue in El Dorado County. There are no floodplain constrained areas zoned for multi-family or high density residential development. There may be potential floodplain constrained areas in rural areas located near rivers, but County policies discourage development in these areas.

TTopography and Other Physical Land Constraints

Most of El Dorado County is very rural; over half of the county's land area is commercial forestland that is owned by the federal government (with lesser holdings by the state, private companies, and individuals) and has limited access and services. These rural areas encompass a range of topographical and other physical features that can also limit residential development.

Much of the county is moderately to steeply sloping, a factor that can substantially affect housing density. Since many of these areas are in the Rural Regions, which are devoid of services (e.g., no water or wastewater services, no road access), they are generally not suitable for residential development. However, within Community Regions, where most of the County's multi-family zoning is located, steep slopes can constrain density. None of the parcels included in the vacant or underutilized land inventories (Tables B-3 and B-4) contain steep slopes that would constrain development.

Other physical features that can affect residential development include the presence of rivers, streams, and other water bodies (many of which are subject to regulation by the state and federal governments); high or extreme fire hazard (because of surrounding vegetation, lack of access, and lack of protective services); and land ownership patterns. Conservation easements and land trust ownership can also affect residential development opportunities. As with steep slopes, none of the parcels included in the vacant or underutilized land inventories contain such physical or land ownership constraints to development.

Fair Housing

The County has reviewed the Zoning Ordinance as part of the 2008 update, and will continue to examine land use policies, permitting practices, and building codes to comply with state and federal fair housing laws. In addition, when considering development proposals, including Specific Plans or other policy documents, the County will endeavor to ensure that all persons have equal access to sound and affordable housing (Policy HO-6.1).

El Dorado County refers discrimination complaints to the Fair Housing and urban Development, www.hud.gov/fairhousing and provides follow-up to ensure complaints are resolved. El DoradoThe County provides referral information on its website for Senior Legal Services, which provides legal services to persons age 60 and above. In addition, Fair Housing, Equal Opportunity for All, Fair Housing is Your Right, 100 Questions and Answers about Buying a New Home, and California Tenants, a Guide to Residential Tenants' and Landlords' Rights and Responsibilities brochures/booklets are provided at each of the Housing Authority locations]. Implementation ProgramImplementation Measure HO-32 addresses the County's commitment to disseminate fair housing information to the public and provide referrals for resolution of fair housing complaints.

Section 4: Housing Resources and Opportunities

This section analyzes the resources and opportunities available for the development, rehabilitation, and preservation of affordable housing in El Dorado County. Included is an evaluation of the availability of land resources, financial administrative resources available to support housing activities, and opportunities for energy conservation which can contribute to lower utility costs for low- and moderate-income households.

Land Resources Available For Residential Development

Regional Growth Needs 2006 - 2013

The Regional Housing Needs Plan (RHNP) allocates to SACOG cities and counties their "fair share" of the region's projected housing needs. The SACOG Board of Directors must adopt an update of the plan every five years. The SACOG Board approved the 2006-2013 RHNP on February 21, 2008.

Each city and county in the RHNP receives a Regional Housing Needs Allocation (RHNA) of total number of housing units that it must plan for within a 7.5-year time period. Within the total number of units, allocations are also made for the number of units within four economic categories: very low, low, moderate and above moderate incomes.

In accordance with *Government Code* §65584, projected housing needs for each region in California are prepared by California Department of Housing and Community Development. The Regional Housing Needs Allocation has two parts as required by state law: Part 1 is an allocation of the total number of housing units to each jurisdiction for which zoning capacity must be provided for the time period January 1, 2006 through June 30, 2013. This part is referred to as the "overall allocation". Part 2 is the distribution of the same total number of units among four income categories; the sum of the housing units within the four categories must add up to the total overall number of units. Part 2 is referred to as the "income category distribution".

The State of California, through the Housing and Community Development Department (HCD), issued a Regional Housing Needs Determination of 118,652 to the six-county region the 7.5 year RHNA planning period. The Allocation process starts with the projection that SACOG and local jurisdictions developed for the draft 2035 Metropolitan Transportation Plan (MTP). SACOG worked in cooperation with each jurisdiction to develop a growth forecast for the period from 2005 to 2013 for use in the 2035 Metropolitan Transportation Plan (MTP). SACOG calculated each jurisdiction's percentage share of the growth forecasted within the region for the period 2005 to 2013. That percentage was multiplied by the region's projected growth during the RHNA period.

The distribution of the overall unit allocation into income categories is based on a trend line from 2000 to 2050. The RHNA methodology placed a 4% floor and a 30% ceiling on the number of units a jurisdiction could be allocated in the low and very low income categories.

Because the Tahoe Basin is subject to federal law and a bi-state (with Nevada) compact on growth allocations, this portion of El Dorado County is an exception to SACOG's standard RHNA methodology. The Tahoe Regional Planning Agency (TRPA) has authorized the County to issue an average of 76 residential building permits per year in the unincorporated area (this number does not include building permits for affordable housing).

All new units built or preserved after January 1, 2006 are credited in the current RHNA period. Table HO-27 shows the net remaining growth need after crediting units built during 2006 and 2007. (A detailed breakdown of these new units by income category is provided in Appendix B).

Table HO-27
Net Remaining RHNA –
El Dorado County

	Income Category			
	VL/L	Mod	Above	Total
RHNA (Tahoe Basin)	301	100	169	570
RHNA (West Slope – Unincorporated)	3,708	1,412	2,354	7,474
Total RHNA	4,009	1,512	2,523	8,044
Units Completed 2006-07	103	2	1,297	1,402
RHNA (net remaining)	3,906	1,510	1,226	6,642

Source: El Dorado County Development Services Dept., 1/2008

Inventory of Sites for Housing Development

Section 65583(a)(3) of the *Government Code* requires Housing Elements to contain an "inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites." A detailed analysis of vacant land and potential redevelopment opportunities is provided in Appendix B. The results of this analysis are summarized in Table HO-28 below. The table shows that the County's land inventory, including projects approved, the potential development of vacant parcels~~, and mixed-use development on commercially-zoned parcels~~ identified on Table B-3, and development on underutilized parcels identified on Table B-4, exceeds the net remaining RHNA in the lower ~~each~~ income categories~~y~~. ~~Within the low/very low-income categories, this is due primarily to the supply of vacant land on which multi-family housing and mixed-use development are permitted.~~

A discussion of public facilities and infrastructure needed to serve future development is contained in Section 3, Non-Governmental Constraints. There are currently no known service limitations that would preclude the level of development described in the RHNA, although developers will be required to pay fees or construct public improvements prior to or concurrent with development.

Housing element law specifies that jurisdictions must identify adequate sites (vacant and surplus lands that are appropriate for residential development) to be made available to encourage the development of a variety of housing types for all economic segments of the population. In evaluating the residential growth potential, El Dorado County has reviewed vacant sites in the unincorporated areas identified for residential use, which are summarized in the vacant land survey (Appendix B). Table B-3 provides detail on vacant land available by zone district within the County's established communities. Table B-4 provides detail on underutilized sites were General Plan land use designations, zoning, lot sizes, physical conditions, and available infrastructure can accommodate increased development opportunities.

Table HO-28
Land Inventory Summary –
El Dorado County

	Income Category			
	VL/L	Mod	Above	Total
Units approved or under construction	103	26	1,322	1,451
Vacant land - West Slope residential	~~1,762~~ 2,943	~~340~~	21,900	~~23,662~~ 24,877
~~Vacant land – West Slope com/mxd use~~	~~5,613~~	~~1,547~~	~~0~~	~~7,160~~
Vacant land – Tahoe Basin residential	299	0	570	869
~~Vacant land – Tahoe Basin com/mxd use~~	~~0~~	~~1,206~~	~~0~~	~~1,206~~
Underutilized Land	1,210	0	0	1,210
Potential second units	255	0	0	255
Subtotal	~~8,032~~ 4,810	~~2,779~~ 60	23,792	~~34,603~~ 28,662
RHNA (net 2008-2014)	3,906	1,510	1,226	6,642
Surplus (Deficit)	~~4,126~~ 904	~~1,269~~ (1,450)	22,566	~~27,961~~ 22,020

Source: El Dorado County Development Services Dept., 2/2008

Vacant Land Survey Methodology

The vacant land survey is a summary of information contained in the County Assessor's database. The County ran a query for vacant parcels assigned zoning designations that would allow residential development. These data were summarized for residential development suitability by zone district within each community. The assumptions for this survey, including categorization of development potential by income category, are found in the Introduction to Appendix B.

Financial and Administrative Resources

El Dorado County has access to a variety of funding sources available for affordable housing activities. They include programs from local, state, federal, and private sources. The following section describes the most significant housing resources in El Dorado County. All of these programs are administered by the El Dorado County Department of Human Services. The Department of Human Services functions as the Housing Authority Agent for the Board of Supervisors.

Section 8 Program

The Section 8 Housing Choice Voucher (HCV) Program is a federal program that provides rental assistance to lower and very low income persons in need of affordable housing. The Section 8 Program provides a housing voucher to a tenant, which generally covers the difference between the fair market rent payment standards established by HUD and what a tenant can afford to pay (e.g., 30 percent of their income). Many of those receiving Section 8 vouchers are elderly or disabled households.

As of January 2008, the County had 374 vouchers available, all of which were "leased up" (i.e., 374 lower and very low income households in El Dorado County are receiving Section 8 rental assistance). Eligible voucher holders have had difficulty locating properties to rent due to the "gap" between the

payment standard set by HUD (Fair Market Rent [FMR]) and the cost of market-rate rental housing in El Dorado County. (See Table HO-16 for an example of this.) A trend is developing wherein the majority of housing available that qualifies within the HUD payment standards is found in the subsidized rental market, and this market is very limited.

As noted earlier in this element, the County had a Section 8 waiting list of about 90 applicants as of January 2008. The waiting list re-opened from February 11 to February 25, 2008. The County received 1,403 applications, 403 more applications than during the previous month-long opening of the Section 8 waiting list in 2002.

Community Development Block Grant Housing Rehabilitation Program

Through the CDBG Program, HUD provides grants and loans to local governments for funding a wide range of community development activities. However, El Dorado County does not qualify as an entitlement jurisdiction to receive CDBG funding directly from HUD; therefore, the County applies to the state for CDBG program funds for specific programs under a competitive funding process.

The purpose of the CDBG Program is to provide adequate housing, a suitable living environment, and expanded economic opportunities for persons of low and moderate income. The CDBG funds can be used for acquisition/rehabilitation, homebuyer assistance, economic development, homeless assistance, public services, and neighborhood revitalization. A minimum of 51 percent of the CDBG funds provided must be used for the support of activities that benefit low and moderate income persons. The County uses CDBG funding for housing rehabilitation programs and public works projects.

The CDBG funds are used to preserve the existing stock of affordable housing through the County Housing Rehabilitation Loan Program. This program provides housing rehabilitation and weatherization loans and services to low-income households throughout the county. The maximum loan amount is $40,000. However, Senate Bill 975 requires the payment of prevailing wages on CDBG financed owner-occupied rehabilitation for low-income households.

From 2000 to 2006, El Dorado County applied for and received over $3.4 million in CDBG grants. The grant funds were used for housing rehabilitation and acquisition, an affordable housing study, homeless count survey, and to support affordable housing projects.

Mortgage Credit Certificate Program

The Mortgage Credit Certificate (MCC) Program is designed to assist first-time homebuyers. The MCCs are allocated on an annual basis to each county in the state on a population-based formula. The County, in conjunction with mortgage institutions, administers the program. The applicant for an MCC applies to the County, which screens the applicants. Home purchasers who receive MCCs are entitled to an income tax credit against the interest paid on their mortgage. The MCC is a 15 percent tax credit that effectively reduces the monthly mortgage and is taken into consideration by the mortgage lender when qualifying the borrower.

Every year, a percentage of the MCC assistance must go to households earning 80 percent or less of the median family income (the percentage changes from year to year). The program has limitations on home sales price. Because home prices in El Dorado County are relatively high, participation in the MCC is difficult or impossible for many of the individuals that would benefit most from the program.

First Time Homebuyer Loan Program

The First Time Homebuyer Loan Program provides low interest rate loans to eligible homebuyers to assist in the purchase of a home in the unincorporated areas of the County. Funding for this program is provided through the Community Development Block Grant (CDBG) Program and the County's revolving loan fund. This program is designed as a gap financing program for applicants that would not qualify for a bank loan sufficient enough to purchase a home due to limited income. Loans are available on a first-come, first-served basis while funding lasts.

The loan program includes:

- Interest rates as low as 3%
- Payments deferred for 30 years
- Loan amounts up to $100,000
- No equity recapture

Housing Rehabilitation Loan Program

El Dorado County has funding available to provide eligible homeowners with low interest rate loans to make repairs to their homes primarily addressing health or safety related issues. These loans are available to homeowners in the unincorporated areas of the County. Funding is provided through the Community Development Block Grant (CDBG) Program, the County's revolving loan fund and the HOME Investment Partnership (HOME) Program. This program is designed as a gap financing program for applicants that would not qualify for a bank loan due to limited resources/income. Loans are available on a first-come, first-served basis while funding lasts.

The loan program includes:

- Interest rates as low as 3%
- Loan amounts up to $40,000 (CDBG) or subsidy limits (HOME)
- Flexible loan repayment terms

Energy Conservation Opportunities

This section describes opportunities for conserving energy in existing homes as well as in new residential construction. It discusses the factors affecting energy use, conservation programs currently available in El Dorado County, and examples of effective programs used by other jurisdictions.

The California State Building Standards Codes (specifically Title 24) requires that all new residential development comply with several energy conservation standards. The standards require ceiling, wall, and concrete slab insulation, vapor barriers, weather-stripping on doors and windows, closeable doors on fireplaces, insulated heating and cooling ducts, water heater insulation blankets, swimming pool covers and timers, certified energy efficient appliances, etc. All new construction in El Dorado County must comply with Title 24.

On March 25, 2008, El Dorado County took a significant step toward proactively addressing energy conservation by adopting Board of Supervisors Resolution No. 29-2008, the "Environmental Vision for El Dorado County." The Resolution sets forth goals for County departments to address positive environmental changes for:

Transportation, Traffic and Transit; Planning and Construction; Waste; Energy; Air Quality; and Education, Outreach and Awareness.

The Environmental Vision will result in each County department developing programs to address these environmental topics, including energy conservation. The County anticipates that each department will develop implementing programs concurrent with the annual budget cycle.

The primary energy conservation program for older homes is weatherization. The Department of Human Services offers home weatherization services to households at 60 percent and below of the median income through its Low-Income Home Weatherization Program. This program provides service to households having the highest energy burden and high residential energy users. Services focus on providing the most cost-effective measures, checking for health and safety hazards, and providing infiltration reduction. Commonly installed measures for homes meeting the eligibility criteria include combustion appliance safety test, carbon monoxide alarms, infiltration reduction, and ceiling insulation. Owner households that exceed the above income criteria but fall below the 80% median income level of the county can apply for community development housing rehabilitation loans not to exceed $40,000 for repairs that include all of the above weatherizing measures as well as potential roof repair/replacement, heating/air repair/replacement, and other energy related improvements. The County encourages energy efficiency in new residential construction by emphasizing energy efficient construction practices. This strategy provides information to builders on the short- and long-run costs and benefits of energy efficient design and construction.

The County also employs policies that encourage solar energy technology in both retrofits and new construction. There are two distinct approaches to solar heating: active and passive. Active systems use mechanical equipment to collect and transport heat, such as the relatively common roof plate collector system used in solar water and space heaters. Collectors can contain water, oil, or air that is pumped through conduits and heated, then piped to the spaces to be heated or to a water heater tank.

Passive solar systems collect and transport heat through non-mechanical means. Essentially, the structure itself becomes part of the collection and transmission system. Certain types of building materials absorb solar energy and can transmit that energy later. Passive systems often employ skylight windows to allow sunlight to enter the room, and masonry walls or walls with water pipes inside to store the solar heat. This heat is then generated back into the room when the room cools in the evening. The best method to encourage use of active or passive solar systems for heating and cooling is to not restrict their use in the zoning and building ordinances and to require subdivision layouts that facilitate solar use.

The County's land use practices also encourage energy conservation. For example, mixed use development is conditionally permitted in commercial districts. Mixed use development provides for more balanced land use that reduce vehicular trips. In addition, the housing within mixed use developments is typically high density, which data shows results in lower Vehicle Miles Traveled (VMT). The County is currently in the process of encouraging mixed use development by processing a mixed use ordinance that will provide specific regulations and incentives to facilitate mixed use within commercial zones. In addition, ~~Implementation Program~~Implementation Measure HO-27 will amend the Zoning Ordinance to permit mixed uses within commercial zones, and HO-31 will analyze the traffic benefits of mixed uses with the intention of reducing the Traffic Impact Mitigation (TIM) fees commensurate with the traffic benefits of mixed use development.

~~Implementation Program~~Implementation Measure HO-26 includes additional tools that the County will utilize to encourage energy conservation in land use planning, new construction, and existing housing units. ~~Implementation Program~~Implementation Measure HO-18 provides for the use of CDBG

funds to assist affordable housing developers to incorporate energy efficient designs and features into their developments.

Section 5: Housing Goals, Policies, and Implementation Program

Goals and Policies

General Housing Policies

These policies are targeted toward supporting and increasing the supply of housing affordable to lower income households by providing broad guidance in the development of future plans, procedures, and programs and by removing governmental constraints to housing production. They also attempt to foster increased communication and cooperation among stakeholders.

Goal HO-1: To provide for housing that meets the needs of existing and future residents in all income categories.

Policy HO-1.1 When adopting or updating programs, procedures, or Specific Plans or other planning documents, the County shall ensure that the goals, policies, and implementation programs are developed with the consideration of achieving and maintaining the County's regional housing allocation.

Policy HO-1.2 To ensure that projected housing needs can be accommodated, the County shall maintain an adequate supply of suitable sites that are properly located based on environmental constraints, community facilities, and adequate public services.

Policy HO-1.3 In the establishment of development standards, regulations, and procedures, the County shall consider the cost of housing in relation to public health and safety considerations and environmental protection.

Policy HO-1.4 The County shall support the Department of Human Services in order to assist with achievement and maintenance of the County's housing goals, policies, and programs.

Policy HO-1.5 The County shall direct higher density residential development to Community Regions and Rural Centers.

Policy HO-1.6 The County will encourage new or substantially rehabilitated discretionary residential developments to provide for housing that is affordable to low very low, and moderate income households.

Policy HO-1.7 The County shall give highest priority for permit processing to development projects that provide housing affordable to very low or low income households.

Policy HO-1.8 The County shall encourage mixed use projects where housing is provided in conjunction with compatible nonresidential uses. Such housing shall be permitted by right, subject to appropriate site development standards.

Policy HO-1.9 The County shall work with 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.

Policy HO-1.10 The County shall apply for funds from the state and federal government such as the Community Development Block Grant (CDBG), Home Investment Partnerships Program, and AB 2034 programs, and explore additional ways such funds may be used countywide to support construction of affordable housing.

Policy HO-1.11 To the extent feasible, affordable housing in residential projects shall be dispersed throughout the project area.

Policy HO-1.12 To the extent feasible, extremely low, very low, low, and moderate income housing produced through government subsidies, incentives, and/or regulatory programs shall be distributed throughout the county and shall not be concentrated in a particular area or community.

Policy HO-1.13 For projects that include below market-rate units, the County shall require such units to be available for occupancy at the same time or within a reasonable amount of time following construction of the market-rate units.

Policy HO-1.14 The County shall work with the Tahoe Regional Planning Agency (TRPA) to strengthen the effectiveness of existing incentive programs for the production of affordable housing in the Tahoe Basin, and modifications to the TRPA Code of Ordinances to facilitate affordable housing production.

Policy HO-1.15 The County shall explore establishing Redevelopment Project Areas and identify sources of local funding for establishing a Housing Trust Fund.

Policy HO-1.16 The County shall minimize discretionary review requirements for affordable housing.

Policy HO-1.17 The County shall ensure that its departments work together in all aspects of housing production in order to make certain that housing policies and programs are implemented as efficiently and effectively as possible and to ensure that funding is judiciously managed.

Policy HO-1.18 The County shall develop incentive programs and partnerships to encourage private development of affordable housing.

Policy HO-1.19 The County shall review its surplus land inventory for potential sites to meet its affordable housing needs.

Policy HO-1.20 The County shall investigate the potential of developing a land bank for the development of housing for very low and low income households.

Policy HO-1.21 The County shall develop a program and track the approval and status of workforce housing, including housing for agricultural employees.

Policy HO-1.22 The County shall continue to support a first-time homebuyers program.

Policy HO-1.23 The County shall provide access to information on housing policies and programs at appropriate locations.

Policy HO-1.24 The County shall encourage 2nd Dwelling Units to provide housing that is affordable to very low, low and moderate income households.

Policy HO-1.25 The County shall encourage programs that will result in improved levels of service on existing roadways and allow for focused reductions in the Traffic Impact Mitigation (TIM) Fee. Such programs may include, but not be limited to, analyzing the traffic benefits of mixed use development.

Policy HO-1.26 The County shall ensure that public services and facilities are provided to affordable housing projects at the same level as to market-rate housing. Incentives and/or subsidies shall be considered to support the production of housing for very low, low and moderate income households.

Also refer to the Land Use and Economic Development Elements.

Conservation and Rehabilitation Policies

Under Goal HO-2, the policies concentrate on maintaining community character and preserving housing stock through the continuation of County programs, effective code enforcement, and investigation of new funding sources.

Under Goal HO-3, the policies focus on preserving the affordable housing stock through continued maintenance, preservation, and rehabilitation of the existing affordable housing.

Goal HO-2: To provide quality residential environments for all income levels.

Policy HO-2.1 The County shall continue to make rehabilitation loans to qualifying households from its Community Development Block Grant program revolving loan funds.

Policy HO-2.2 The County shall continue to apply for Community Development Block Grant, Home Investment Partnership (HOME) Program, and other similar state and federal grant funding for the purpose of rehabilitating low-cost, owner-occupied, and rental housing.

Policy HO-2.3 The County shall encourage private financing for the rehabilitation of housing.

Policy HO-2.4 The County shall require the abatement of unsafe structures while encouraging property owners to correct deficiencies.

Policy HO-2.5 The County shall encourage manufactured home subdivisions.

Goal HO-3: To conserve the County's current stock of affordable housing.

Policy HO-3.1 The County shall strive to preserve the current stock of affordable housing by encouraging property owners to maintain subsidized units rather than converting such units to market-rate rentals.

Policy HO-3.2 Demolition of existing multi-family units should be allowed only if a structure is found to be substandard and unsuitable for rehabilitation and tenants are given reasonable notice, an opportunity to purchase the property, and/or relocation assistance by the landlord.

Policy HO-3.3 The County shall support efforts to convert mobile home parks where residents lease their spaces to resident ownership of the park.

Policy HO-3.4 The conversion of mobile home parks to housing that is not affordable to very low and low income households shall be discouraged.

Policy HO-3.5 The County shall continue to provide Section 8 Housing Choice Voucher Program rental housing assistance to eligible households.

Policy HO-3.6 The County shall continue to allow rehabilitation of dwellings that do not meet current lot size, setback, or other current zoning standards, so long as the nonconformity is not increased and there is no threat to public health and/or safety.

Policy HO-3.7 ~~New multi-family affordable housing developments shall not be converted to condominiums for at least twenty years after issuance of the Certificate of Occupancy~~Apartment complexes, duplexes, and other multifamily rental housing shall not be converted to condominiums for at least ten years after issuance of the Certificate of Occupancy. Apartment complexes, duplexes, and other multifamily rental housing that contain any units restricted to households earning 120 percent or less of the area median family income (MFI) shall not be converted to condominiums for at least twenty years after issuance of the Certificate of Occupancy.

Policy HO-3.8 All requests for the conversion of multi-family housing units shall be reviewed by the Public Housing Authority, to determine the impact on the availability of the affordable housing stock and options for preserving affordable housing stock.

Policy HO-3.9 All new residential projects having an affordable housing component shall contain a provision that the owner(s) provide notice to the California Department of Housing and Community Development, the County Department of Human Services, and the existing tenants at least two years prior to the conversion of any affordable housing units to market rate in any of the following circumstances:

- The units were constructed with the aid of government funding;
- The project was granted a density bonus; and/or
- The project received other incentives based on the inclusion of affordable housing.

Policy HO-3.10 The County should work with TRPA to identify existing unpermitted residential units in the Tahoe Basin and develop an amnesty program to legalize such units where the units would be utilized by very low or low income households.

Policy HO-3.11 The Department of Human Services shall act as a clearinghouse for information regarding the promotion and maintenance of government subsidized affordable housing.

Policy HO-3.12 The County shall strive to preserve, through rehabilitation, dwelling units found to be substandard or a threat to health and safety through Code Enforcement efforts.

Special Needs Policies

These policies attempt to address the needs of particular population segments that may require housing that differs from housing typically provided by the free market. In order to meet these special needs and to provide a variety of housing types, the County is committed to working with developers, nonprofit organizations, and the appropriate agencies.

Goal HO-4: To recognize and meet the housing needs of special groups of county residents, including a growing senior population, the homeless, agricultural employees, and the disabled through a variety of programs.

Policy HO-4.1 The development of affordable housing for seniors, including congregate care facilities, shall be encouraged.

Policy HO-4.2 County policies, programs, and ordinances shall provide opportunities for disabled persons to reside in all neighborhoods.

Policy HO-4.3 The County shall work with homebuilders to encourage the incorporation of universal design features in new construction in a way that does not increase housing costs.

Policy HO-4.4 The County shall work with emergency shelter programs that provide services in centralized locations that are accessible to the majority of homeless persons and other persons in need of shelter in the county.

Policy HO-4.5 The County shall assist various nonprofit organizations that provide emergency shelter and other aid to the homeless and other displaced persons.

Policy HO-4.6 The County shall work with local organizations at the community level to develop a coordinated strategy to address homelessness and associated services issues, which may include a homeless crisis intake center to better assist those who wish to move from homelessness to self-sufficiency.

Policy HO-4.7 The County shall incorporate provisions for co-housing, cooperatives, and other shared housing arrangements in its regulations and standards for multi-family or high-density residential land uses.

Policy HO-4.8 The County shall work with the State Department of Housing and Community Development to develop a program to track the approval and status of employee housing, particularly housing in the Tahoe Basin and housing for agricultural employees.

Energy Conservation Policies

These policies focus on increasing the energy efficiency in both new developments and existing housing and reducing energy costs.

Goal: HO-5: To increase the efficiency of energy and water use in new and existing homes.

Policy HO-5.1 The County shall require all new dwelling units to meet current state requirements for energy efficiency and shall encourage the retrofitting of existing units.

Policy HO-5.2 New land use development standards and review processes should encourage energy and water efficiency, to the extent feasible.

Equal Opportunity Policies

Goal HO-6: To assure equal access to sound, affordable housing for all persons regardless of age, race, religion, color, ancestry, national origin, sex, disability, familial status, or sexual orientation.

Policy HO-6.1 When considering proposed development projects and adopting or updating programs, procedures, Specific Plans, or other planning documents, the County shall endeavor to ensure that all persons have equal access to sound and affordable housing, regardless of race, religion, color, ancestry, national origin, sex, disability, familial status, or sexual orientation.

Policy HO-6.2 The County shall continue to support the legal attorney service provided to seniors.

Policy HO-6.3 The County shall provide reasonable accommodation to rules, policies, practices, and procedures where such accommodation may be necessary to afford individuals with disabilities equal opportunity to housing.

Implementation Program

Measure HO-1

As part of a General Plan amendment, and as part of each Specific Plan or other community plan update, the County will review 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]

Responsibility:	Planning Department
Time Frame:	Ongoing
Funding:	General Fund
Expected Outcome:	Identify areas appropriate for future housing.

Measure HO-2

Periodically review available and adequate sites suitable for the development of affordable housing, with highest priority given to development of housing for extremely low and very 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 [Policy HO-1.1 and HO-1.2]

Responsibility:	Planning Department, Department of Transportation, and Department of Human Services
Time Frame:	Complete review and present findings to Board of Supervisors within two years of Housing Element adoption.
Funding:	General Fund
Expected Outcome:	Identification of geographic areas where affordable, higher density, development could occur without the need to fund or complete major infrastructure improvements and a work program for maintaining land inventory.

Measure HO-3

~~Periodically~~ Annually review and update the capital improvement programs 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 effectively applied. [Policy HO-1.5 and HO-1.26]

Responsibility:	Planning Department, Department of Transportation, and General Services Department
Time Frame:	Annual review and update CIP~~Ongoing~~
Funding:	General Fund
Expected Outcome:	Revised facility plans; extension of services to underserved areas of the County.

Measure HO-4

Develop and adopt an incentive-based policy that will encourage, assist and monitor the development of housing that is affordable to extremely low, very low, low and moderate income households. The incentive-based policy shall incorporate ~~but~~and expand upon existing affordable housing incentives prescribed by State law (e.g., density bonus), and shall incorporate the County's *Density Bonus Ordinance (Measure HO-7),* affordable housing provisions from the *Design and Improvement Standards Manual (Measure HO-6), Residential Development Processing Procedures (Measure HO-10); Infill Incentives Ordinance (Measure HO-11);* and amendments to *Planned Development Combining Zone District (Measure HO-16).* 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 shall include biennial 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 finds the program to be ineffective in providing adequate incentives, the policy shall be adjusted.

The County will promote the policy by posting the policy on the El Dorado County website, providing handouts in booklet form in Development Services, and sending the policy booklet to developers (both for-profit and non-profit) who are active in the County. [Policies HO-1.6, HO-1.7, HO-1.16, HO-1.18, HO-1.21 and HO-1.24]

Responsibility:	Planning Department and Department of Human Services
Time Frame:	Adopt policy wWithin ~~one year~~two years of Housing Element adoption. Initiate on-going promotion of the incentives following policy adoption. Biennial review of policy effectiveness, starting in July 2011.
Funding:	General Fund
Expected Outcome:	Adopt Incentive Based policy
Objective:	300 Units

Measure HO-5

Develop a method to track and record second dwelling units and hardship mobile homes to ensure opportunities to access affordable housing. Extend current public awareness efforts in order to improve the effectiveness of these programs. Increased public awareness includes, but is not limited to, posting information about these programs on the County website and providing information to the public at appropriate locations, such as the Department of Human Services. [Policy HO-1.1 and Policy HO-1.24]

Responsibility:	Planning Department and Department of Human Services
Time Frame:	Within one year of Housing Element adoption.
Funding:	General Fund
Expected Outcome:	Tracking System.
Objectives:	300 second units and 300 mobile homes in residential zones during the planning period.

Measure HO-6

Amend the Zoning Ordinance and *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;
- Encourage affordable housing within commercial zones as part of Mixed Use project;
- 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 permit 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.

[Policy HO-1.3, HO-1.8 and HO-1.18]

Responsibility:	Planning Department
Time Frame:	Within one year of Housing Element adoption.
Funding:	General Fund
Expected Outcome:	Zoning Ordinance and Design and Improvement Standards Manual amendment(s).

Measure HO-7

Adopt a density bonus ordinance in accordance with state law and promote the benefits of this program to the development community by posting information on the County's website and creating a handout to be distributed with land development applications. [Policy HO-1.18]

Responsibility:	Planning Department
Time Frame:	Within one year of Housing Element adoption.
Funding:	General Fund
Expected Outcome:	Adoption of Density Bonus Ordinance.
Objective:	100 density bonus units

Measure HO-8

The County ~~will~~ participates in a working group with ~~Work with the~~ Tahoe Regional Planning Agency (TRPA) ~~staff~~ and other agencies with a vested interest while the *Tahoe Regional Plan* is being updated. The intent of the County's participation in the working group ~~will be~~is to provide input into ~~establish a framework for consideration of changes to the~~ 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.* Such efforts ~~may~~ include:

- Relaxing TRPA development codes for affordable housing developments and second residential 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;
- Applying flexibility in the October to May building ban to rehabilitation of affordable housing, such as low-income households served in the Community Development Block Grant program;

- Ensuring long-term affordability covenants for affordable units;
- Allowing bonus units for affordable housing to be assigned from a basin-wide pool; and
- 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]

Responsibility:	Planning Department and Department of Human Services
Time Frame:	~~Within two years of Housing Element adoption~~Ongoing
Funding:	General Fund
Expected Outcome:	Adopted changes in the TRPA code to allow more affordable housing.

Measure HO-9

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 order to ensure the security and longevity of the funds, the County should undertake the following activities:

- Identify major stakeholders and begin a Housing Trust Fund Campaign;
- Establish a task force or committee structure;
- Determine fund administration structure and funding, ~~-~~and an oversight body;
- Determine permitted and priority uses for the Trust Funds. Permitted use~~ds~~ shall~~may~~ include off-setting development impact fees, including TIM fees, for affordable housing projects; ~~Outline key responsibilities and administration funding;~~
- Evaluate revenue sources and establish a dedicated revenue source and dollar goal;
- Provide clear guidelines for the awarding of funds, with highest priority given to development of housing for extremely low and very low-income households; and
- Determine program application procedures and criteria.

[Policy HO-1.10, HO-1.15 and HO-1.18]

Responsibility:	Planning Department and Department of Human Services
Time Frame:	Within two years of Housing Element adoption.
Funding:	To be determined
Expected Outcome:	Establishment of a Housing Trust Fund

Measure HO-10

The County will r~~R~~eview its~~the County's~~ 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:

- 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 stock plans to minimize review time;
- Training and cross-training for new tools and processes;
- Greater public outreach and education; and
- Using new technology including on-line permitting, expanded use of geographic information systems, and greater use of the County website.

[Policy HO-1.3, HO-1.7, HO-1.16 and HO-1.18]

Responsibility:	Planning Department, Building Department, Department of Transportation, Environmental Management Department, and Department of Human Services
Time Frame:	Annually, starting in July 2009~~Within one years of Housing Element adoption.~~
Funding:	General Fund
Expected Outcome:	Adopt policy to reduced processing time for affordable housing developments, and update as needed based on annual review.~~:~~
Objective:	300 units

Measure HO-11

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. 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 project in Lake Tahoe. [Policy HO-1.5]

Responsibility:	Planning Department
Time Frame:	Within two years of Housing Element adoption.
Funding:	General Fund
Expected Outcome:	150 units

Measure HO-12

Investigate land banking as a method to provide sites for affordable housing by undertaking the following process:

1. Conduct an inventory of publicly owned land and examine the feasibility of that lands' use for housing development, with highest priority given to development of housing for extremely low and very low-income households;

2. Contact other agencies and organizations, such as public agencies, lending institutions, school districts, service organizations, and religious institutions to identify potential sites for acquisition;

3. Evaluate the use of redevelopment set-asides and Housing Trust Funds monies for securing sites, with highest priority given to securing sites for development of housing for extremely low and very low-income households;

4. Evaluate how appropriate sites would be made available to developers at a reduced cost in exchange for the provision of affordable housing units;

5. Seek input from housing developers and the community on program objectives and constraints;

6. Identify appropriate entities to hold or acquire such land and a process for transferring the properties to these entities; and

7. Develop procedures for land swaps if sites more suitable for affordable housing are identified.

[Policy HO-1.19 and HO-1.20]

Responsibility:	Planning Department, Department of Human Services, Chief Administrative Office, and Office of Economic Development
Time Frame:	Within two years of Housing Element adoption.
Funding:	General Fund
Expected Outcome:	Adopt land banking policy and procedures.

Measure HO-13

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;
- Increase the income limits and the allowable sales price for the Home Investment Partnerships Program;
- Expand the Tahoe Regional Planning Agency's urban limit line where opportunities to provide affordable housing exist, such as surplus school sites;
- Grant the Lake Tahoe basin entitlement status for Community Development Block Grant (CDBG) funds; and
- Exempt affordable housing from the state prevailing wage law.

[Policy HO-1.14]

Responsibility:	Chief Administrative Office, Planning Department, and Department of Human Services
Time Frame:	Ongoing
Funding:	General Fund
Expected Outcome:	Continued support of legislative platform.

Measure HO-14

Establish an interdepartmental working group to ensure cooperation between departments in the implementation of Housing Element policies and programs. Hold periodic meetings with the Chief Administrative Officer and have biennial workshops with the Board of Supervisors regarding the status and potential improvements to policies and programs. [Policy HO-1.17]

Responsibility:	Chief Administrative Office, Planning Department, Department of Human Services, Building Department, Environmental Management Department, and Department of Transportation
Time Frame:	Continue working group upon adoption of Housing Element;
Funding:	General Fund
Expected Outcome:	Increased interdepartmental coordination and better application of County policies and programs.

Measure HO-15

Develop a public information program to support workforce housing and track the approval and status of employee housing, including farm worker housing. Tracking should be done by region within the County and specific type of employee such as agricultural employees and seasonal employees. 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 [Policy HO-1.9 and HO-1.21]

Responsibility:	Department of Human Services
Time Frame:	Program development and tracking system w~~W~~ithin three years of Housing Element adoption.
Funding:	General Fund
Expected Outcome:	Adopt program and tracking system.

Measure HO-16

Amend the Planned Development combining zone district to provide adequate developer incentives to encourage inclusion of a variety of housing types for all income levels, including housing for extremely low-income households. [Policy HO-1.18]

Responsibility:	Planning Services~~Department~~, Department of Human Services
Time Frame:	Within one year of Housing Element adoption as part of a ~~revision to the~~ Zoning Ordinance amendment.
Funding:	General Fund
Expected Outcome:	Revised Planned Development combing zone district.

Measure HO-17

Continue to apply for funding in support of a first-time homebuyers program low to moderate income households. Funding resources include the following:

- CDBG Program (for first time homebuyer loans)
- ~~[other resources?]~~HOME I~~i~~nvestment Partnership Program
- Program Income Revolving Loan Program
- BEGIN Program

[Policy HO-1.22]

Responsibility:	Department of Human Services
Time Frame:	Ongoing. Apply for funding per annual NOFA requirements.
Funding:	CDBG, ~~and~~ HCD, and program income funds
Objective:	24 units

Measure HO-18

Apply for Community Development Block Grant (CDBG) rehabilitation funds annually to provide housing rehabilitation services, including ~~and continue to provide~~ weatherization services, for~~to~~ extremely low, very low and low income households. Target CDBG funds to assist affordable housing developers that incorporate energy efficient designs and features in rehabilitation projects; [Policy HO-2.1 and HO-2.~~1~~2]

Responsibility:	Department of Human Services
Time Frame:	Ongoing
Funding:	LIHEAP
Objective:	735~~800~~ units (see Table HO-29)

Measure HO-19

Continue to administer the Housing Choice Voucher Program (formerly Section 8) through the El Dorado County 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 Department of Human Services. [Policies HO-3.5 and HO-3.11]

Responsibility:	Department of Human Services
Time Frame:	Ongoing
Funding:	HUD Housing Choice Voucher Funds and General Fund
Expected Outcome:	Continued and expanded Housing Choice Voucher Program
Objective:	Achieve and maintain 100 percent lease-up or allocation utilization rate, and apply for additional fair share vouchers when eligible.

Measure HO-20

Develop a mobile home park conversion policy 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 Community Development Block Grant, 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; and
- Protect current mobile home parks and sites by zoning them for appropriate residential use.
- Consider increasing density of Mobile Home Park zoning district from current maximum of 7 units per acre.

[Policies HO-2.5, HO-3.3 and HO-3.4]

Responsibility:	Department of Human Services and Planning Department
Time Frame:	Within two years of Housing Element adoption.
Funding:	General Fund
Expected Outcome:	Mobile home park conversion policy.

Measure HO-21

Continue code enforcement efforts to work with property owners to preserve the existing housing stock. [Policy HO-2.4 and HO-3.12]

Responsibility:	Code Enforcement, Department of Human Services
Time Frame:	Ongoing
Funding:	General Fund
Expected Outcome:	Preservation of existing housing stock.
Objective:	300 units preserved

Measure HO-22

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. [Policies HO-1.21and HO-3.11]

Responsibility:	Department of Human Services
Time Frame:	Ongoing
Funding:	General Fund
Expected Outcome:	Annually updated list

Measure HO-23

Review the Zoning Ordinance, existing policies, permitting practices, and building codes to identify provisions that could pose constraints to the development of housing for persons with disabilities. 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. [Policy HO-4.2 and HO-4.7]

Responsibility:	Planning Department and Building Department
Time Frame:	Within three years of Housing Element adoption.
Funding:	General Fund
Expected Outcome:	Review regulations, policies, and practices and amend, as appropriate; adopt Fair Housing ordinance

Measure HO-24

Continue w~~W~~orking with community and local organizations on a monthly basis to ~~in providing~~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 the End Chronic Homelessness through Employment and Housing grant. The expected outcome of this measure is to build upon the 2007 Continuum of Care Strategy and develop a 10-year plan to end chronic homelessness that provides the County opportunities to meet the needs of the chronically homeless population in our jurisdiction.-[Policy HO-4.4.,-HO-4.5 and HO-4.6]

Responsibility:	Department of Human Services
Time Frame:	~~Ongoing~~ Within 5 years of HE adoption
Funding:	General Fund/State Emergency Shelter Program/U.S. Department of Housing and Urban Development/other specialized funding
Expected Outcome:	~~Update "Continuum of Care" strategy~~10-year Plan to End Chronic Homelessness

Measure HO-25

As part of the Zoning Ordinance update, clearly define ~~temporary~~ emergency shelters, transitional housing, and permanent supportive housing and shall identify adequate supply within commercial zone districts within which ~~temporary~~ emergency shelters or transitional housing may be established by right. The Ordinance will clarify emergency shelters are to be permitted without a special use permit or other discretionary actions; will demonstrate shelters are only subject to the same development and management standards that apply to other allowed uses within the identified zone; and will amend zoning to permit transitional and supportive housing as a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same zone. In addition, the update will identify zoning districts where Single Room Occupancy (SRO) housing is permitted, either by right or as a conditional use. [Policy HO-4.4]

Responsibility:	Planning Department and Department of Human Services, Housing Division
Time Frame:	Zoning Ordinance to be updated within one year of Housing Element adoption.
Funding:	General Fund and other
Expected Outcome:	Update of Zoning Ordinance.

Measure HO-26

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 web site and creating a handout to be distributed with land development applications. [Policy HO-5.1 and 5.2] The County has set goals to address and support positive environmental change, including but not limited to:

- 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
- Encourage energy-efficient development
- Updates to the Zoning Ordinance should include provisions to allow and encourage use of solar, wind and other renewable energy resources.

Responsibility:	Planning Department, Building Department, and Department of Human Services, Housing Division
Time Frame:	Ongoing; within one year of Housing Element adoption for public awareness component.
Funding:	General Fund
Expected Outcome:	Distribution of information with all residential building permits.

Measure HO-27

Amend Zoning Ordinance to permit mixed use development at a maximum density of 24 du/ac within Commercial zones by right, and removing the existing requirement that commercial uses be initiated prior to residential uses, subject to standards that encourages compact urban form, access to non-auto transit, and energy efficiency. [Policy HO-1.8]

Responsibility:	Planning Department
Time Frame:	Within one year of the Housing Element adoption
Funding:	General Fund
Expected Outcome:	Policies that encourage mixed use development

Measure HO-28

As part of the Zoning Ordinance update, ensure that the permit processing procedures for agricultural employee housing do not conflict with Health and Safety Code Section 17021.6 which states that *"no conditional use permit, zoning variance, or other zoning clearance shall be required of employee housing that serves 12 or fewer employees and is not required of any other agricultural activity in the same zone."* The County shall also ensure that such procedures encourage and facilitate the development of housing for agricultural employees. [Policy HO-1.3 and HO-1.21]

Responsibility:	Planning Department and Department of Human Services, Housing Division
Time Frame:	Zoning Ordinance to be updated within one year of Housing Element adoption
Funding:	General Fund
Expected Outcome:	Compliance with Health and Safety Code Section 17021.6 and procedures that encourage and facilitate the development of agricultural employee housing

Measure HO-29

Continue to make rehabilitation loans to qualifying extremely low, very low and low-income households. [Policy HO-2.1 and HO-3.12]

Responsibility:	Department of Human Services
Time Frame:	Ongoing
Funding:	CDBG
Objective:	25 loans

Measure HO-30

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 multi-family housing which 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 multi-family, affordable projects.

[Policy HO-1.25 and HO-1.26]

Responsibility:	Development Services/Chief Administrator's Office
Time Frame:	Model study for analysis of potential fiscal impacts has been initiated. Evaluation of a funding program for economic analysis of affordable housing projects will be initiated within one year of Housing Element adoption. Analysis of individual projects is ongoing, as needed.
Funding:	General Fund (model study); project applicants (individual projects) EDBG
Expected Outcome:	Appropriate public facilities and services fees that reflect the cost of providing facilities and services.

Measure HO-31

The County shall update the TIM Fee Program analysis to analyze ~~the~~ anticipated lower trip generation and traffic benefits of a variety of housing types including mixed use ~~development~~, second units, transitional and supportive housing, employee housing including agricultural worker housing, and housing for disabled or elderly persons. The County will ~~and encourage~~continue to update the TIM Fee 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 TIM fees do not constrain development of a variety of housing types. ~~programs that will result in improved levels of service on existing roadways and allow for focused reductions in the Traffic Impact Mitigation (TIM) Fee. The County will consider actions to address the TIM fees, such as fee reductions for affordable multi-family mixed use development in this study. It is anticipated that based on the findings from thesee mixed use analyseis, the TIM fees applied to some or all of these land usesmulti-family development can be reduced, when constructed as part of a mixed use development.~~ The County will annually monitor the effectiveness of this program and subsequent measures and add or revise programs as necessary to mitigate TIM fees.

[Policy HO-1.25]

Responsibility:	Department of Transportation/Development Services
Time Frame:	~~Study completed within two years of Housing Element adoption.~~Analysis and Modification to TIM ~~fees within 2.5 years~~fees completed annually.
Funding:	General Fund/TIM Fee Program
Expected Outcome:	Reduced TIM fees for multi-family mixed use development, second units, transitional housing, supportive housing, employee housing including agricultural worker housing, housing for persons with disabilities, and housing for elderly persons. ~~,~~ An increase in the number of sites where multi-family housing is allowed by right.

Measure HO-32

The County shall explore options that will encourage and assist in the retention and rehabilitation of rental housing stock in the unincorporated area of El Dorado County in order to clean up the rental stock and improve the quality of life in neighborhoods. One option to be considered is 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: 1) Contain an inspection process for all rental property; 2) impose fines for violations of the ordinance on property owners/property managers; 3) establish a database of all rental

property; 4) include an enforcement process; and, 5) would as much as possible, be financially self supporting.

Responsibility:	Department of Human Services, Building Department and Auditor-Controller's Office, Code Enforcement
Time Frame:	Within two years of Housing Element adoption.
Funding:	Self supporting inspection program and CDBG rehabilitation grant funding.
Expected Outcome:	To ensure that available housing stock for multifamily and single family rentals meet health, safety, and building standards that would contribute to clean, safe neighborhoods.
Objectives:	200 units per Housing Element cycle

~~The County will prepare a handout on fair housing resources, including websites, phone numbers and a summary of services, for housing counseling and legal support services in El Dorado County. The handout/brochure will be made available at public services counters in Development Services and Human Services. County staff who are the first point of contact with the public will be made aware of the brochure and its contents, and directed to provide the brochure, and/or its contact information, to persons who contact the County with fair housing complaints. [Policy HO-6.1, HO-6.2 and HO-6.3](This has been completed and is ongoing~~

~~Responsibility:~~	~~Development Services, Code Compliance Division and Human Services, Housing Division~~
~~Time Frame:~~	~~Develop brochure/handout: July 2009~~ ~~Train County staff: September 2009Five years from Housing Element Adoption~~
~~Funding:~~	~~General Fund initially, with per unit fee approval~~
~~Expected Outcome:~~	~~Access to fair housing resources for those in need of such resources.50% decrease in code compliance complaints per year by end of 5 years~~

Measure HO-33

Continue to refer people who suspect discrimination in housing to the appropriate investigative or enforcement agency or organization for help. The County Human Services Department will also endeavor to distribute fair housing information as a part of its housing programs. Where appropriate, the County will make available fair housing information in languages other than English. Sites for display of fair housing information include community and senior centers, local social service offices, the County libraries and other public locations including County administrative offices. These are ongoing efforts by the County. [Policy HO-1.23]

Responsibility:	Department of Human Services
Time Frame:	Ongoing
Funding:	General Fund
Expected Outcome:	Respond to discrimination complaints and public education through the distribution of information

Measure HO-34

Continue working with owners of subsidized housing units and organizations interested in preserving such units to ensure the preservation of housing units at risk of conversion to market rate housing. This strategy includes identification of funding sources that may be used to preserve at-risk units and identification of qualified entities who are interested in purchasing government-subsidized multifamily housing projects by consulting the HCD list of Qualified Entities at http://www.hcd.ca.gov/hpd/hrc/tech/presrv/.

Responsibility:	Department of Human Services
Time Frame:	Ongoing
Funding:	General Fund
Expected Outcome:	Continue strategy to preserve units at risk of conversion

Measure HO-35

The County shall fund a survey of housing conditions to determine the amount of housing in need of rehabilitation or replacement within older, established unincorporated neighborhoods. The survey will be conducted through "windshield" and walk-by techniques, with surveyors keeping within public rights-of-way to assess the condition of housing units. The survey shall include single family, multifamily and duplex homes within each survey area.

Responsibility:	Department of Human Services, Development Services/Code Compliance Division
Time Frame:	Survey completed by July 2010
Funding:	CDBG
Expected Outcome:	Improve and preserve units found to be in substandard condition

Quantified Housing Objectives

Table HO-32 summarizes the housing objectives for each measure and shows if the units will be provided by new construction, rehabilitation, or conservation. New construction refers to the number of new units that could potentially be constructed by each measure. Rehabilitation refers to the number of existing units expected to be rehabilitated. Conservation refers to the preservation of affordable housing stock. A subset of the conservation objective in the preservation of units defined as "at-risk". The quantified objectives are further broken down by income category (e.g. very low income, low income, and moderate income). Because a jurisdiction may not have the resources to provide the state mandated housing allocation (see Table HO-24) the quantified objectives do not need to match the state allocation by income category.

Table HO-29
Quantified Housing Objectives

Measure	Objective	Construction					Rehabilitation				Conservation			
		Extremely Low	Very Low	Low	Moderate	Above Moderate	Extremely Low	Very Low	Low	Moderate	Extremely Low	Very Low	Low	Moderate
HO-4	300	10	~~50~~40	150	100									
HO-5	300 second units 300 mobile homes	25	~~200~~175	300	100		5							
HO-7	100		10	65	25									
HO-10	300		100	100	100									
HO-11	150		25	50	75									
HO-17	24			24	~~24~~									
HO-18	735~~800~~						175	~~400~~500	~~300~~60	~~100~~				
HO-21	300										5	~~175~~170	100	25
HO-29	25						2	10	~~25~~23					
Total	**2,999**	**65**	**~~350~~85**	**~~689~~65**	**~~400~~24**		**182**	**~~54~~10**	**~~483~~25**	**100**	**5**	**17~~0~~5**	**100**	**25**
Land Inventory Summary (Table HO-28)				4,870*	60	28,662								
Grand Totals		**65**	**~~350~~85**	**5,559***	**460**	**28,662**	**182**	**~~54~~10**	**~~483~~25**	**~~2~~100**	**5**	**17~~0~~5**	**100**	**25**

*Includes Extremely Low, Very Low and Low Income Units

Appendix A – Evaluation of the 2004 - 2008 Housing Element

Section 65588(a) of the *Government Code* requires that jurisdictions evaluate the effectiveness of the existing Housing Element, the appropriateness of goals, objectives and policies, and the progress in implementing programs for the previous planning period. This appendix contains a review the housing goals, policies, and programs of the previous Housing Element, adopted in 2004, and evaluates the degree to which these programs have been implemented during the previous planning period, 2004 through 2008. The findings from this evaluation have been instrumental in determining the County's 2008 – 2013 Housing Implementation Program.

Table A-1 summarizes the programs contained in the previous Housing Element along with the source of funding, program objectives, accomplishments, and implications for future policies and actions.

Table A-1
Housing Element Program Evaluation
2004 - 2008

General Plan Implementation Measure	Objective	Responsible Department	Related Departments	Due Date	Expected Unit Outcome	Actual as of 1/1/2008	Accomplishments and Current Status	Objective Met	Future Policies & Actions
Measure HO- A	As part of a General Plan amendment, and as part of each Specific Plan or other community plan update, the County will review land use patterns, existing densities, the location of job centers, and the availability of services to identify additional areas	Planning Services		10/30/2005			No map amendments processed to date.	Yes	Carried forward as Measure HO-1.
Measure HO-B	Periodically review and update the capital improvement programs 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	Department of Transportation	CAO, Planning Services, General Services, Human Services	10/30/2005			Process in place for next review to include identification of residential areas without public facilities but extensions are feasible	Yes	Carried forward as Measure HO-2.
Measure HO- C	The County shall establish a task force to explore options that will encourage and assist in the development of affordable housing.	Department of Human Services	Planning Services	4/30/2006			BOS reviewed consultant and staff recommendations and directed staff to proceed with the development of an incentive based Affordable Housing Ordinance	Yes	Measure HO-4 requires staff to develop and present an Incentive Based Policy providing opportunities for development of affordable housing in county and monitor for effectiveness.~~.~~

General Plan Implementation Measure	Objective	Responsible Department	Related Departments	Due Date	Expected Unit Outcome	Actual as of 1/1/2008	Accomplishments and Current Status	Objective Met	Future Policies & Actions
Measure HO- D	Evaluate County-owned surplus land to determine its suitability for workforce housing affordable to very low and lower income households. This evaluation should include identifying appropriate entities to hold or acquire such land	Planning Services	Department of Human Services, General Services	10/30/2006			County surplus land was reviewed. There were no parcels suitable for housing development.	Yes	Measure HO-2 requires periodic review of available and suitable sites for affordable housing without the need for additional infrastructure.
Measure HO- E	Partner with existing nonprofit and for-profit corporations that are interested and able to construct and manage housing affordable to very low and lower income families in order to expand their ability to serve the county.	Department of Human Services	Planning & Building Services	10/30/2005	400	368	Projects include White Rock Apartments in El Dorado Hills and the Knolls in Cameron Park. Currently in discussion with ~~d~~Developers on the development of affordable units. ~~Presently working with Mercy Housing on project at Hwy 50/El Dorado Rd~~.	Yes	Policy HO-1.10, County is actively seeking opportunities to support non-profit and for profit developers of affordable housing in the unincorporated areas, with priority for housing affordable to extremely low, very low and ~~low income~~low income households.
Measure HO- F	Continue to implement the following incentive programs: allow second residential units with single-family residences by right; and allow "hardship mobile homes," as temporary second residential units in residential zones.	Building Services	Planning Services, Department of Human Services	10/30/2006	300 SDU 500 MH	443 SDU 401 New MH~~HM~~ plus 112 Renewal	~~Completed~~ 443Completed 443 new second dwelling units, 401 new hardship mobile homes and 112 hardship mobile home renewals.	Yes	Measure HO-5 requires follow-up tracking and recording of second dwelling units and hardship mobile homes with an emphasis on developing methods to track affordability component.

General Plan Implementation Measure	Objective	Responsible Department	Related Departments	Due Date	Expected Unit Outcome	Actual as of 1/1/2008	Accomplishments and Current Status	Objective Met	Future Policies & Actions
Measure HO- I	Adopt a fee waiver or fee reduction ordinance for non-profit and/or for-profit developers that construct housing in which a specified percent of the units are affordable to very low or lower income households. The ordinance may waive, reduce, or defer appropriate fees	Department of Human Services	CAO, Planning & Building Services, DOT Environ Mgmt	4/30/2006	225		TIM Fees adopted on August 22, 2006 include funding to offset ~~cost~~fees to ~~of~~ affordable housing units. BOS approved TIM Fee ~~Waiver~~ Offset program on December 4, 2007. ~~First round of allocation to happen Spring 2008~~ Applications received first round ~~consistied~~consisted of 64 very low to low rental units and one second dwelling unit. Those projects were recommended for offsets totaling over $1 million. Rental project was cancelled prior to offset award. Application requests for the second round have increased.	Yes	TIM Fee Offset program will be continued for 2 rounds yearly on behalf of affordable housing units and secondary dwelling units and ~~analyzided biennially~~analyzed biennially for effectiveness as part of Measure HO-4.~~.~~
Measure HO- J	Work with the Tahoe Regional Planning Agency (TRPA) to establish a framework for consideration of changes to the TRPA Code of Ordinances that will facilitate the construction of affordable and workforce housing in the Tahoe Basin	Planning Services	Department of Human Services	10/30/2005			MOU adopted to work cooperatively with TRPA on Pathway 2007 Plan update	Yes	Measure HO-8 requires the County to continue working with TRPA on updates to its Code of Ordinances and Regional Plan.

General Plan Implementation Measure	Objective	Responsible Department	Related Departments	Due Date	Expected Unit Outcome	Actual as of 1/1/2008	Accomplishments and Current Status	Objective Met	Future Policies & Actions
Measure HO- L	Identify financial institutions operating in the county that fall under the requirements of the Community Reinvestment Act and request that these institutions develop specific programs for providing financing for affordable housing.	Department of Human Services	Office of Economic Development, Planning Services	10/30/2005	50	24	The County is currently working with financial institutions relative to its affordable housing initiatives, specifically to assist first-time homebuyers. 12 loans provided in 2007 through California Rural Home Mortgage Finance Authority (~~All~~(All loans fall in the 80-120% affordability range).	Yes	The County is continuing to work with financial institutions on CRA initiatives. Housing price reductions in the County are expected to result in a greater number of units affordable to low and moderate income households during the next Housing Element period.
Measure HO- M	Apply for state and federal monies for direct support of affordable housing construction and rehabilitation. Continue to assess potential funding sources, such as the Community Development Block Grant (CDBG), Home Investment Partnerships Program	Department of Human Services	Planning Services	10/30/2006			Received $1.5 million Cal-~~HFA funding~~HFA funding for 65 unit affordable multifamily project. Received $500,000 CDBG funding for public works in support of same project. Project was subsequently cancelled in the spring of 2008.	Yes	Measure HO-18 requires applying for CDBG rehabilitation funds annually. Under Policy HO-1.6 the County will continue to seek out and support developers of affordable housing through a variety of available state, federal and local funding sources.
Measure HO- Q	Support a legislative platform to facilitate the development of affordable housing, especially in the Tahoe Basin.	Chief Administrative Office	Department of Human Services, Planning Services	10/30/2005			Process is in place. No platform has been developed.	Yes	Measure HO-13 requires continued support for legislative platform

General Plan Implementation Measure	Objective	Responsible Department	Related Departments	Due Date	Expected Unit Outcome	Actual as of 1/1/2008	Accomplishments and Current Status	Objective Met	Future Policies & Actions
Measure HO- R	Establish an interdepartmental working group to ensure cooperation between departments in the implementation of policies and programs. Hold periodic meetings with the Chief Administrative Officer and have biennial workshops with the Board of Supervisors	Chief Administrative Office	DHS, Planning & Building Services, DOT, Environ Mgmt	10/30/2006			Working group established.	Yes	Measure is being carried forward to ensure continuing cooperation between departments (HO-14).
Measure HO- S	Develop a program to track the approval and status of employee housing. Tracking should be done by region within the County and specific type of employee such as agricultural and seasonal employees.	Department of Human Services		10/30/2006			Program to track the approval and status of employee housing has been developed and ongoing.	Yes	Measure HO-15 requires continued tracking of employee housing, and includes development of a public information program in support ~~of employee~~of employee ~~housing.~~housing, including agricultural and seasonal employees.~~system~~.
Measure HO- W	Pursue the establishment and implementation of a first-time homebuyers program.	Department of Human Services		10/30/2007		16	Completed and ongoing. 16 FTHB Loans from CDBG grants and program income to very low and low income households.	Yes	Measure HO-17 requires continuing to apply for funding to support a first-time homebuyers program.
Measure HO- X	Apply for Community Development Block Grant (CDBG) rehabilitation funds to provide housing rehabilitation services and continue to provide weatherization services to very low and lower income households.	Department of Human Services		10/30/2005	800	1,073 rehab and weatherization~~9~~ through June 200855	CDBG and HOME funds are available for housing rehabilitation loans as well as for first-time homebuyer's loans to serve the unincorporated areas of the County. Weatherization program benefits extremely low, very	Yes	Measure HO 18 requires annual applications for CDBG funds to provide weatherization and rehabilitation services.

General Plan Implementation Measure	Objective	Responsible Department	Related Departments	Due Date	Expected Unit Outcome	Actual as of 1/1/2008	Accomplishments and Current Status	Objective Met	Future Policies & Actions
							low and low income households.		
Measure HO- Y	Continue to administer the Housing Choice Voucher Program (Section 8 assistance) through the El Dorado County Housing Authority and continue efforts to expand resources and improve coordination and support with other agencies through formal agreements	Department of Human Services		10/30/2005	100% lease up	100% of Allocation	Continue to provide housing assistance for up to 374 households through the Section 8 HCV program. MOU's have been developed with supportive service organizations to assist disabled individuals to obtain housing creating a greater opportunity for funding when funding opportunities present themselves. Allocation of 100% of HUD funding.	Yes	Carried forward as Measure HO-19.
Measure HO-AA	Continue code enforcement efforts to work with property owners to preserve the existing housing stock.	Building Services	Planning Services	10/30/2005	300	1585 closed as of 1/11/08	Code enforcement activities directed to ensure safe housing and retention of housing stock.	Yes	Carried forward as Measure HO-21.
Measure HO-BB	Annually update the list of all dwellings within the unincorporated county that are currently subsidized by government funding or affordable housing developed through local regulations or incentives.	Department of Human Services		10/30/2005			Annually update the list of apartments within the county that are currently subsidized by government funding with distribution to service providers and interested households.	Yes	Measure HO-22 requires ~~annual~~ annual~~updates to the list~~, tracking and reporting of all subsidized dwellings by ~~tracked~~ type of subsidy and ~~by~~ income category as identified in the RHNA.
Measure HO-CC	In all existing and new incentive or	Department of	Planning	10/30/2007			The requirement to	Yes	Ongoing

General Plan Implementation Measure	Objective	Responsible Department	Related Departments	Due Date	Expected Unit Outcome	Actual as of 1/1/2008	Accomplishments and Current Status	Objective Met	Future Policies & Actions
	regulatory programs include a requirement to give at least a two-year notice prior to the conversion of any units of affordable housing to market-rate units.	Human Services	Services				give at least a 2 year notice prior to the conversion is being complied with by AF complexes with the potential of going market rate.		requirement
Measure HO-HH	Implement provisions of the Subdivision Map Act that require subdivisions to be oriented for solar access.	Planning Services	Building Services, Department of Transportation	10/30/2005			Included in the Design Improvement Manual. This is completed	Yes	None (on-going implementation).
Measure HO-II	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. This program will be promoted by posting information on the County's web site. ~~a~~	Building Services	Department of Human Services, Planning Services	10/30/2006			Energy & Weatherization Program in place. Will coordinate with Development Services	Yes	Measure HO-26 requires continuing provision of information to the public.
Measure HO-KK	Provide resource and referral information regarding housing and tenant rights through brochures available at the Department of Community Services, the El Dorado County Library, other local social services offices, and on the County web site.	Department of Human Services	County Library	10/30/2005			Completed and ongoing. HS is working to distribute information to additional locations.	Yes	Policy HO-1.23 requires County to provide access to information on housing policies and programs at appropriate locations.
Measure HO-LL	Continue to refer people who suspect discrimination in housing to the appropriate agency or organization for help. Distribute fair housing information as part of the County's housing programs.	Department of Human Services		10/30/2005			Fair Housing information is given to each household upon request.	Yes	Carried forward and combined with HO-KK under Policy HO-1.23
Measure HO-NN	As part of the Zoning Ordinance update, ensure that permit processing procedures for agricultural employee housing do not conflict with the Health and Safety Code regarding requirements for Special Use	Planning Services	Department of Human Services	10/30/2006			Necessary revisions are included as part of the Zoning Ordinance Update.	Yes	Carried forward as Measure HO-28.

General Plan Implementation Measure	Objective	Responsible Department	Related Departments	Due Date	Expected Unit Outcome	Actual as of 1/1/2008	Accomplishments and Current Status	Objective Met	Future Policies & Actions
	Permits.								
Measure HO-PP	Work with owners of subsidized housing units and organizations interested in preserving such units to develop a strategy to ensure the preservation of housing units at risk of conversion to market rate housing.	Department of Human Services		10/30/2007			Strategy developed by HUD is in place and administered by HS to assist organizations in preserving subsidized housing units.	Yes	Policy HO-3.1
Measure HO- G	Amend the Zoning Ordinance and Design and Improvement Standards Manual to consider more flexibility and relaxation of certain development standards as incentives for affordable housing developments. Any amendments to development standards should consider	Planning Services	Department of Transportation	10/30/2006			Included as part of the Zoning Ordinance Update.	Yes	Measure HO-6 recommends specific amendments to be considered to facilitate greater creativity and flexibility.
Measure HO- H	Adopt a density bonus ordinance in accordance with state law and promote the benefits of this program to the development community by posting information on the County's website and creating a handout to be distributed with land development applications.	Planning Services		10/30/2006	100		Draft Ordinance has been completed and is under review by County Council	Yes	Carried forward as Measure HO-7 until Zoning Ordinance Update is adopted.
Measure HO- K	Establish a Housing Trust Fund as a flexible, locally controlled source of funds dedicated to meeting local housing needs.	Department of Human Services	Planning Services	10/30/2007			Draft Housing Trust Fund completed, in review process	Yes	Carried forward as Measure HO-9 until adopted.
Measure HO- N	Review the County's residential development processing procedures to identify additional opportunities to further streamline the procedures for affordable housing projects while maintaining	Planning Services	DHS, Building Services, Enviro Mgmt, DOT	10/30/2007			County has drafted an Affordable Housing Fast Tracking process for all projects with an AH component.	Yes	Carried forward as Measure HO-10 until adoption.

General Plan Implementation Measure	Objective	Responsible Department	Related Departments	Due Date	Expected Unit Outcome	Actual as of 1/1/2008	Accomplishments and Current Status	Objective Met	Future Policies & Actions
	adequate levels of public review.								
Measure HO- O	Adopt an infill 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	Planning Services		10/30/2007	150		The County has completed a Redevelopment Project Area study and the BOS was given direction to staff to complete a GP and ZO amendment to allow mixed use by right in certain commercial zones.	Yes	Carried forward as Measure HO-11 until ordinance is adopted.
Measure HO- P	Investigate land banking as a method to provide sites for affordable housing.	Office of Economic Development	CAO, Department of Human Services, Planning Services	10/30/2006			In progress	Yes	Carried forward as Measure HO-12.
Measure HO- T	Amend the Planned Development combining zone district to provide adequate developer incentives to encourage inclusion of a variety of housing types for all income levels.	Planning Services	Department of Human Services	10/30/2006			Included as part of the Zoning Ordinance Update.	Yes	Carried forward as Measure HO-16.
Measure HO- U	Adopt development and design standards that would make affordable multifamily housing ministerial, requiring such housing to blend in with the surrounding area.	Planning Services	Department of Human Services. Department of Transportation	10/30/2007			Included as part of the Zoning Ordinance Update.	Yes	None
Measure HO- V	Consider ministerial approval of affordable housing.	Planning Services		10/30/2007			Included as part of the Zoning Ordinance Update.	Yes	None

General Plan Implementation Measure	Objective	Responsible Department	Related Departments	Due Date	Expected Unit Outcome	Actual as of 1/1/2008	Accomplishments and Current Status	Objective Met	Future Policies & Actions
Measure HO- Z	Adopt a mobile home park conversion ordinance with measures to encourage retention of mobile home and manufactured home housing, aid in relocation, and provide compensation to owners and residents.	Planning Services	Department of Human Services	10/30/2007	200		Draft Ordinance has been completed. In progress	Yes	Carried forward as Measure HO-20 until ordinance is adopted.
Measure HO-DD	Develop universal design standards to be included in new construction.	Building Services	Planning Services	10/30/2007			Included in current Building Code.	Yes	Measure HO-4.3
Measure HO-EE	Review the Zoning Ordinance, existing policies, permitting practices, and building codes to identify provisions that could pose constraints to the development of housing for persons with disabilities. Adopt a 'Reasonable Accommodation" Ordinance.	Planning Services	Building Services	10/30/2008			Draft Ordinance has been completed and is included in the Zoning Ordinance Update.	Yes	Carried forward as Measure HO-23 until ordinance is adopted.
Measure HO-FF	Work with community and local organizations in providing community education on homelessness, gaining better understanding of the unmet need, and developing and maintaining emergency shelter programs, including consideration of funding for programs.	Department of Human Services		10/30/2005			Continuum of Care Strategy and Plan completed, submitted to Housing and Urban Development in June 2007 along with application for Housing Management's Information Systems grant. Grant award received in December 2007. Continue work with community and faith based organizations to develop long-term homeless and transitional housing needs in community.	Yes	Carried forward as on-going program with goal to complete 10-year Plan to End Chronic Home-lessness within 5 years of Housing Element Adoption. (Measure HO-24).

General Plan Implementation Measure	Objective	Responsible Department	Related Departments	Due Date	Expected Unit Outcome	Actual as of 1/1/2008	Accomplishments and Current Status	Objective Met	Future Policies & Actions
Measure HO-GG	As part of the Zoning Ordinance update, clearly define ~~temporary~~ emergency shelters, transitional housing, and permanent supportive housing and identify zone districts within which ~~temporary~~ emergency shelters or transitional housing may be established by right.	Planning Services	Department of Human Services	10/30/2006			County allows community care facilities by right in Commercial zones. Expanded definition included in Zoning Ordinance update – to include emergency shelters.	Yes	Measure HO-25 addresses "by right" entitlement for ~~temporary~~ emergency shelters and transitional housing.
Measure HO-JJ	Promote programs that encourage efficient energy use, such as compact urban form, access to non-auto transit, non-traditional design, and use of traffic demand management into new and updated land use plans.	Planning Services	Department of Transportation	10/30/2005			GP and ZO amendment underway to create mixed use development designation and to encourage compact design form.	Yes	Measure HO-27 would allow by right MUD in Commercial areas.
Measure HO-MM	Adopt an ordinance to establish a process for making requests for reasonable accommodations to land use and zoning decisions and to procedures regulating the sitting, funding, development, and use of housing for people with disabilities.	Planning Services		10/30/2006			Draft Ordinance has been completed and pending ZO update.	Yes	Carry forward as Measure HO-23 until ordinance is adopted.
Measure HO-OO	Identify the geographic areas where development consistent with the vacant land inventory in Attachment 3 of the Housing Element could best be accommodated without the need to construct additional infrastructure, which could add substantial costs to affordable housing	Planning Services	DHS, DOT	10/30/2006			Completed as part of the Vacant Land Survey.	Yes	Measure HO-2 requires periodic review of available and adequate sites for development of affordable housing.

Table A-2
Progress ~~i~~In Achieving Quantified Objectives
El Dorado County
2004 - 2008

Program Category	Quantified Objective	Progress
New Construction*		2001-08
Very Low	450	84
Low	775	274
Moderate	305	9
Above Moderate	3,275	10,826
Total	4,805	11,109
Rehabilitation**		2004-08
Very Low	400	6
Low	300	1067
Moderate	100	
Above Moderate		
Total	800	1,073~~955~~
Conservation**		2004-08
Very Low	255	
Low	170	
Moderate	75	
Above Moderate		
Total	500	1585

*Quantified objective and progress for new construction reflect units built 2001-2008 per the previous RHNA cycle

**Quantified objectives for rehabilitation and conservation reflect the period 2004-2008 per the 2004 Housing Element planning period

Appendix B
Residential Land Inventory

The assumptions and methodology for the residential land inventory are provided below and summarized in Tables B-1 through B-4.

1. Units Built 2006-2007

Table B-1 summarizes residential projects completed during 2006 and 2007. According to the RHNA methodology, units built after January 1, 2006 ~~are~~is credited against the total RHNA allocation for this planning period.

2. Units Approved but Not Yet Built

Projects that are approved but not yet completed are shown in Table B-2. These projects include 12 Moderate units, and 25 Above-moderate units within multi-family zones. The income categories for new units listed in Table B-2 are based either on deed restrictions imposed in connection with assistance programs, or market conditions based on density (see discussion in Section 2, Housing Needs Assessment, ~~Housing~~and Housing Affordability section). With regard to for-sale units (both single-family detached and condo), all new units are assumed to be Above-moderate unless otherwise required through deed restrictions.

3. Vacant Land Analysis

Table B-3 and Figure B-1 summarize vacant parcels that can accommodate residential development. The West Slope vacant parcels with zoning that permits residential uses will accommodate 2,943 lower-income units, 34 moderate-income units and 23,792 above-moderate units. ~~Vacant commercial parcels having the potential for mixed-use development or mobile home parks are also included in Table B-3, as well as in the Land Inventory Summary (Table HO-32).~~

For the West Slope, only parcels with multi-family General Plan and zoning designations that are considered viable for development during the 2008-2013 planning period were included in the Land Inventory Summary (Table HO-28, page 656~~563~~) in Section 4. These parcels were selected based on the following constraints:

1. Slope
2. Biological (i.e. wetlands, oaks etc.)
3. Roads and Infrastructure
4. Location to services; and
5. Context of surrounding development and community.

The General Plan Multi-Family Residential (MFR) land use designation permits up to 24 dwelling units per acre. However, for the 2006-2013 RHNA planning period, potential multi-family development was estimated as follows due to historical development patterns:

- Parcels less than 2 acres in size: 10 du/ac
- Parcels greater than 2 acres in size: 14 du/ac

Further discussion of density and affordability assumptions are~~is~~ found on pages 118-121, at the end of Appendix B.

Table B-1
Residential Development by Income Category
2006-2007
El Dorado County

APN	Project	Zoning	Acres	Allowable Density	Project Density	2006-2007				Total
						VL	~~VL/~~L	Mod	Upper	
082-531-20	BURNETT PARK 6 UNIT PD	R2	0.62	24	9.68				6	6
051-541-04	PEARL PLACE TOWN HOMES	R2	0.48	24	8.33				4	4
051-541-05	PEARL PLACE TOWNHOMES*	R2	0.46	24	8.69		2		2	4
Totals - Multi-family Development							**2**		**12**	**14**
Second Dwelling Units							103			103
509 parcels	Master Planned Single-family								509	509
776 parcels	Individual Single-family								776	776
Totals - Single-family Development									**1,285**	**1,285**
Total Units - All							**105**	**0**	**1,297**	**1,402**

*2 Townhomes are rentals

Table B-2
Approved Projects (Not Built)
El Dorado County

Project No.	Project Name	Zoning	Allowable Density	Project Density	Acreage	Potential Units			Total
						VL/L	Mod	Upper	
PD 05-0008	CUNNINGHAM DUPLEXES	R2	24	19.56	0.46			9	9
PD 05-0009	CUNNINGHAM DUPLEXES	R2	24	19.56	0.46			9	9
DR 06-0011 S	KEN CURTZWILER	MCP-3	24	4.5	0.44			2	2
PD 05-0016	BURNETT PARK LLC	R2	24	9.43	0.53			5	5
PD 06-0003	ESTEPA LOT 158 APTS	R2	24	7.69	0.78	6			6
PD 06-0004	ESTEPA LOT 159 APTS	R2	24	10.34	0.58	6			6
TOTALS - Multi-Family Projects						**12**	**0**	**25**	**37**

Table B-3
Residential Vacant Land Inventory
Unincorporated El Dorado County

APN	Gen Plan	Zoning	Allowable Density	Acreage	Realistic Potential Units			Total
					VL/L	Mod	Upper	
Tahoe Basin								
VACANT TAHOE BASIN SINGLE-FAMILY RESIDENTIAL								
5,532 parcels	AP	TR1*	2.18 - 6.2 du/ac*	5,108			11,135 to 31,669	11,135 to 31,669
45 parcels	AP	RE-5	1 du/5 ac	47.61			9	9
1 parcel	AP	R1-A	1 du/ac	1.67			1	1
7 parcels	AP	MCP-5	7.26 du/ac	12.25			89	89
Subtotal - Tahoe Basin Single Family				**5,169.53**			**11,234 to 31,768**	**11,234 to 31,768**
*Minimum area per unit ranges from 7,000 sq. ft. to 20,000 sq. ft. depending on available utility services (water and/or sewer) Note: Current annual TRPA allocation is 76 units within the Tahoe Basin (570 units for RHNA planning period).								
VACANT TAHOE BASIN MULTI-FAMILY RESIDENTIAL								
01541001*	AP	TR2	21.78**	1.6158	16			16
01542016*	AP	TR2	21.78**	1.4553	15			15
02579201*	AP	TR2	21.78**	0.2431	2			2
02579202*	AP	TR2	21.78**	0.2442	2			2
02579203*	AP	TR2	21.78**	0.2379	2			2
02579204*	AP	TR2	21.78**	0.2783	3			3
02579205*	AP	TR2	21.78**	0.3009	3			3
02579206*	AP	TR2	21.78**	0.3131	3			3
02579207*	AP	TR2	21.78**	0.2319	2			2
02579208*	AP	TR2	21.78**	0.2301	2			2
02579211*	AP	TR2	21.78**	0.2371	2			2
02579212*	AP	TR2	21.78**	0.2299	2			2
02579217*	AP	TR2	21.78**	0.327	3			3
02579218*	AP	TR2	21.78**	0.2974	3			3
02579219*	AP	TR2	21.78**	0.2484	2			2
02579220*	AP	TR2	21.78**	0.2347	2			2
02579221*	AP	TR2	21.78**	0.2383	2			2
02579222*	AP	TR2	21.78**	0.2432	2			2
03322216	AP	TR2	21.78**	0.0218				0
03322217	AP	TR2	21.78**	1.0196	10			10

APN	Gen Plan	Zoning	Allowable Density	Acreage	Realistic Potential Units			Total
					VL/L	Mod	Upper	
03322218*	AP	TR2	21.78**	0.2813	3			3
03322219*	AP	TR2	21.78**	0.4602	5			5
03367103	AP	RM	24***	0.4457	4			4
03367212*	AP	RM	24***	0.4952	5			5
03367213*	AP	RM	24***	0.4057	4			4
03367501	AP	RM	24***	0.3305	3			3
03367812*	AP	RM	24***	0.3861	4			4
03367813*	AP	RM	24***	0.3862	4			4
03368102*	AP	RM	24***	0.3233	3			3
03368103*	AP	RM	24***	0.311	3			3
03368228*	AP	RM	24***	0.4223	4			4
03368229*	AP	RM	24***	0.3787	4			4
03369101*	AP	RM	24***	0.3091	3			3
03369102*	AP	RM	24***	0.3158	3			3
03369103*	AP	RM	24***	0.3302	3			3
03369104*	AP	RM	24***	0.3443	3			3
03369105*	AP	RM	24***	0.3125	3			3
03369106*	AP	RM	24***	0.3192	3			3
03370101*	AP	RM	24***	0.3138	3			3
03402026*	AP	RM	24***	9.9267	119			119
03402028*	AP	RM	24***	0.1037			1	1
03523104*	AP	RM	24***	0.2228	2			2
03523105*	AP	RM	24***	0.2227	2			2
03523302	AP	RM	24***	0.1991	2			2
03523308*	AP	RM	24***	0.1839	2			2
03523309*	AP	RM	24***	0.1844	2			2
03523310*	AP	RM	24***	0.1843	2			2
03523331	AP	RM	24***	0.2104	2			2
03523401*	AP	RM	24***	0.1845	2			2
03523402*	AP	RM	24***	0.1849	2			2
03523406	AP	RM	24***	0.1846	2			2
03523411*	AP	RM	24***	0.1851	2			2
03523412*	AP	RM	24***	0.1852	2			2
03523418	AP	RM	24***	0.2001	2			2
03524210	AP	RM	24***	0.1851	2			2
03524215	AP	RM	24***	0.2841	3			3
03524317	AP	RM	24***	0.1958	2			2

APN	Gen Plan	Zoning	Allowable Density	Acreage	Realistic Potential Units			Total
					VL/L	Mod	Upper	
03524318	AP	RM	24***	0.1852	2			2
Subtotal - Tahoe Basin Multi-family*				**28.53**	**299**	**0**	**1**	**305**

* Denotes parcels are contiguous with parcel General Planned and Zone for Multi-Family
**Tahoe Basin Multi-family Residential District permits 1 du/2,000 square feet on minimum 7,000 sq. ft. lot
***RM District refers to General Plan density (up to 24 du/ac)
****Potential units are calculated as 10 du/ac for less than 2-acre sites, and 12 du/ac for 2+ acre sites

West Slope

VACANT WEST SLOPE SINGLE-FAMILY RESIDENTIAL

46 parcels	LDR & MDR	A	1 du/10 ac	415.74			41	41
75 parcels	LDR & MDR	AE	1 du/20 ac	6580.48			329	329
43 parcels	LDR & MDR	PD	1 du/5ac	320.19			64	64
1,896 parcels	HDR, MDR & LDR	R1	7.26 du/ac	1706.30			12,387	12,387
655 parcels	HDR, MDR & LDR	R1A	1 du/ac	1251.80			1,251	1,251
102 parcels	MDR & HDR	R20K	2.17 du/ac	157.33			341	341
791 parcels	HDR, MDR & LDR	R2A	1 du/2 ac	2168.49			1,084	1,084
194 parcels	HDR, MDR & LDR	R3A	1 du/3 ac	817.47			272	272
62 parcels	HDR, MDR & LDR	RA-20	1 du/20 ac	1417.56			70	70
509 parcels	HDR, MDR & LDR	RE-10	1 du/10 ac	5523.46			552	552
1694 parcels	HDR, MDR & LDR	RE-5	1 du/5 ac	10567.39			2,113	2,113
62 parcels	LDR & MDR	U	1 du/ac	246.64			246	246
130 parcels	HDR, MDR & LDR	Other Single Family	**	3214.41			3,214	3,214
Subtotal - West Slope Single Family*				**31,172.83**			**21,964**	**21,964**

*Allowable density is based on zoning
**Estimated at average density of 1 du/ac
***Potential units are based on zoning density (maximum)

West Slope

VACANT WEST SLOPE MULTI-FAMILY RESIDENTIAL

10905012	MFR	254R2	24 du/ac	24.35	340			340
11701005	MFR	RM	24 du/ac	22.45	314			314
32930119*	MFR	R2	24 du/ac	13.84	193			193
10121035	MFR	R2	24 du/ac	12.46	174			174
8335050*	MFR	R2	24 du/ac	12.08	169			169
11657001	MFR	R2	24 du/ac	7.64	107			107
7150029	MFR	R2	24 du/ac	7.14	100			100

APN	Gen Plan	Zoning	Allowable Density	Acreage	Realistic Potential Units			Total
					VL/L	Mod	Upper	
32716047	MFR	RM	24 du/ac	6.97	97			97
5146159	MFR	R2	24 du/ac	6.96	97			97
12005001	MFR	R2	24 du/ac	6.29	88			88
7001102*	MFR	R2	24 du/ac	6.05	84			84
9043056	MFR	R2	24 du/ac	5.47	76			76
7001103*	MFR	R2	24 du/ac	5.39	75			75
9702042	MFR	R2	24 du/ac	5.09	71			71
5146137	MFR	R2	24 du/ac	5.08	71			71
10211020*	MFR	R2	24 du/ac	3.34	46			46
8346525	MFR	R2	24 du/ac	2.92	40			40
8266138	MFR	R2	24 du/ac	2.83	39			39
32531085	MFR	R2	24 du/ac	2.74	38			38
32930115*	MFR	R2	24 du/ac	2.63	36			36
8345101	MFR	RM	24 du/ac	2.47	34			34
12064049	MFR	R2	24 du/ac	2.43	34			34
32922134	MFR	R2	24 du/ac	2.20	30			30
5443121	MFR	R2	24 du/ac	2.19	30			30
8244214*	MFR	RM	24 du/ac	2.12	29			29
10121037	MFR	R2	24 du/ac	2.05	28			28
10121017	MFR	MP	7 du/ac	1.91		13		13
10114164	MFR	R2	24 du/ac	1.71	17			17
10903022*	MFR	R2	24 du/ac	1.71	17			17
8345501*	MFR	R2	24 du/ac	1.68	16			16
8303113	MFR	R2	24 du/ac	1.67	16			16
33103035	MFR	R2	24 du/ac	1.67	16			16
4329054	MFR	R2	24 du/ac	1.61	16			16
10114141	MFR	R2	24 du/ac	1.59	15			15
32930115	MFR	R2	24 du/ac	1.48	14			14
32928009*	MFR	R2	24 du/ac	1.38	13			13
8322158*	MFR	R2	24 du/ac	1.30	13			13
6117026*	MFR	R2	24 du/ac	1.24	12			12
32922132	MFR	R2	24 du/ac	1.21	12			12
6117025*	MFR	R2	24 du/ac	1.20	12			12
10114181	MFR	R2	24 du/ac	1.09	10			10
5432146	MFR	MP	7 du/ac	1.03		7		7
5432150	MFR	MP	7 du/ac	0.96		6		6

APN	Gen Plan	Zoning	Allowable Density	Acreage	Realistic Potential Units			Total
					VL/L	Mod	Upper	
33133127*	MFR	R2	24 du/ac	0.87	8			8
7623016	MFR	MP	7 du/ac	0.84		5		5
31926063	MFR	R2	24 du/ac	0.80	8			8
8239106*	MFR	R2	24 du/ac	0.76	7			7
8240108*	MFR	R2	24 du/ac	0.74	7			7
10242101*	MFR	R2	24 du/ac	0.70	7			7
8356023	MFR	R2	24 du/ac	0.67	6			6
10130220	MFR	R2	24 du/ac	0.63	6			6
8253118	MFR	R2	24 du/ac	0.62	6			6
8253116*	MFR	R2	24 du/ac	0.61	6			6
8322154	MFR	R2	24 du/ac	0.61	6			6
8253115*	MFR	R2	24 du/ac	0.60	6			6
8240106*	MFR	R2	24 du/ac	0.59	5			5
8240109*	MFR	R2	24 du/ac	0.59	5			5
11608103*	MFR	R2	24 du/ac	0.59	5			5
11631202*	MFR	R2	24 du/ac	0.59	5			5
8239102*	MFR	R2	24 du/ac	0.58	5			5
8253121	MFR	R2	24 du/ac	0.57	5			5
8254307*	MFR	R2	24 du/ac	0.57	5			5
8280221	MFR	R2	24 du/ac	0.57	5			5
11631203*	MFR	R2	24 du/ac	0.56	5			5
8253114*	MFR	R2	24 du/ac	0.55	5			5
10120183	MFR	MP	7 du/ac	0.55		3		3
8253202	MFR	R2	24 du/ac	0.54	5			5
10903023*	MFR	R2	24 du/ac	0.54	5			5
8254303*	MFR	R2	24 du/ac	0.53	5			5
8322157*	MFR	R2	24 du/ac	0.53	5			5
8315106*	MFR	R2	24 du/ac	0.52	5			5
8359031	MFR	R2	24 du/ac	0.52	5			5
11609215	MFR	R2	24 du/ac	0.52	5			5
8315102	MFR	R2	24 du/ac	0.51	5			5
8315107*	MFR	R2	24 du/ac	0.51	5			5
11608104*	MFR	R2	24 du/ac	0.51	5			5
11608304	MFR	R2	24 du/ac	0.51	5			5
11631101*	MFR	R2	24 du/ac	0.50	5			5
5154103	MFR	R2	24 du/ac	0.49	4			4
8239105*	MFR	R2	24 du/ac	0.49	4			4

APN	Gen Plan	Zoning	Allowable Density	Acreage	Realistic Potential Units			Total
					VL/L	Mod	Upper	
8240105*	MFR	R2	24 du/ac	0.48	4			4
8254305	MFR	R2	24 du/ac	0.47	4			4
8239103*	MFR	R2	24 du/ac	0.46	4			4
11608306	MFR	R2	24 du/ac	0.46	4			4
8245002*	MFR	R2	24 du/ac	0.45	4			4
10114169	MFR	R2	24 du/ac	0.43	4			4
8239104*	MFR	R2	24 du/ac	0.42	4			4
10128410	MFR	R2	24 du/ac	0.42	4			4
11608105*	MFR	R2	24 du/ac	0.42	4			4
8290005	MFR	R2	24 du/ac	0.41	4			4
11631105*	MFR	R2	24 du/ac	0.41	4			4
11608106*	MFR	R2	24 du/ac	0.40	4			4
11608107*	MFR	R2	24 du/ac	0.40	4			4
11631104*	MFR	R2	24 du/ac	0.40	4			4
5169035	MFR	R2	24 du/ac	0.39	3			3
7627040	MFR	R2	24 du/ac	0.39	3			3
8245001*	MFR	R2	24 du/ac	0.39	3			3
11631206	MFR	R2	24 du/ac	0.39	3			3
32929007	MFR	R2	24 du/ac	0.39	3			3
5169034	MFR	R2	24 du/ac	0.38	3			3
33161019	MFR	R2	24 du/ac	0.38	3			3
8305205*	MFR	R2	24 du/ac	0.37	3			3
8244103	MFR	R2	24 du/ac	0.36	3			3
8281019	MFR	R2	24 du/ac	0.36	3			3
8353007	MFR	R2	24 du/ac	0.34	3			3
11662007	MFR	R2	24 du/ac	0.34	3			3
8256104	MFR	R2	24 du/ac	0.30	3			3
8286011	MFR	R2	24 du/ac	0.29	2			2
8305206*	MFR	R2	24 du/ac	0.29	2			2
7627042	MFR	R2	24 du/ac	0.27	2			2
33119148	MFR	R2	24 du/ac	0.27	2			2
8305208*	MFR	R2	24 du/ac	0.26	2			2
10129342	MFR	R2	24 du/ac	0.26	2			2
5165016	MFR	R2	24 du/ac	0.25	2			2
8305209*	MFR	R2	24 du/ac	0.25	2			2
8359011	MFR	R2	24 du/ac	0.25	2			2

APN	Gen Plan	Zoning	Allowable Density	Acreage	Realistic Potential Units			Total
					VL/L	Mod	Upper	
Subtotal - West Slope Multi-family				234.8	2,943	34	0	2,977

*Denotes parcels contiguous with parcels General Planned and Zone for Multi-Family
**Density is per zoning district (GP MFR land use designation permits 24 du/ac)
***Potential units are calculated as 10 du/ac for less than 2-acre sites, and 142 du/ac for 2+ acre sites

Table B-4
Underutilized Residential Land Inventory (West Slope)
Unincorporated El Dorado County

APN	Location	Gen Plan	Zoning	Allowable Density	Realistic Potential	Acreage	Existing Use**	Potential Units***			Total
								VL/L	Mod	Upper	
32929003*	EDDS	MFR	R2	24 du/ac	14 du/ac	19.51	SDU	273			273
08243005	CPSP	MFR	R2	24 du/ac	14 du/ac	16.15	SDU	226			226
32904041*	CO	MFR	R2	24 du/ac	14 du/ac	9.98	SDU	139			139
32929009*	EDDS	MFR	R2	24 du/ac	14 du/ac	9.16	SDU	128			128
33130113	EDDS	MFR	R2	24 du/ac	14 du/ac	2.65	SDU	37			37
09805005	EDDS	MFR	R2	24 du/ac	14 du/ac	3.49	SDU	48			48
10130416*	EDDS	MFR	R2	24 du/ac	14 du/ac	3.20	TM SDU	44			44
32929001*	CPSP	MFR	R2	24 du/ac	14 du/ac	2.61	Well house	36			36
32904038*	EDDS	MFR	R2	24 du/ac	14 du/ac	3.11	SDU + TM SDU	43			43
32904039*	EDDS	MFR	R2	24 du/ac	14 du/ac	3.04	SDU	42			42
32904040*	EDDS	MFR	R2	24 du/ac	14 du/ac	3.03	SDU	42			42
10121036	EDDS	MFR	R2	24 du/ac	14 du/ac	2.95	SDU + TM SDU	41			41
32930101*	CPSP	MFR	R2	24 du/ac	14 du/ac	2.37	SDU	33			33
10114182	EDDS	MFR	R2	24 du/ac	10 du/ac	.98	SDU	9			9
10118007	CPSP	MFR	R2	24 du/ac	10 du/ac	1.81	SDU	18			18
10121039	CPSP	MFR	R2	24 du/ac	10 du/ac	1.54	SDU	15			15
10114124	CPSP	MFR	R2	24 du/ac	10 du/ac	1.22	SDU	12			12
1029322*	CPSP	MFR	R2	24 du/ac	10 du/ac	1.21	SDU	12			12
32922133	EDDS	MFR	R2	24 du/ac	10 du/ac	1.21	SDU	12			12
	Total					**81.25**		**1,210**			**1,210**

*Denotes parcels contiguous with parcels General Planned and Zone for Multi-Family

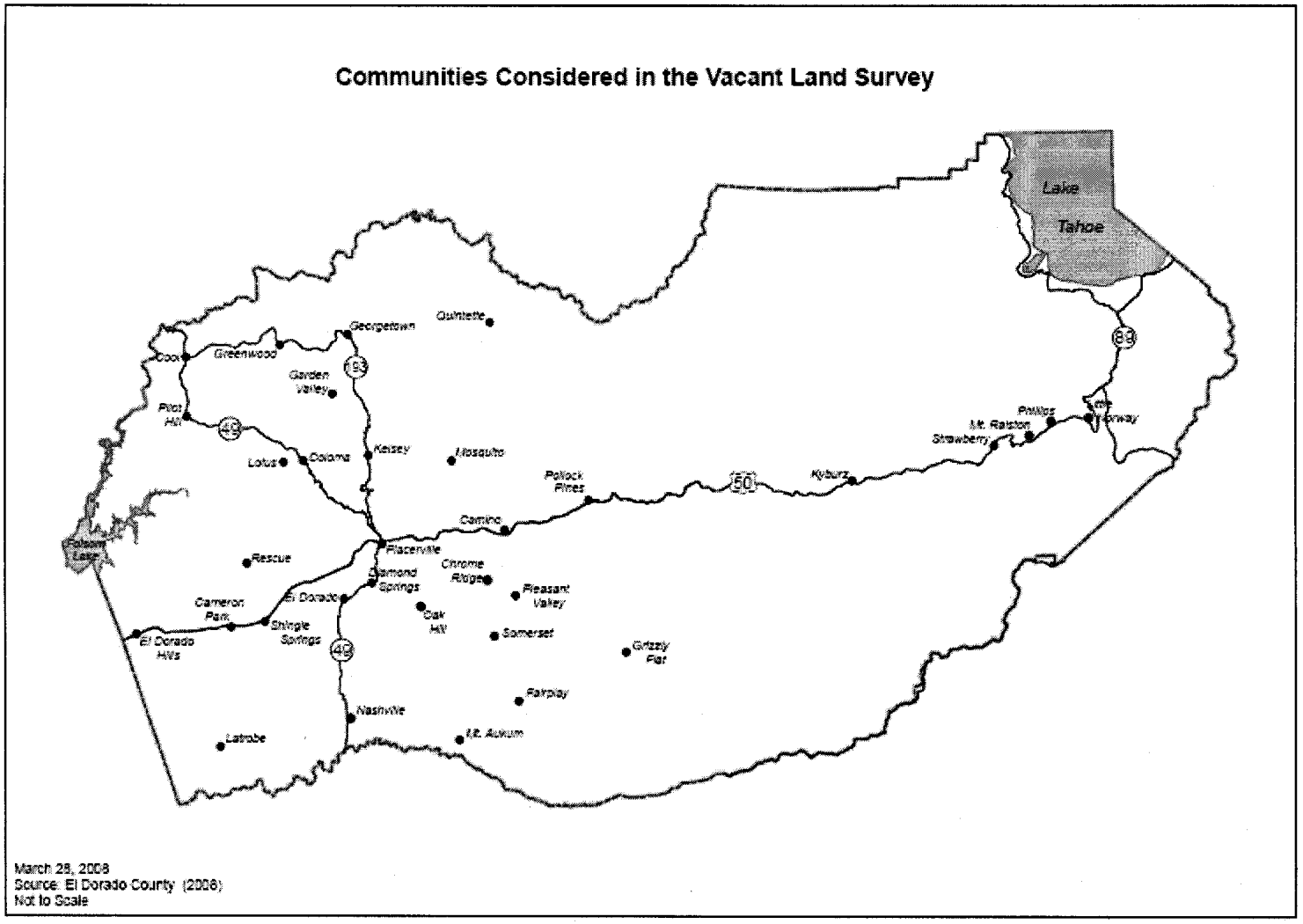
**SDU = Single Dwelling Unit
TM SDU = Temporary Mobile Home/Single Dwelling Unit

***2+ acre parcels were multiplied by 14 du; less than 2 acres were multiplied by 10 du

EDDS = El Dorado/Diamond Springs CPSP = Cameron Park/Shingle Springs CO = Cool/Pilot Hill

Figure B-1

Land Inventory Map



DENSITY and AFFORDABILITY ASSUMPTIONS

These density assumptions are based on the following projects approved and/or built during the 2000-2005 Housing Element:

Multi-family Parcels Smaller Than 2 Acres (West Slope)

Table B-1 (Residential Development by Income Category 2006-07) and Table B-2 (Approved Projects – Not Built) list projects approved and/or built in multi-family zones on parcels under 2 acres in size. Densities range from approximately 4.5 du/ac to almost 20 du/ac. Following is a list of multi-family projects approved and/or built since 2000 on parcels under 2 acres in size:

Table B-5

Multi-family Projects Approved and Built on Small Parcels (<2 acres)

Project	Year Built	Zoning	No. of Units	Parcel Size	Density
Diamond ~~Springs~~ Sunrise Apts. (Mercy Housing)	2003	R2	16	0.79 ac	16 du/ac
Estepa Apartments	2005	R2	4	0.68 ac	6 du/ac
Mira Loma Rentals	2002	R2	4	0.63 ac	6 du/ac
Anderson 4-Plex	2001	R2	4	0.48 ac	8 du/ac
Cambridge Duplexes	2004	R2	4	0.85 ac	4.7 du/ac
Burnett Park		R2	6	0.62 ac	9.68 du/ac
Pearl Place Townhomes		R2	4	0.48 ac	8.33 du/ac
Pearl Place Townhomes (2nd parcel)		R2	4	0.46 ac	8.69 du/ac
Cunningham Duplexes		R2	9	0.46 ac	19.56 du/ac
Cunningham Duplexes (2nd parcel)		R2	9	0.46 ac	19.56 du/ac
Ken Curtzwiler		MCP-3	2	0.44 ac	4.5 du/ac
Burnett Park LLC		R2	5	0.53	9.43 du/ac
Estepa Lot 158 Apts.		R2	6	0.78 ac	7.69 du/ac
Estepa Lot 159 Apts.		R2	6	0.58 ac	10.34 du/ac
Totals			**83**	**8.24 ac**	**10.07 du/ac**

The average density for projects on small parcels is approximately 10 du/ac. Although most multi-family zones permit up to 24 du/acre, the County's experience with projects on small parcels suggests that a significantly lower density should be assumed for projects during the 2008-2013 planning period. Therefore, a conservative estimate of 10 du/ac has been assumed for multi-family parcels under 2 acres in size. Based on the average market rent of $1,106 for 2-bedroom apartments in El Dorado County (Table HO-16), and an affordable rent of $1,343 for a low-income household (Table HO-17), all potential multi-family rental units have been assumed to be potential Lower-income sites.

Multi-family Parcels 2 Acres or Larger (West Slope)

The following multi-family projects were built during the 2000-2005 planning period on parcels larger than two acres, and zoned for multi-family development.

Table B-6

Multi-family Projects Approved and Built on Large Parcels (2+ acres)

Project	Year Built	Zoning	No. of Units	Parcel Size	Density
White Rock Village Apartments	2002	R2	712	49.96 ac	14 du/ac
Sterling Ranch Apartments	2003	R2	172	14.9 ac	11.5 du/ac
Totals			894		

The average density for these projects ranges from 10 to~~is approximately~~ 14~~2~~ du/ac. Although most multi-family zones permit up to 24 du/acre, the County's experience with the projects listed above warrants a lower density for projects to be accommodated on 2+ acre parcels during the new planning period. On the basis of recent development trends, a density of 14~~2~~ du/ac has been assumed for multi-family parcels of two or more acres in size.

Based on the average market rent of $1,106 for 2-bedroom apartments in El Dorado County (Table HO-16), and an affordable rent of $1,343 for a low-income household (Table HO-17), all potential multi-family rental units have been assumed to be potential Lower-income sites.

~~Commercial Properties (West Slope)~~

~~Mixed-use residential is permitted by special use permit on commercial lands at a maximum of 10 du/ac in urbanized communities (Cameron Park, Diamond Springs/El Dorado, El Dorado Hills, Placerville periphery, and Shingle Springs) and 4 du/ac in rural communities. The residential component must be implemented concurrent with or following the commercial component. In addition, residential cannot be the primary use. A density of 10 du/ac was applied to all parcels for which the General Plan Commercial land use designation and the zoning were consistent. Mixed use dwelling units were placed in the Lower-income category.~~

~~As of March 2008, the County is processing a Zoning Code amendment to eliminate the special use permit requirement for mixed use residential on commercially zoned land, and increase the maximum density to 24 du/ac within community regions. This rezone is anticipated to facilitate development of mixed use residential, especially within community regions.~~

~~A density of 7 du/ac was applied to all parcels for which mobile home parks are permitted, rather than mixed use or multi-family residential (i.e. the "CG" zone). This density is based on the maximum density permitted within the Mobile Home Park (MP) zoning district. Mobile home park units were placed in the moderate income category.~~

> ~~***Mobile Homes:*** In addition to the Mobile Home Park (MP) zoning district, several commercial districts permit mobile home parks but do not permit multi-family housing (i.e. CG, CT and TCP zoning districts). For all of these districts, the maximum permitted density within the MP district of 7 du/ac was applied for the purpose of calculating the potential units.~~
>
> ~~The appropriate income categories for mobile homes were based on three factors:~~
>
> - ~~Mobile home park space rents,~~
> - ~~Mobile home sales prices; and~~
> - ~~Terms for "home only" loans.~~

~~Average space rent: **$333/month** (24 mobile home parks, 2002-2006)[10] Rents range from $199 to $464 per month.~~

~~Sales prices: A typical new mobile home (currently referred to as "manufactured home") ranges from approximately $75,000 for a 1,200 square foot unit (24' x 50') to $95,000 for a 1,700 square foot unit.[11] For purposes of the land inventory, a price of **$80,000** was assumed. This does not include the cost of set-up, which typically costs approximately $20,000 (transport, permits, fees, carport, steps, skirting, and air conditioning).~~

~~Home only loan: **$515/month** As of March 2008, the interest rate for a 30 year fixed rate home only loan averages 9% (Assumptions: Credit rating of 660 or above, 20% down payment, $64,000 loan).[12]~~

~~Average monthly cost: **$848/month** Based on the average monthly costs for mobile homes (space rent and loan payment), all potential mobile home units (on parcels that will accommodate more than two units) have been placed in the lower income category. For parcels where the mobile home unit potential is two or less, units have been placed in the moderate income category. This is due to the likelihood that developments of this size would involve higher set-up costs and tenant-owned parcels.~~

Tahoe Basin

Development within the Tahoe Basin, or "East Slope", is under jurisdiction of the Tahoe Regional Planning Agency (TRPA). The TRPA has adopted a Regional Plan, Code of Ordinances, and other regulations, which establish specific restrictions on land use, density, rate of growth, land coverage, excavation, and scenic impacts. The Code sets maximum annual housing unit allocations, as well as density limitations on multifamily development. The current annual housing unit allocation for the unincorporated El Dorado County portion of TRPA is currently 76 units.

Low income developments may obtain waivers from the TRPA allocation requirements. Therefore, multi-family development on properly zoned parcels was calculated at 10 du/ac for parcels smaller than two acres, and 12 du/ac for parcels two acres or larger in size. As with the "West Slope" multi-family units, all multi-family sites have been placed in the lower-income category on the basis of market conditions.

All market rate ~~units~~unit's fall within the annual 76 unit housing allocation cap for the Tahoe Basin. Therefore, 570 market rate units may be developed during the RHNA planning period. All market-rate units were placed within the above-moderate income category.

~~**Commercial Properties (Tahoe Basin):** The residential density on vacant commercially zoned parcels that permit multi-family residential uses was calculated at a density of 10 du/ac. This is consistent with the maximum permitted mixed use density within community regions. For parcels on which mobile home parks are permitted, density was calculated at 7 du/ac, consistent with the maximum density for the Mobile Home Park (MP) zoning district. Multi-family units were placed within the lower income category, whereas mobile homes were placed within the moderate income category.~~

~~[10] El Dorado County Department of Human Services – Community Services Division (Mobilehome Park Rent Survey, 2007)~~
~~[11] Hanson's Mobile Home Sales (West Sacramento), 3/14/2008~~
~~[12] MHLoans.com, 3/14/2008~~

4. Second Residential Units

The Zoning Code allows 2nd units in single-family residential districts, pursuant to state law. A total of 358 2nd unit permits have been issued from 2001 to 2007, or an average of about 51 units per year. It is anticipated that 2nd unit development will continue at a similar pace during 2008-2013, which would result in approximately 255 additional units. Based on affordability categories for rental units (see Section 2, Table HO-16 (page 33333~~1~~) these studio/1-bedroom and 2-bedroom units are expected to rent in the Low income category or below.