

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.

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 Developers on the development of affordable units. Presently working with Mercy Housing on project at Hwy 50/El Dorado Rd.	Yes	
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	Building Services	Planning Services, Department of Human Services	10/30/2006	300 SDU 500 MH	443 SDU 401 New HM plus 112 Renewal	Completed	Yes	Measure HO-5 requires follow-up tracking and recording of second dwelling units and hardship mobile homes.
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	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 off set cost of affordable housing units. BOS approved TIM Fee Waiver program on December 4,	Yes	TIM Fee Offset program will be continued for 2 projects yearly on behalf of affordable housing units and secondary dwelling units.

	fees						2007. First round of allocation to happen Spring 2008.		
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.
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 loans fall in the 80-120% affordability range).	Yes	The County is continuing to work with financial institutions on CRA initiatives.

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				Yes	Measure HO-18 requires applying for CDBG rehabilitation funds annually.
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
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 system.
Measure HO- W	Pursue the establishment and implementation of a first-time homebuyers program.	Department of Human Services		10/30/2007			Completed	Yes	Measure HO-7 requires continuing to apply for funding to support a first-

									time homebuyers proram.
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	955	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.	Yes	Measure HO 18 requires annual applications for CDBG funds to provide weatherization and rehabilitation services.
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.	Yes	Measure HO-22 requires annual updates to the list, tracked by income category as identified in the RHNA.
Measure HO-CC	In all existing and new incentive or 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.	Department of Human Services	Planning Services	10/30/2007			The requirement to 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.	Yes	Ongoing 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	Department of Human Services	County Library	10/30/2005			HS is working to distribute information to additional locations.	Yes	

	Community Services, the El Dorado County Library, other local social services offices, and on the County web site.								
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	
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 Permits.	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-27.
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	None
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 adequate levels of public review.	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.
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
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	None
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 (Measure HO-24).
Measure HO-GG	As part of the Zoning Ordinance update, clearly define temporary shelters, transitional housing, and permanent supportive housing and identify zone districts within which temporary shelters of 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 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	Planning Services	Department of Transportation	10/30/2005			GP and ZO amendment underway to create mixed use development designation and to encourage	Yes	Measure HO-27 would allow by right MUD in Commercial areas.

	updated land use plans.						compact design form.		
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 siting, 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.

