



EL DORADO COUNTY GENERAL PLAN HOUSING ELEMENT

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 Affordable housing in residential projects shall be dispersed throughout the project area.
- Policy HO-1.12 To the extent feasible, 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 multifamily 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 multifamily affordable housing developments 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 multifamily 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:
- A. The units were constructed with the aid of government funding;
 - B. The project was granted a density bonus; and/or
 - C. 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 multifamily 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. 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 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:	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 and assist in the development of housing that is affordable to very low, low and moderate income households. The incentive-based policy shall incorporate but 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-4)*; *Infill Incentives Ordinance (Measure HO-11)*; and amendments to *Planned Development Combining Zone District (Measure HO-16)*. [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:	Within 2 years of Housing Element adoption.
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

Work with the Tahoe Regional Planning Agency (TRPA) while the *Tahoe Regional Plan* is being updated 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 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;
- 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 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
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. 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 an oversight body;
- 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; 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

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. The review may include, but is not limited to:

- Prioritizing the development review process for projects that provide housing for 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:	Within one years of Housing Element adoption.
Funding:	General Fund
Expected Outcome:	Adopt policy to reduced processing time for affordable housing developments.
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. [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:

- A. Conduct an inventory of publicly owned land and examine the feasibility of that lands’ use for housing development;
- B. Contact other agencies and organizations, such as public agencies, lending institutions, school districts, service organizations, and religious institutions to identify potential sites for acquisition;
- C. Evaluate the use of redevelopment set-asides and Housing Trust Funds monies for securing sites;
- D. Evaluate how appropriate sites would be made available to developers at a reduced cost in exchange for the provision of affordable housing units;
- E. Seek input from housing developers and the community on program objectives and constraints;
- F. Identify appropriate entities to hold or acquire such land and a process for transferring the properties to these entities; and
- G. 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 one year 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 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 and 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 employees and seasonal employees. [Policy HO-1.21]

Responsibility:	Department of Human Services
Time Frame:	Within three year 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. [Policy HO-1.18]

Responsibility:	Planning Department
Time Frame:	Within one year of Housing Element adoption as part of revision to the Zoning Ordinance.
Funding:	General Fund
Expected Outcome:	Revised Planned Development combining zone district.

MEASURE HO-17

Continue to apply for funding in support of a first-time homebuyers program. [Policy HO-1.22]

Responsibility:	Department of Human Services
Time Frame:	Ongoing.
Funding:	CDBG and HCD funds
Objective:	24 units

MEASURE HO-18

Apply for Community Development Block Grant (CDBG) rehabilitation funds annually to provide housing rehabilitation services and continue to provide weatherization services to very low and low income households. [Policy HO-2.1 and HO-2.1]

Responsibility:	Department of Human Services
Time Frame:	Ongoing
Funding:	LIHEAP
Objective:	800 units

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
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 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-1.21 and 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

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 funding for programs developed through interjurisdictional cooperation and working with local organizations to annually apply for the End Chronic Homelessness through Employment and Housing grant. [Policy HO-4.4, HO-4.5 and HO-4.6]

Responsibility:	Department of Human Services
Time Frame:	Ongoing
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

MEASURE HO-25

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 or transitional housing may be established by right.. [Policy HO-4.4]

Responsibility:	Planning Department and Department of Human Services
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. 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]

Responsibility:	Planning Department, Building Department, and Department of Human Services
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 within Commercial zones by right, 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 two years 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
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 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. [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 funding program for economic analysis of affordable housing projects within one year of Housing Element adoption. Analysis of individual projects is ongoing, as needed.
Funding:	General Fund (model study); project applicants (individual projects)
Expected Outcome:	Appropriate public facilities and services fees that reflect the cost of providing facilities and services.

MEASURE HO-31

The County shall analyze the traffic benefits of mixed use development and 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. 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. [Policy HO-1.25]

Responsibility:	Department of Transportation/Development Services
Time Frame:	Study completed within two years of Housing Element adoption. Modification to TIM fees within 2.5 years.
Funding:	General Fund
Expected Outcome:	Reduced TIM fees for multi-family mixed use development. An increase in the number of sites where multi-family housing is allowed by right.

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 is 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-32 Quantified Housing Objectives											
Measure /Policy	Objective	Construction				Rehabilitation			Conservation		
		Very Low	Low	Moderate	Above Moderate	Very Low	Low	Moderate	Very Low	Low	Moderate
HO-1r	400	100	200	100							
HO-E	200 second units, 300 mobile homes	200	250	50							
HO-G	100		50	25	25						
HO-K	150	50	50	25	25						
HO-X	800					400	300	100			
HO-AA	300								175	100	25
Total	2,825	350	550	200	50	400	300	100	175	100	25
Additional Market Rate Units				80	3,200						
Grand Totals		400	550	280	3,50	400	300	200	175	100	25