

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

**Jurisdiction** County of El Dorado  
**Reporting Period** 1/1/2015 - 12/31/2015

**Table A**  
**Annual Building Activity Report Summary - New Construction**  
**Very Low-, Low-, and Mixed-Income Multifamily Projects**

Housing Development Information							Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions		
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income			See Instructions	See Instructions	
090-320-35-100	SU	R		1			1		Fee Offset	1	Fee Waivers - Deed Restriction
094-030-05-100	SU	R		1			1		Fee Offset	1	Fee Waivers - Deed Restriction
126-273-05-100	SU	R		1			1		Fee Offset	1	Fee Waivers - Deed Restriction
096-130-38-100	SU	R		1			1		Fee Offset	1	Fee Waivers - Deed Restriction
070-101-14-100	SU	R		1			1		Fee Offset	1	Fee Waivers - Deed Restriction
325-110-24-100	SU	R		1			1		Fee Offset	1	Fee Waivers - Deed Restriction
076-250-03-10	SU	R		1			1		Fee Offset	1	Fee Waivers - Deed Restriction
109-460-06-100	SU	R		1			1		Fee Offset	1	Fee Waivers - Deed Restriction
Second Dwelling Units	SU	R		10			10		Other	10	Deed Restricted//NOR
CHF Homebuyer Assistance Programs	SF	O		11			11		Other	11	Income Restricted Program
Hardship Mobile Homes	MH	O		24			24		Other	24	Deed Restricted//NOR
(9) Total of <b>Moderate and Above Moderate</b> from Table A3			▶ ▶	0		512					
(10) Total by income Table A/A3			▶ ▶	53		512	53				
(11) Total <b>Extremely Low-Income</b> Units*											

\* Note: These fields are voluntary

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

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity				N/A	20 year affordability
(2) Preservation of Units At-Risk				N/A	55 year affordability - Multifamily
(3) Acquisition of Units				N/A	40 year affordability
(5) Total Units by Income	0	0	0		

\* Note: This field is voluntary

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

	1. Single Family	2. 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for <b>Moderate</b>	0	0	0	0		0	County does not meet Urban definition
No. of Units Permitted for <b>Above Moderate</b>	502	0	0	0	10	512	

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**Table B**

**Regional Housing Needs Allocation Progress**

**Permitted Units Issued by Affordability**

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		2014	2015	2016	2017	2018	2019	2020	2021		Total Units to Date (all years)	Total Remaining RHNA by Income Level
<b>Income Level</b>	RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8			
Very Low	Deed Restricted	1,086	1								1	1,085
	Non-deed restricted											
Low	Deed Restricted	762	53	8							61	691
	Non-deed restricted			10							10	
Moderate	Deed Restricted	823										810
	Non-deed restricted		13								13	
Above Moderate		1,757	343	512							855	902
Total RHNA by COG. Enter allocation number:		4,428	410	530							940	3,488
Total Units ▶ ▶ ▶												
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶												

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

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**Table C**  
**Program Implementation Status**

Program Description (By Housing Element Program Names)		<b>Housing Programs Progress Report - Government Code Section 65583.</b> Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program		Objective	Timeframe in H.E.	Status of Program Implementation
1	HO-2013- 1	Review land use patterns to identify areas for future housing objectives.	Ongoing	Completed and ongoing.
2	HO-2013- 2	Consider to amend multi-family density and provide for a variety of housing types.	Two Years	Completed. On December 15, 2015, the Board of Supervisors adopted Resolution 195-2015 certifying the Final Environmental Impact Report for the Targeted General Plan Amendment and Zoning Ordinance Update; and adopted Resolution 196-2015 adopting a Targeted General Plan Amendment to the El Dorado County General Plan; and adopted Resolutions 197-2015 through 202-2015 approving community design standards for Mixed Use Design; Landscaping and Irrigation; Outdoor Lighting; Mobile Home Park Design; Research and Development Zone Design; and Parking and Loading; and adopted the Zoning Ordinance Update. Multi-family density was retained at 24 units as increase was not needed to meet State mandates.
3	HO-2013- 3	Review and identify adequate sites for future affordable housing without need to fund major infrastructure.	One Year	Completed and ongoing.
4	HO-2013- 4	Revised facility plans; extension of services to underserved areas of the County.	Annually	Completed and ongoing. Reviewed annually with update of Capital Improvement Program (CIP). Launching Major Five-Year CIP update in 2015-16.
5	HO-2013- 5	Establish an interdepartmental and interagency working group to develop and coordinate the short- and long-term Transportation Plan.	Annually	Completed and ongoing. Launching Major Five-Year Capital Improvement Program (CIP)CIP update in 2015-16.
6	HO-2013- 6	Develop incentive based policy for affordable housing development.	Two Years	Completed and ongoing.
7	HO-2013- 7	Develop and adopt an incentive-based Oak Woodland Management policy for affordable housing.	Two Years	Included as part of Oak Woodland Management Policy Updat. Project in progress.

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8	HO-2013- 8	Track and record second dwelling units and hardship mobile homes.	One Year	Completed and ongoing.
9	HO-2013- 9	Develop a local monitoring program to support hardship mobile homes on private properties that have a properly functioning sewage disposal system.	One Year	In progress.
10	HO-2013- 10	Provide more creativity and flexibility in development standards and guidelines as incentives for affordable housing.	One Year	Completed. On December 15, 2015, the Board of Supervisors adopted Resolution 195-2015 certifying the Final Environmental Impact Report for the Targeted General Plan Amendment and Zoning Ordinance Update; and adopted Resolution 196-2015 adopting a Targeted General Plan Amendment to the El Dorado County General Plan; and adopted Resolutions 197-2015 through 202-2015 approving community design standards for Mixed Use Design; Landscaping and Irrigation; Outdoor Lighting; Mobile Home Park Design; Research and Development Zone Design; and Parking and Loading; and adopted the Zoning Ordinance Update.
11	HO-2013- 11	Work with Tahoe Regional Planning Agency (TRPA) on Tahoe Regional Plan to facilitate the construction of more affordable and workforce housing in Tahoe Region (225 units).	Ongoing	MOU adopted and County is working to work cooperatively with TRPA and the Meyers Community Advisory Counsel (MCAC), formerly known as the Meyers Roundtable.
12	HO-2013- 12	Establish flexible, locally controlled source of funds dedicated to meeting local affordable housing needs for low income households.	Two Years	The County administers a dedicated Predevelopment revolving loan fund for affordable housing projects with Board approval. No additional funding mechanism has been identified at this time.
13	HO-2013- 13	Identify additional opportunities to further streamline the procedures for affordable housing projects while maintaining adequate levels of public review (300 units).	One Year	In progress. The County has developed a "Fast-Tracking" process for projects that include Affordable Housing units.

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1 4	HO-2013- 14	Assist developers with incentives addressing barriers to infill development. (150 units)	Two Years	Completed and ongoing. On December 15, 2015, the Board of Supervisors adopted Resolution 195-2015 certifying the Final Environmental Impact Report for the Targeted General Plan Amendment and Zoning Ordinance Update; and adopted Resolution 196-2015 adopting a Targeted General Plan Amendment to the El Dorado County General Plan; and adopted Resolutions 197-2015 through 202-2015 approving community design standards for Mixed Use Design; Landscaping and Irrigation; Outdoor Lighting; Mobile Home Park Design; Research and Development Zone Design; and Parking and Loading; and adopted the Zoning Ordinance Update.
1 5	HO-2013- 15	Support a legislative platform for affordable housing, especially in the Tahoe Basin. (225 units).	Ongoing	MOU adopted and County is working to work cooperatively with TRPA and the Meyers Community Advisory Counsel (MCAC), formerly known as the Meyers Roundtable.
16	HO-2013- 16	Establish interdepartmental working group to ensure cooperation between departments, CAO and Board of Supervisors in the implementation of Housing Element .	Ongoing	Completed and ongoing.
1 7	HO-2013- 17	Track the approval and status of employee housing, including farm worker housing.	Three Years	In progress. Program to track workforce housing in place. Continue developing method to study agricultural worker housing needs.
1 8	HO-2013- 18	Amend the Planned Development combining zone district to provide adequate developer incentives to encourage inclusion of affordable housing.	One Year	Completed. On December 15, 2015, the Board of Supervisors adopted Resolution 195-2015 certifying the Final Environmental Impact Report for the Targeted General Plan Amendment and Zoning Ordinance Update; and adopted Resolution 196-2015 adopting a Targeted General Plan Amendment to the El Dorado County General Plan; and adopted Resolutions 197-2015 through 202-2015 approving community design standards for Mixed Use Design; Landscaping and Irrigation; Outdoor Lighting; Mobile Home Park Design; Research and Development Zone Design; and Parking and Loading; and adopted the Zoning Ordinance Update.
1 9	HO-2013- 19	Continue to apply for funding in support of a first-time homebuyers program (24 units).	Ongoing	Awarded CDBG Housing Grant 13-CDBG-8935. Submitted 2015 HOME Investment Partnership Housing Aquisition Grant Application.

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20	HO-2013- 20	Apply for funds in support of housing rehabilitation and weatherization programs for low income households (735 units).	Ongoing	Completed and ongoing. Received approval for a Supplemental Housing Rehabilitation Program to CDBG Contract 13-CDBG-8935. Weatherization Programs provided 192 low income households with energy efficiency improvements in 2015.
21	HO-2013- 21	Support County application for funds from a variety of sources in support of public improvements and/or community development on behalf of development for, and services that assist, affordable housing.	Ongoing	Awarded Housing Related Parks Grant funding in support of community recreation improvements in the town of El Dorado.
22	HO-2013- 22	Continue to administer Housing Choice Voucher Program (HCV) program (formerly Section 8).	Ongoing	Complete and ongoing. The El Dorado County Public Housing Authority continues to be recognized as a high performing agency by HUD. The PHA issued 355 HCV in 2015.
23	HO-2013- 23	Adopt measures to encourage retention of mobile home and manufactured home housing, aid in relocation and provide compensation to owners and residents.	Two Years	Draft policy complete and under review.
24	HO-2013- 24	Work with Code Enforcement and property owners to preserve the existing housing stock.	Ongoing	Completed and ongoing.
25	HO-2013- 25	Track dwelling units subsidized by government funding or affordable housing developed through local regulations or incentives by income category as identified in the regional housing allocation.	Annually	Completed and ongoing.
26	HO-2013- 26	Adopt an ordinance, pursuant to the Fair Housing Amendments Act of 1988, to establish a process for making requests for reasonable accommodations to land use and zoning decisions and procedures regulating the siting, funding, development and use of housing for people with disabilities.	Three Years	Completed. On December 15, 2015, the Board of Supervisors adopted Resolution 195-2015 certifying the Final Environmental Impact Report for the Targeted General Plan Amendment and Zoning Ordinance Update; and adopted Resolution 196-2015 adopting a Targeted General Plan Amendment to the El Dorado County General Plan; and adopted Resolutions 197-2015 through 202-2015 approving community design standards for Mixed Use Design; Landscaping and Irrigation; Outdoor Lighting; Mobile Home Park Design; Research and Development Zone Design; and Parking and Loading; and adopted the Zoning Ordinance Update.

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27	HO-2013- 27	Explore models to encourage the creation of housing for persons with special needs, including developmental disabilities.	Two Years	In progress.
28	HO-2013- 28	Continue working with community and local organizations to build upon Continuum of Care Strategy and develop 10-year plan to end homelessness.	Ongoing	County continues to meet with Continuum of Care (CoC) stakeholders to address long-term homeless and transitional housing needs in the community and are involved in the Theory of Change workgroup with a number of other service providers countywide to address a coordinated response for those who lack stable housing.
29	HO-2013- 29	As part of the Zoning Ordinance update, clearly define zone districts within which emergency shelters or transitional housing may be established by right.	One Year	County currently considers shelters as Community Care Facilities allowed by right in three of four Commercial zones.
30	HO-2013- 30	Improve energy and water use efficiency in existing homes and new construction that support the Environmental Vision for El Dorado County, Resolution 29-2008 for positive environmental change.	One Year	Complete and ongoing. In 2015, the County adopted Resolutions 156-2015, 157-2015, 158-2015 and 162-2015, to allow for the provision of the Property Asses Clean Energy Program (PACE) to to finance distributed generation renewable energy sources, energy and water efficiency improvements and electric vehicle charging infrastructure for county residents and businesses. Energy & Home Weatherization Program ongoing. Weatherization Programs provided 148 low income households with energy efficiency improvements.
31	HO-2013- 31	Amend Zoning Ordinance to permit mixed use development within Commercial zones by right, subject to standards that encourages compact urban form, access to non-auto transit, and energy efficiency.	One Year	Completed.
32	HO-2013- 32	As part of the Zoning Ordinance update, comply with Health and Safety Code Section 17021.6 and encourage agricultural employee housing.	One Year	Completed and additional measures in progress as part of the Comprehensive Zoning Ordinance Update.



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33	HO-2013- 33	Continue to make rehabilitation loans to qualifying very low and low income households.	Ongoing	Ongoing. County awarded 13-CDBG-8935 and supplemental for Housing Rehabilitation Loan activity.
34	HO-2013- 34	Economic analysis for all 50+ unit residential developments to ensure that appropriate public services and facilities fees provide necessary public facilities and services to the project.	One Year	Model study for analysis of potential fiscal impacts has been initiated. Evaluation of a funding program for economic analysis of affordable housing projects in progress. Analysis of individual projects is ongoing as needed.
35	HO-2013- 35	Analyze anticipated lower trip generation and traffic benefits of a variety of housing types to determine if a reduction of TIM fees can be accomplished.	Annually	In progress. County has completed the new Traffic Demand Model project and the 5-Year major TIM Fee update process has been initiated. Preliminary indicators favor fee reductions in several areas of the county. Final determinations due in 2016.
36	HO-2013- 36	Explore options to expand the TIM Fee Offset for Developments with Affordable Housing policy to include developments of less than five units along with incentives for affordable workforce housing, including agricultural employee housing.	Two Years	In progress and part of the annual update of Capital Improvement Program (CIP). Launching Major Five-Year CIP update in 2015-16.
37	HO-2013- 37	Explore options that will encourage and assist in the retention and rehabilitation of rental housing stock to conserve the rental stock.	Two Years	In progress. Code Enforcement activity is ongoing.
38	HO-2013- 38	Fair Housing - Continue to refer people who suspect discrimination in housing to the appropriate agency or organization for help. Continue to distribute fair housing information as a part of its housing programs.	Two Years	Completed and ongoing.
39	HO-2013- 39	Identify funding sources to preserve at-risk units and identify qualified entities who are interested in purchasing government-subsidized multifamily housing projects.	Ongoing	Ongoing. Strategy developed by HUD and USDA Rural Development is in place and administered by County to assist organizations in preserving subsidized housing units.
40	HO-2013- 40	As part of the Zoning Ordinance Update, ensure that the permit processing procedures for transitional and supportive housing do not conflict with Government Code Section 65583.	One Year	Completed. On December 15, 2015, the Board of Supervisors adopted Resolution 195-2015 certifying the Final Environmental Impact Report for the Targeted General Plan Amendment and Zoning Ordinance Update;

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**General Comments:**

At the end of 2015, 30 of 40 Measures, or 75%, are complete and/or ongoing and 10 Measures are in progress.