

# ANNUAL ELEMENT PROGRESS REPORT

## *Housing Element Implementation*

(CCR Title 25 §6202 )

Jurisdiction coCounty of El Dorado

Reporting Period 01/01/2017 - 12/31/2017

Pursuant to GC 65400 local governments must provide by April 1 of each year the annual report for the previous calendar year to the legislative body, the Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD). By checking the “Final” button and clicking the “Submit” button, you have submitted the housing portion of your annual report to HCD only. Once finalized, the report will no longer be available for editing.

The report must be printed and submitted along with your general plan report directly to OPR at the address listed below:

Governor’s Office of Planning and Research  
P.O. Box 3044  
Sacramento, CA 95812-3044

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**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	
Accessory Dwelling Units	SU	Renter	0	31	0	0	31	0			
CHF Homebuyer Assistance	SF	Owner	0	28	0	0	28	28	Morgage Revenue Bonds		Income Restricted Program
Hardship Mobile Homes	MH	Owner	16	0	0	0	16	16	Private Financing	Deed Restricted//NOR	Deed Restricted//NOR
<b>(9) Total of Moderate and Above Moderate from Table A3</b>					15	697					
<b>(10) Total by Income Table A/A3</b>			16	59	15	697					
<b>(11) Total Extremely Low-Income</b>			0								

\* 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	0	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	0	0	0	

\* Note: This field is voluntary

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

	1. Single Family	2. 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	1	0	14	15	0
No. of Units Permitted for <b>Above Moderate</b>	697	0	0	0	0	697	0

\* Note: This field is voluntary

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**Table B**  
**Regional Housing Needs Allocation Progress**  
**Permitted Units Issued by Affordability**

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.												Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	1086	42	1	0	0	16	0	0	0	0	59	1027
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Low	Deed Restricted	762	29	55	53	57	31	0	0	0	0	253	509
	Non-Restricted		0	0	0	0	28	0	0	0	0		
Moderate		823	7	13	0	12	15	0	0	0	0	47	776
Above Moderate		1757	685	343	512	656	697	0	0	0	-	2893	0
Total RHNA by COG. Enter allocation number:		4428											
Total Units ▶ ▶ ▶			763	412	565	725	787	0	0	0	0	3252	
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶													2312

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
HO-2013-1	Review land use patterns to identify areas for future housing objectives. (Government Code Section 65583, Government Code Section 65302[a], and Government Code 65860	Ongoing	Completed and ongoing.
HO-2013-2	Consider to amend multi-family density and provide for a variety of housing types. Government Code 65583.2(c)(iv) and (e), Policies HO-1.1 and HO-1.2	Two Years	Completed December 15, 2015, as part of Zoning Ordinance Update approved by Board of Supervisors. Multi-family density was retained at 24 units.
HO-2013-3	Review and identify adequate sites for future affordable housing without need to fund major infrastructure. (California Government Code 65583.2(c)(iv) and (e). [Policies HO-1.1, HO-1.6 and HO-1.9])	One Year	Completed and ongoing. Reviewed annually with update of Capital Improvement Program (CIP). Completed Major Five-Year CIP update in 2016.
HO-2013-4	Revised facility plans; extension of services to underserved areas of the County. [Policies HO-1.5 and HO-1.26]	Annually	Completed and ongoing. Reviewed annually with update of Capital Improvement Program (CIP). Completed Major Five-Year CIP update in 2016

HO-2013-5	Establish an interdepartmental and interagency working group to develop and coordinate the short- and long-term Transportation Plan. [Policy HO-1.17]	Annually	Completed and ongoing. Completed Major Five-Year Capital Improvement Program (CIP) update 2016.
HO-2013-6	Develop incentive based policy for affordable housing development. [Policies HO-1.6, HO-1.7, HO-1.16, HO-1.18, HO-1.21 and HO-1.24]	Two Years	Completed and ongoing.
HO-2013-7	Develop and adopt an incentive-based Oak Woodland Management policy for affordable housing. [Policies HO-1.3 and HO-1.18]	Two Years	Completed and ongoing. On October 24, 2017, the Board of Supervisors adopted the Oak Woodlands Management Plan and Oak Resource Conservation Ordinance with incentives/fee reductions for projects with affordable housing.
HO-2013-8	Track and record second dwelling units and hardship mobile homes. [Policies HO-1.1 and HO-1.24]	One Year	Completed and ongoing.
HO-2013-9	Develop a local monitoring program to support hardship mobile homes on private properties that have a properly functioning sewage disposal system. [Policies HO-1.1 and HO-1.24]	One Year	In progress. County is in the process of updating Ordinance 5049 amending in its entirety Chapter 110.32, Ordinance 4542, of the El Dorado County Ordinance Code pertaining to private sewage disposal systems.
HO-2013-10	Provide more creativity and flexibility in development standards and guidelines as incentives for affordable housing. [Policies HO-1.3, HO-1.8 and HO-1.18]	One Year	Completed and ongoing.
HO-2013-11	Work with Tahoe Regional Planning Agency (TRPA) on Tahoe Regional Plan to facilitate the construction of more affordable and workforce housing in Tahoe Region (225 units). [Policies HO-1.14 and HO-3.10]	Two Years	Completed and ongoing. MOU adopted and County is working cooperatively with TRPA and the Meyers Community Advisory Council (MCAC), formerly known as the Meyers Roundtable.
HO-2013-12	Establish flexible, locally controlled source of funds dedicated to meeting local affordable housing needs for low income households. [Policies HO-1.10, HO-1.15 and HO-1.18]	Two Years	Completed and ongoing. The County administers a dedicated predevelopment revolving loan fund for affordable housing projects with Board approval. County is exploring additional revenue opportunities.
HO-2013-13	Identify additional opportunities to further streamline the procedures for affordable housing projects while maintaining	One Year	In progress. The County has developed a "Fast-Tracking" process (priority status) for projects that include Affordable Housing units. The County will embark on a Community Planning project in 2018 to establish community

	adequate levels of public review (300 units). (Government Code Section 65583 and Government Code Section 65920 et seq.) [Policies HO-1.3, HO-1.7, HO-1.16 and HO-1.18]		design guidelines to include multifamily development resulting in more streamlined review.
HO-2013-14	Assist developers with incentives addressing barriers to infill development. (150 units) [Policy HO-1.5]	Two Years	In progress. The Targeted General Plan Amendment adopted by the Board of Supervisors in December 2015 (Resolution 196-2015 included the addition of several policies and implementation measures to address barriers to infill development [Policy 2.1.4.3, 2.2.3.1(C), 2.4.1.5, Measure LU-Q County is exploring development of an Infill Ordinance (per Measure HO-2013-14).
HO-2013-15	Support a legislative platform for affordable housing, especially in the Tahoe Basin. (225 units). [Policy HO-1.14]	Ongoing	Completed and ongoing. MOU adopted and County is working cooperatively with TRPA and the Meyers Community Advisory Council (MCAC), formerly known as the Meyers Roundtable.
HO-2013-16	Establish interdepartmental working group to ensure cooperation between departments, CAO and Board of Supervisors in the implementation of Housing Element . [Policy HO-1.17]	Ongoing	Completed and ongoing.
HO-2013-17	Track the approval and status of employee housing, including farm worker housing. [Policies HO-1.9 and HO-1.21]	Three Years	In progress. Program to track workforce housing in place. Continue developing method to study agricultural worker housing needs.
HO-2013-18	Amend the Planned Development combining zone district to provide adequate developer incentives to encourage inclusion of affordable housing. [Policy HO-1.18]	One Year	Completed December 15, 2015, as part of the Targeted General Plan Amendment-Zoning Ordinance Update approved by Board of Supervisors. (Policy 2.2.3.1, Title 130 - Zoning Ordinance, Chapter 130.28 - Planned Development (-PD) Combining Zone.)
HO-2013-19	Continue to apply for funding in support of a first-time homebuyers program (24 units). [Policy HO-1.22]	Ongoing	Completed and ongoing. Awarded Home Investment Partnership Housing Acquisition Grant 15-HOME-10891 in July 2016. Application submitted to CDBG Dec. 2017 for first time homebuyer loan program funding.
HO-2013-20	Apply for funds in support of housing rehabilitation and weatherization programs for low income households (735 units). [Policies HO-2.1 and HO-2.2]	Ongoing	Completed and ongoing. County adopted HCD approved CDBG Program Income Reuse Plan for housing programs including rehabilitation loans on August 30, 2016. Application submitted to CDBG December 2017 for housing rehabilitation program funding. The County assisted 161 households with weatherization services in 2017.
HO-2013-21	Support County application for funds from a variety of sources in support of public improvements and/or community	Ongoing	In progress. The County is working with a potential developer of affordable housing to secure Tax Credit funding for an 80-unit income-restricted project in the Diamond Springs area.



	development on behalf of development for, and services that assist, affordable housing. [Policies HO-1.4 and HO-1.10]		
HO-2013-22	Continue to administer Housing Choice Voucher Program (HCV) program (formerly Section 8). [Policies HO-3.5 and HO-3.11]	Ongoing	Complete and ongoing. The El Dorado County Public Housing Authority (PHA) continues to be recognized as a high performing agency by HUD. The PHA has a total of 374 Housing Choice Vouchers issued in 2017.
HO-2013-23	Adopt measures to encourage retention of mobile home and manufactured home housing, aid in relocation and provide compensation to owners and residents. [Policies HO-2.5, HO-3.3 and HO-3.4]	Two Years	In progress. Draft policy under review.
HO-2013-24	Work with Code Enforcement and property owners to preserve the existing housing stock. [Policies HO-2.4 and HO-3.12]	Ongoing	Completed and ongoing. County Board of Supervisor's Policy B-11 provides hardship fee deferrals for very-low income residents to bring their homes into compliance with code standards.
HO-2013-25	Track dwelling units subsidized by government funding or affordable housing developed through local regulations or incentives by income category as identified in the regional housing allocation. [Policies HO-1.21 and HO-3.11]	Annually	Completed and ongoing.
HO-2013-26	Adopt an ordinance, pursuant to the Fair Housing Amendments Act of 1988, to establish a process for making requests for reasonable accommodations to land use and zoning decisions and procedures regulating the siting, funding, development and use of housing for people with disabilities. Title 24 accessibility standards [Policies HO-4.2 and HO-4.7]	Three Years	Completed and ongoing.
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	Three Years	Completed and ongoing.

	people with disabilities. Title 24 accessibility standards [Policies HO-4.2 and HO-4.7]		
HO-2013-27	Explore models to encourage the creation of housing for persons with special needs, including developmental disabilities. Government Code Section 65583(e).[Policies HO-4.2 and HO-4.3]	Two Years	In progress. County is meeting with representatives from service providers and stakeholders to explore policy development and/or policy revisions that will encourage options for housing for persons with special needs, specifically those with developmental disabilities.
HO-2013-28	Continue working with community and local organizations to build upon Continuum of Care Strategy and develop 10-year plan to end homelessness. [Policies HO-4.4, HO-4.5 and HO-4.6]	Ongoing	Complete and ongoing. County continues to meet with Continuum of Care (CoC) stakeholders to address long-term homeless and transitional housing needs in the community and are involved in the Theory of Change workgroup with a number of other service providers countywide to address a coordinated response for those who lack stable housing.
HO-2013-29	As part of the Zoning Ordinance update, clearly define zone districts within which emergency shelters or transitional housing may be established by right. (Government Code Section 65583) [Policy HO-4.4]	One Year	Completed. County currently considers shelters as Community Care Facilities allowed by right in three of four Commercial zones.
HO-2013-30	Improve energy and water use efficiency in existing homes and new construction that support the Environmental Vision for El Dorado County, Resolution 29-2008 for positive environmental change. [Policies HO-5.1 and 5.2]	One Year	Complete and ongoing. In 2015, the County adopted Resolutions 156-2015, 157-2015, 158-2015 and 162-2015, to allow for provision of the Property Assessed Clean Energy Program (PACE) to finance distributed generation renewable energy sources, energy and water efficiency improvements and electric vehicle charging infrastructure for county residents and businesses. The County Issued 1,657 Solar permits in 2017. The County's Energy & Home Weatherization Program is ongoing. Weatherization Programs provided 161 low-income households with energy efficiency improvements in 2017.
HO-2013-31	Amend Zoning Ordinance to permit mixed use development within Commercial zones by right, subject to standards that encourages compact urban form, access to non-auto transit, and energy efficiency. Government Code Section 65583.2 [Policy HO-1.8]	One Year	Completed. In 2017, El Dorado County was recognized with the Award of Excellence in Urban Design from the American Planners Association, California Chapter, for its Mixed Use Design Manual.
HO-2013-32	As part of the Zoning Ordinance update, comply with Health and Safety Code Section 17021.6 and encourage agricultural employee housing. [Policies HO-1.3 and HO-1.21]	One Year	Completed.

HO-2013-33	Continue to make rehabilitation loans to qualifying very low and low income households. [Policies HO-2.1 and HO-3.12]	Ongoing	Completed and ongoing as funding allows.
HO-2013-34	Economic analysis for all 50+ unit residential developments to ensure that appropriate public services and facilities fees provide necessary public facilities and services to the project. [Policies HO-1.25 and HO-1.26]	One Year	Ongoing. Analysis of individual projects is ongoing as needed. Model study for analysis of potential fiscal impacts initiated. Evaluation of a funding program for economic analysis of affordable housing projects in progress.
HO-2013-35	Analyze anticipated lower trip generation and traffic benefits of a variety of housing types to determine if a reduction of TIM fees can be accomplished. [Policy HO-1.25]	Annually	Completed and ongoing. The County completed a Major 5-Year Traffic Impact Mitigation (TIM) Fee Program update in December 2016 providing fee reductions in several areas of the county effective 2/13/17. The Board of Supervisors adopted a minor Traffic Impact Mitigation Fee Update 12/12/17.
HO-2013-36	Explore options to expand the TIM Fee Offset for Developments with Affordable Housing policy to include developments of less than five units along with incentives for affordable workforce housing, including agricultural employee housing. [Policy HO-1.25]	Two Years	In progress. The County removed Traffic Impact Mitigation (TIM) fee for all second dwelling units. Ordinance 5045, adopted 12/6/16, and effective February 2017.
HO-2013-37	Explore options that will encourage and assist in the retention and rehabilitation of rental housing stock to conserve the rental stock. [Policies HO-2.3 and HO-2.4]	Two Years	In progress. Code Enforcement activity is ongoing.
HO-2013-38	Fair Housing - Continue to refer people who suspect discrimination in housing to the appropriate agency or organization for help. Continue to distribute fair housing information as a part of its housing programs. [Policy HO-1.23]	Two Years	Completed and ongoing.
HO-2013-39	Identify funding sources to preserve at-risk units and identify qualified entities who are interested in purchasing government-subsidized multifamily housing projects.	Ongoing	Completed and ongoing. Strategy developed by HUD and USDA Rural Development is in place and administered by County to assist organizations in preserving subsidized housing units.
HO-2013-40	As part of the Zoning Ordinance Update, ensure that the permit processing	One Year	Completed.

	procedures for transitional and supportive housing do not conflict with Government Code Section 65583. [Policies HO-1.3 and HO-4.5]		
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**General Comments:**