

Please Start Here

General Information	
Jurisdiction Name	El Dorado County - Unincorporated
Reporting Calendar Year	2023
Contact Information	
First Name	Anna
Last Name	Quan
Title	Associate Planner
Email	anna.quan@edcgov.us
Phone	5306215753
Mailing Address	
Street Address	2850 Fairlane Court
City	Placerville
Zipcode	95667

Optional: Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

[Click here to download APR Instructions](#)

Click here to add rows to a table. If you add too many rows, you may select a cell in the row you wish to remove and type ctrl + d.

Optional: This runs a macro which checks to ensure all required fields are filled out. The macro will create two files saved in the same directory this APR file is saved in. One file will be a copy of the APR with highlighted cells which require information. The other file will be list of the problematic cells, along with a description of the nature of the error.

Optional: Save before running. This copies data on Table A2, and creates another workbook with the table split across 4 tabs, each of which can fit onto a single page for easier printing. Running this macro will remove the comments on the column headers, which contain the instructions. Do not save the APR file after running in order to preserve comments once it is reopened.

Optional: This macro identifies dates entered that occurred outside of the reporting year. RHNA credit is only given for building permits issued during the reporting year.

Link to the online system: <https://apr.hcd.ca.gov/APR/login.do>

Submittal Instructions

Please save your file as Jurisdictionname2022 (no spaces). Example: the city of San Luis Obispo would save their file as SanLuisObispo2022

Housing Element Annual Progress Reports (APRs) forms and tables must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1 of each year for the prior calendar year; submit separate reports directly to both HCD and OPR pursuant to Government Code section 65400. There are two options for submitting APRs:

1. Online Annual Progress Reporting System - Please see the link to the online system to the left. This allows you to upload the completed APR form into directly into HCD's database limiting the risk of errors. If you would like to use the online system, email APR@hcd.ca.gov and HCD will send you the login information for your jurisdiction. *Please note: Using the online system only provides the information to HCD. The APR must still be submitted to OPR. Their email address is opr.apr@opr.ca.gov.*

2. Email - If you prefer to submit via email, you can complete the excel Annual Progress Report forms and submit to HCD at APR@hcd.ca.gov and to OPR at opr.apr@opr.ca.gov. Please send the Excel workbook, not a scanned or PDF copy of the tables.

Jurisdiction	Colorado County - Unincorporated	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	05/15/2021 - 05/15/2029

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	48
	Non-Deed Restricted	15
Low	Deed Restricted	32
	Non-Deed Restricted	26
Moderate	Deed Restricted	0
	Non-Deed Restricted	34
Above Moderate		471
Total Units		626

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

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	0	0
Single-family Detached	9	436	443
2 to 4 units per structure	0	0	0
5+ units per structure	0	81	0
Accessory Dwelling Unit	0	75	50
Mobile/Manufactured Home	0	34	29
Total	9	626	522

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	16	16
Not Indicated as Infill	539	610

Housing Applications Summary	
Total Housing Applications Submitted:	16
Number of Proposed Units in All Applications Received:	4,983
Total Housing Units Approved:	0
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions - Applications	
Number of SB 35 Streamlining Applications	0
Number of SB 35 Streamlining Applications Approved	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0

Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 35 (2017)	0	0

Ministerial and Discretionary Applications	# of Applications	Units
Ministerial	0	0
Discretionary	16	4983

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	1
Number of Units in Applications Submitted Requesting a Density Bonus	161
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	40
Sites Rezoned to Accommodate the RHNA	0

Jurisdiction	Unincorporated	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	05/15/2021 - 05/15/2029

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Table A
Housing Development Applications Submitted

[illegible]

Reporting Year

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Amendment	Unincorporated
Amending Year	2021
Planning Period	06/15/2021 - 05/15/2022
Parcel ID	06/15/2021 - 05/15/2022
06020106	788 UNO NAME RD EL DORADO
06020202	388 2002 RIDGE TR PLACERVILLE
12030000	500 BRESEE CR EL DORADO HILLS
14030007	410 CORONADO CT EL DORADO HILLS
15030008	410 CORONADO CT EL DORADO HILLS
15030081	901 LAKE THADE BLVD SOUTH LAKE THADE
15030084	2100 OUTRIGGER DR EL DORADO HILLS
15030085	130 VAL TRAILS EL DORADO HILLS
15030086	115 QUART WALK RD THORNA
15030087	300 GREENVIEW DR EL DORADO HILLS
15030088	210 MEDCO WAY EL DORADO HILLS
15030089	207 VAL FOR EL DORADO HILLS
15030090	401 LADWELL LN SINGLE SPRINGS
15030091	400 BRESEE CR EL DORADO HILLS
15030092	6181 ALDEAR EL DORADO HILLS
15030093	1504 CHERRY HILLS DR SOUTH LAKE THADE
15030094	200 FALLEN LEAF RD SINGLE SPRINGS
15030095	4345 SCHRECHOW CREW RD EL DORADO HILLS
15030096	204 VAL FOR EL DORADO HILLS
15030097	604 WESTERN SIERRA WAY EL DORADO HILLS
15030098	605 TRAMER CREW RD PLACERVILLE
15030099	344 FARMWAY DR SINGLE SPRINGS
15030100	400 GREENVIEW DR EL DORADO HILLS
15030101	207 FALC CT EL DORADO HILLS
15030102	348 WHITE OAK RIDGE RD PLACERVILLE
15030103	1200 10TH AVE THORNA
15030104	440 GRESHAM DR EL DORADO HILLS
15030105	220 GREENWAVE CT EL DORADO HILLS
15030106	200 SHANNON ST SOUTH LAKE THADE
15030107	200 ST FRANCIS CT EL DORADO HILLS
15030108	550 POORE PTN GARDEN VALLEY
15030109	304 ALMA CT EL DORADO HILLS
15030110	804 ALMA DR EL DORADO HILLS
15030111	1300 PINE VALLEY RD SOUTH LAKE THADE
15030112	550 AMBER FIELDS DR SINGLE SPRINGS
15030113	100 LAKE WINDY CT EL DORADO HILLS
15030114	1300 SHELLAND WAY EL DORADO HILLS
15030115	200 HERMAN CT SINGLE SPRINGS
15030116	400 GRESHAM DR EL DORADO HILLS
15030117	100 MANDERMAN CT SOUTH LAKE THADE
15030118	300 MAESTRO TR EL DORADO
15030119	300 MONTE ALTO DR EL DORADO HILLS
15030120	207 ST FRANCIS CT EL DORADO HILLS
15030121	600 WESTERN SIERRA WAY EL DORADO HILLS
15030122	400 CHERRY ACRES DR COOL
15030123	400 LAKE THADE BLVD SOUTH LAKE THADE
15030124	1000 CORNACIO ROAD SOUTH LAKE THADE
15030125	500 GREYTON CREW DR EL DORADO HILLS
15030126	370 DANA ST PLACERVILLE
15030127	300 CHURCH RD CAMDEN PARK
15030128	5100 DA VINCI DR EL DORADO HILLS
15030129	200 BODEN WAY PLACERVILLE
15030130	801 PULGA VAL EL DORADO HILLS
15030131	500 GREYTON CREW DR EL DORADO HILLS
15030132	110 COLLEEN WAY TRAIL SOUTH LAKE THADE
15030133	8125 BRIDGER LN SINGLE SPRINGS
15030134	100 BRIDGER LN PLACERVILLE
15030135	500 GREYTON CREW DR EL DORADO HILLS
15030136	110 LADWELL CT EL DORADO HILLS
15030137	300 GREENVIEW DR RESCUE
15030138	510 GREENVIEW CT EL DORADO HILLS
15030139	300 GUARANTEE TRAIL PLACERVILLE
15030140	400 GARDEN CT SINGLE SPRINGS
15030141	600 PALM AVE CT EL DORADO HILLS
15030142	110 SPANISH AVE SOUTH LAKE THADE
15030143	7104 NORTHALE THORNA
15030144	500 GREYTON CREW DR EL DORADO HILLS
15030145	3700 FARMWAY DR CAMDEN PARK
15030146	100 BUCKINGHAM ESTATE LAKE THADE
15030147	100 NIMBUS CT SOUTH LAKE THADE
15030148	5175 DA VINCI DR EL DORADO HILLS
15030149	400 500 PINEWAY DR EL DORADO HILLS
15030150	800 500 PINEWAY DR EL DORADO HILLS
15030151	244 FALC CT EL DORADO HILLS
15030152	600 WESTERN SIERRA WAY EL DORADO HILLS
15030153	500 PINEWAY DR SINGLE SPRINGS
15030154	200 MANDERMAN CT SOUTH LAKE THADE
15030155	227 BEAR ROCK RD PLACERVILLE
15030156	400 WESTERN SIERRA WAY EL DORADO HILLS
15030157	201 JAM VALLEY RD PLACERVILLE
15030158	100 TAMERMAN PLACERVILLE
15030159	800 BRIDGER LN SINGLE SPRINGS
15030160	100 VALLEY PLACERVILLE
15030161	400 CORONADO CT EL DORADO HILLS
15030162	4140 MERRIDON ST EL DORADO
15030163	1000 10TH AVE THORNA
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15030408	1000 10TH AVE THORNA
15030409	

Authority	Unincorporated
Reporting Year	2022
Reporting Period	06/15/2021 - 06/15/2022

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "N" indicates an optional field
Cells in grey contain auto-calculation formulas

Element			2022		2023		2024		2025		2026		2027		2028		2029		2030		2031		2032		2033		2034		2035		2036		2037		2038		2039		2040		2041		2042		2043		2044		2045		2046		2047		2048		2049		2050		2051		2052		2053		2054		2055		2056		2057		2058		2059		2060		2061		2062		2063		2064		2065		2066		2067		2068		2069		2070		2071		2072		2073		2074		2075		2076		2077		2078		2079		2080		2081		2082		2083		2084		2085		2086		2087		2088		2089		2090		2091		2092		2093		2094		2095		2096		2097		2098		2099		2100		2101		2102		2103		2104		2105		2106		2107		2108		2109		2110		2111		2112		2113		2114		2115		2116		2117		2118		2119		2120		2121		2122		2123		2124		2125		2126		2127		2128		2129		2130		2131		2132		2133		2134		2135		2136		2137		2138		2139		2140		2141		2142		2143		2144		2145		2146		2147		2148		2149		2150		2151		2152		2153		2154		2155		2156		2157		2158		2159		2160		2161		2162		2163		2164		2165		2166		2167		2168		2169		2170		2171		2172		2173		2174		2175		2176		2177		2178		2179		2180		2181		2182		2183		2184		2185		2186		2187		2188		2189		2190		2191		2192		2193		2194		2195		2196		2197		2198		2199		2200		2201		2202		2203		2204		2205		2206		2207		2208		2209		2210		2211		2212		2213		2214		2215		2216		2217		2218		2219		2220		2221		2222		2223		2224		2225		2226		2227		2228		2229		2230		2231		2232		2233		2234		2235		2236		2237		2238		2239		2240		2241		2242		2243		2244		2245		2246		2247		2248		2249		2250		2251		2252		2253		2254		2255		2256		2257		2258		2259		2260		2261		2262		2263		2264		2265		2266		2267		2268		2269		2270		2271		2272		2273		2274		2275		2276		2277		2278		2279		2280		2281		2282		2283		2284		2285		2286		2287		2288		2289		2290		2291		2292		2293		2294		2295		2296		2297		2298		2299		2300		2301		2302		2303		2304		2305		2306		2307		2308		2309		2310		2311		2312		2313		2314		2315		2316		2317		2318		2319		2320		2321		2322		2323		2324		2325		2326		2327		2328		2329		2330		2331		2332		2333		2334		2335		2336		2337		2338		2339		2340		2341		2342		2343		2344		2345		2346		2347		2348		2349		2350		2351		2352		2353		2354		2355		2356		2357		2358		2359		2360		2361		2362		2363		2364		2365		2366		2367		2368		2369		2370		2371		2372		2373		2374		2375		2376		2377		2378		2379		2380		2381		2382		2383		2384		2385		2386		2387		2388		2389		2390		2391		2392		2393		2394		2395		2396		2397		2398		2399		2400		2401		2402		2403		2404		2405		2406		2407		2408		2409		2410		2411		2412		2413		2414		2415		2416		2417		2418		2419		2420		2421		2422		2423		2424		2425		2426		2427		2428		2429		2430		2431		2432		2433		2434		2435		2436		2437		2438		2439		2440		2441		2442		2443		2444		2445		2446		2447		2448		2449		2450		2451		2452		2453		2454		2455		2456		2457		2458		2459		2460		2461		2462		2463		2464		2465		2466		2467		2468		2469		2470	
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Jurisdiction	Unincorporated
Reporting Year	2023 (Jan. 1 - Dec. 31)
Planning Period	6th Cycle 05/15/2021 - 05/15/2029

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

[illegible]

Jurisdiction	El Dorado County - Unincorporated	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	05/15/2021 - 05/15/2029

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
Please contact HCD if your data is different than the material supplied here

Table B														
Regional Housing Needs Allocation Progress														
Permitted Units Issued by Affordability														
		1		2									3	4
Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2021- 05/14/2021	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted		-	-	-	48	-	-	-	-	-	-	63	1,378
	Non-Deed Restricted	1,441	-	-	-	15	-	-	-	-	-	-		
Low	Deed Restricted		-	-	-	32	-	-	-	-	-	-	58	810
	Non-Deed Restricted	868	-	-	-	26	-	-	-	-	-	-		
Moderate	Deed Restricted		-	-	-	-	-	-	-	-	-	-	181	722
	Non-Deed Restricted	903	-	50	97	34	-	-	-	-	-	-		
Above Moderate		2,141	-	394	512	471	-	-	-	-	-	-	1,377	764
Total RHNA		5,353												
Total Units			-	444	609	626	-	-	-	-	-	-	1,679	3,674
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5											6	7
		Extremely low-Income Need		2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date	Total Units Remaining
Extremely Low-Income Units*		721		-	-	19	-	-	-	-	-	-	19	702

*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

[illegible]

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Jurisdiction		El Dorado County - Unincorporated	
Reporting Year		2023	(Jan. 1 - Dec. 31)
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
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.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Measure HO-1	As part of each Specific Plan or other community plan update that requires a General Plan land use designation amendment, the County will annually review and revise 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]	Annually review and revise, and ongoing, as projects come forward	Completed and Ongoing.

Measure HO-2	Annually review available and adequate sites suitable for the development of affordable housing, with highest priority given to development of housing for extremely low-, very low-, and low-income households. Working with other public agencies, develop a work program that identifies the geographic areas where affordable housing development could best be accommodated without the need to construct additional infrastructure (e.g., water lines, sewer connections, additional or expanded roadways) that could add substantial costs to affordable housing developments [Policies HO-1.1 and HO-1.2]	Annually monitor	Completed and Ongoing. On May 10, 2022, County staff received notice from the California Department of Housing and Community Development (HCD) with their findings that certify the El Dorado County adopted 2021-2029 Housing Element of the General Plan is in full compliance with State Housing Element Law (Article 10.6 of the Gov. Code). As part of the housing element update process, an analysis of vacant land and redevelopment opportunities for affordable housing were identified.
Measure HO-3	Annually review and update the Capital Improvement Programs (CIP) 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 are effectively applied. [Policies HO-1.5 and HO-1.26]	Annually review and update CIP	Completed and Ongoing.

Measure HO-4	<p>Establish an interdepartmental working group to ensure cooperation between departments for implementation of County projects, including the County's Transportation Plan, the County's Housing Element, and any other County plan. Agencies include, but are not limited to, El Dorado Transit Authority, El Dorado County Transportation Commission, Chief Administrative Officer, Board of Supervisors, Planning and Building Department. [Policy HO-1.5, HO-1.17, HO-1.26]</p>	One year with annual coordination	The County established an interdepartmental and interagency working group to develop and coordinate the short- and long-term Transportation Plan as a part of the Major Five-Year Capital Improvement Program (CIP) update in 2020.
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Measure HO-5	<p>Develop and adopt an incentive-based policy or policies that will encourage, assist, and annually monitor the development of housing that is affordable to extremely low-, very low-, low-, and moderate-income households. The incentive-based policy shall incorporate and expand upon existing affordable housing incentives prescribed by state law and shall incorporate the affordable housing provisions from the Design and Improvement Standards Manual (Measure HO-10), Residential Development Processing Procedures (Measure HO-13); and Infill Incentives Ordinance (Measure HO-14). Actions will include forming a committee to explore fee reduction and mitigation options with state and local agencies, including water purveyors and school districts for special needs and affordable housing developments. The policy or policies shall also consider partnerships with nonprofit housing organizations whose mission it is to expand and preserve permanently affordable rental and ownership housing for low and moderate-income housing such as community land trusts. The policy shall include annual monitoring of the effectiveness of the incentives in producing affordable housing, and a process for developing and implementing subsequent actions if it is determined that the existing incentive program is not effective. The</p>	<p>Adopt or modify policy(ies) with the following timeline: Affordable housing provisions from the Design and Improvement Standards Manual: Within three years of Housing Element adoption; SB 35 Permit Processing Procedures: Within one year of Housing Element adoption; Affordable housing provisions from the Infill Incentives Ordinance: Within one year of Housing Element adoption; Annually reach out to developers, and nonprofit housing organizations to pursue partnerships; and Refer to program text for additional timing.</p>	<p>On December 15, 2015 the Board of Supervisors adopted the comprehensive Zoning Ordinance Update, which included Chapter 130.31 (Affordable Housing Density Bonus) to establish an incentive-based policy to incorporate affordable housing into development. The Ordinance outlines eligibility, allowed concessions, and processing procedures to develop and maintain affordable housing in the County. Twice annually, the Board of Supervisors reviews requests for Traffic Impact Mitigation (TIM) fees offsets for affordable housing projections (Board Policy B-14) to reduce the effect of these fees on affordable housing development. Since 2013, the County has assisted 228 affordable units.</p>
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Measure HO-6	As part of the Ecological Preserve Fee Program update (Ordinance 4500, codified as Chapter 130.71 of County Code in 1998), develop and adopt an incentive-based policy to include mitigation fee waivers for new construction and infill developments providing dwelling units affordable to very low- to moderate-income households. [Policies HO-1.3 and HO-1.18]	Five years	Ongoing. The County is currently updating its Ecological Preserve Fee Program and has initiated the CEQA process. This fee update process will include fee waivers for affordable housing developments that provide deed-restricted units to very low- to moderate-income households. Anticipate completion of fee update process by 2025.
Measure HO-7	Continue to track and record hardship mobile homes to ensure opportunities to access affordable housing. Extend public awareness efforts in order to improve the effectiveness of this program by posting information about these programs on the County website and providing information to the public at appropriate locations, such as the HCED Program. Additionally, develop a local monitoring program to support hardship mobile homes on private properties that have a properly functioning sewage disposal system. The program shall support ongoing opportunities to access affordable housing protecting the health and safety of county residents and the environment. [Policies HO-1.1 and HO-1.24]	Track annually; create program within one year	Effective May 13, 2018, the County updated Ordinance 5049 amending in its entirety Chapter 110.32, Ordinance 4542, of the El Dorado County Ordinance Code pertaining to private sewage disposal systems. The new Ordinance allows more flexible, largely performance-based standards for the siting, design and installation of onsite wastewater treatment systems, including system requirements for hardship mobile homes. Furthermore, the County has the ability to track hardship mobile homes in the County's permit tracking system.
Measure HO-8	Amend the County's Zoning Ordinance to comply with state density bonus law (Government Code Section 65915, as revised) and promote the density bonus through informational brochures that will be displayed at the County's Planning and Building Department Planning Division.	One year	The County expects to update the Zoning Ordinance to fully comply with Government Code Section 65915 in 2024.

Measure HO-9	<p>Promote accessory dwelling units (ADUs) as an affordable housing option through the following actions. Amend the Zoning Ordinance to comply with Government Code Section 65852.2 and ensure ADUs in any zone where residential uses are permitted by-right or by conditional use. Provide guidance and educational materials for building ADUs on the County's website, including permitting procedures and construction resources. Develop, and offer free of charge, prototype plans for ADUs to reduce permit costs. Establish a loan program, as funding is available, to help homeowners finance the construction of ADUs. The County will develop incentives to encourage homeowners to deed restrict ADUs for lower-income households. Emphasize marketing of ADU guidance and materials in areas of high opportunity to encourage the development of new affordable housing in areas of opportunity and areas of concentrated affluence as a strategy to enhance mobility and reduce displacement of low-income households seeking affordable housing options. Prioritize marketing in areas of concentrated affluence, such as El Dorado Hills, to encourage affordable housing mobility option; develop and implement an annual ADU monitoring program. The program will track ADU approvals and affordability that contribute to the inventory.</p>	<p>As projects are processed through the Planning and Building Department, have pre-approved plans available by June 2022. Create an ADU monitoring program by June 2022 and evaluate effectiveness of ADU approvals and affordability by year 2 of the planning period, and if needed, identify and rezone sites by the end of year 4. Amend the Zoning Ordinance within one year of adoption. Develop incentives by September 2024 and annually apply for funding as Notices of Funding Available (NOFAs) are released.</p>	<p>Completed and ongoing. On December 14, 2021, the County's Board of Supervisors approved Amendments to the County's Zoning Code to fully comply with Government Code Section 65852.2. Furthermore, the County has developed a prototype ADU plan set for free use by the public. This plan set is available to the public at no additional fee.</p>
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Measure HO-10	Amend the 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; objective design standards; encourage affordable housing within commercial zones as part of mixed-use projects; encourage Missing Middle Housing in walkable corridors and explore potential incentives within commercial zones as a way to reinvent outdated commercial corridors and expand affordable housing options; encourage integration of multi-unit structures and Missing Middle Housing in high opportunity areas and areas of concentrated affluence to facilitate housing mobility for lower-income households; 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.	Three years	On December 15, 2015, the Board of Supervisors adopted a comprehensive Zoning Ordinance Update which included Chapter 130.31 – Affordable Housing Requirements and Incentives. 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; the community design standards will be included as Chapter 6 in the DISM Update (Land Development Manual) that the Department of Transportation is leading this effort to be completed by 2021. On October 24, 2017, the Board adopted an Oak Resources Conservation Ordinance, which includes an exemption for affordable housing projects (Section 130.39.050.E). Currently, the County has initiated a Design Standards project for Multi-Family and Commercially zoned properties that would include cost effective standards for affordable housing developments. Anticipate completion of the new Design Standards by 2025.
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Measure HO-11	<p>The County participates in a working group with Tahoe Regional Planning Agency (TRPA) staff and other agencies with a vested interest in the Tahoe Regional Plan. The County's participation in the working group will allow for input into TRPA Code of Ordinances changes that will facilitate the construction of affordable and workforce housing in the Tahoe Basin in a manner consistent with the Tahoe Regional Plan to reduce displacement risk of lower-income persons and households and improve the jobs-housing balance. Such efforts include: relaxing TRPA development codes for affordable housing developments and accessory dwelling units; expanding the exemption for affordable housing developments from the requirement to secure development rights; providing special incentives to assist in the development of housing for extremely low-income households; increasing the density bonus for affordable housing developments to make them more financially feasible; ensuring long-term affordability covenants for affordable units; developing an amnesty program for existing unpermitted units that would serve extremely low-, very low-, and low-income households. [Policies HO-1.14 and HO-3.10]</p>	<p>Monthly, quarterly and /or annually depending on working group</p>	<p>Ongoing. In 2018, the County adopted a Memorandum of Understanding with the Tahoe Regional Planning Agency (TRPA) regarding the implementation of the Tahoe Regional Plan. The County continues to work cooperatively with TRPA and the Meyers Community Advisory Council (MCAC) to facilitate construction of affordable and workforce housing in the Tahoe Basin.</p>
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Measure HO-12	<p>Establish a Housing Trust Fund as a flexible, locally controlled source of funds dedicated to meeting local housing needs, with highest priority given to development of housing for extremely low- and very low-income households in high opportunity areas. In order to ensure the security and longevity of the funds, the County should determine an appropriate structure for administration and funding as well as priorities for using the funds. Priority uses may include fee offsets for affordable housing projects. The County has applied for a Permanent Local Housing Allocation (PLHA) grant to help fund the Housing Trust Fund. [Policies HO-1.10, HO-1.15 and HO-1.18]</p>	Two years	<p>The County administers a dedicated predevelopment revolving loan fund for affordable housing projects with approval by the Board of Supervisors. During the planning period one affordable housing project was awarded predevelopment funding to provide 80 low-income units and one moderate-income unit. The County is continuing to explore additional revenue opportunities to fund development of housing for extremely low- and very low-income households. The County was awarded Permanent Local Housing Allocation (PLHA) grant funding in 2020 to meet this goal. Award contract was executed in 2021.</p>
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Measure HO-13	<p>The County will review its residential development processing procedures annually to identify additional opportunities to further streamline the procedures for affordable housing projects while maintaining adequate levels of public review. The review may include, but is not limited to: establishing a streamlined project review and approval procedure for projects subject to SB 35 streamlining (Government Code Section 65913.4); prioritizing the development review process for projects that provide housing for extremely low-, very low-, and low-income households; developing a land development issues oversight committee and interdepartmental land development teams, with regular briefings on key issues; developing design guidelines and objective standards to minimize review time; training and cross-training for new tools and processes; greater public outreach and education; and using new technology, including online permitting, expanded use of geographic information systems, and greater use of the County website. [Policies HO-1.3, HO-1.7, HO-1.16 and HO-1.18]</p>	<p>Review annually; develop a streamlined approval process per SB 35 within one year from adoption</p>	<p>In 2014, the County developed a “Fast-Tracking” process for projects that include Affordable Housing units that has been continued since. In 2018 the County began a Community Planning project to establish community design guidelines to include multifamily development resulting in more a streamlined ministerial review process that are expected to be adopted in 2024. The County is subject to SB 35 Streamlining permit processing for residential projects that deed restrict multifamily affordable housing with at least 50% of the units affordable for lower-income households. The County helps to facilitate affordable housing projects by offering an SB35 streamlining checklist to applicants and aslo offers a preapplication process to applicants to fully vet a project to ensure compliance with SB 35. In 2021, two development projects totaling 89 units were approved under the SB 35 Streamline Approval Procedures. No affordable housing projects were approved in 2023.</p>
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Measure HO-14	<p>Adopt an infill incentive ordinance to assist developers in addressing barriers to infill development. Incentives could include, but are not limited to, modifications of development standards, such as reduced parking and setback requirements, to accommodate smaller or odd-shaped parcels, and waivers or deferrals of certain development fees, helping to decrease or defer the costs of development that provide housing for extremely low-, very low-, and low-income households. Encourage use of incentives to construct affordable housing in areas of high opportunity and increase supply of affordable housing to reduce displacement risk for low-income households. Incentives may also encourage higher-density scattered site projects that can demonstrate substantial environmental, social, and economic benefits for the County utilizing existing infill, blighted or underutilized properties similar to the Kings Beach Housing Now multifamily housing project by Domus Development LLC in Lake Tahoe. [Policy HO-1.5]</p>	Adoption by June 2023	<p>In August 2020, the County was notified of a LEAP grant award that includes the development of an Infill Incentives Ordinance. The County has since initiated this infill incentives ordinance and has formed an Affordable Housing Task Force to help scope this effort to implement incentives for affordable housing projects. County expects to adopt an Infill Incentives ordinance by 2024.</p>
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Measure HO-15	<p>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; expand the Tahoe Regional Planning Agency’s urban limit line where opportunities to provide affordable housing exist, such as surplus school sites; expand SB 35 permit streamlining to exempt small-scale affordable housing development from the state prevailing wage law; amend legislative requirements for solar panels on accessory dwelling units. [Policy HO-1.14]</p>	Ongoing	<p>In 2018, the County adopted a Memorandum of Understanding with the Tahoe Regional Planning Agency (TRPA) regarding the implementation of the Tahoe Regional Plan. The County continues to work cooperatively with TRPA and the Meyers Community Advisory Council (MCAC) to facilitate the development of affordable housing.</p>
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Measure HO-16	Develop a public information program to support workforce housing and track the approval and status of employee housing, including agricultural employee housing. Tracking should be done by region within the county and specific type of employee such as agricultural employees and seasonal workers. The public information program will promote the economic and environmental advantages of workforce housing to local community, neighborhood, and special interest groups in order to integrate affordable workforce housing into a community and to minimize opposition to increasing housing densities. [Policies HO-1.9 and HO-1.21]	Three years	The County has developed a program to track workforce housing through permit issuance data and state -regulated employee housing data and is continuing to develop a method of studying agricultural worker housing needs. Workforce housing needs will be assessed by the County's Affordable Housing Task Force.
Measure HO-17	Continue to apply for funding in support of a first-time homebuyer's loan program for low-to moderate-income households. Funding resources include but are not limited to the following: CDBG Program (for first-time homebuyer loans); HOME Investment Partnerships Program; Program Income Revolving Loan Program; and Cal HFA. [Policy HO-1.22]	Ongoing; annually apply for funding as Notice of Funding Available (NOFAs) are available	The County was awarded CDBG Housing Grant 13-CDBG-8935. In July 2016, they were awarded the Home Investment Partnership Housing Acquisition Grant 15-HOME-10891. The County will continue to apply for future HOME and CDBG grants to support housing programs. The County was awarded HOME homebuyer loans program funding in 2020 but did not receive a Standard Agreement until October 2021. Between 2013 and 2023, the County issued 13 homebuyer loans with grant funds and program income.

Measure HO-18	Continue to make rehabilitation loans to qualifying extremely low-, very low-, and low-income households. Emphasize marketing availability of these units in areas with an aging housing stock and low median income, such as areas around the City of Placerville. Apply for funding such as CDBG rehabilitation funds or other programs to provide housing rehabilitation services, including weatherization services, for extremely low-, very low-, and low-income households. [Policies HO-2.1, HO-2.2, HO-3.12]	Ongoing, annually starting in 2022, apply for funding as NOFAs are released	From 2014 to 2019, the County assisted 676 low-income households with weatherization services and energy efficiency improvements through Weatherization Programs. Additionally, in 2015 the County received approval for a Supplemental Housing Rehabilitation Program to CDBG Contract 13-CDBG-8935. On August 30, 2016, the County adopted HCD approved CDBG Program Income Reuse Plan for housing programs including rehabilitation loans.
Measure HO-19	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. Prioritize investment in public improvements and infrastructure in low resource areas to encourage place-based revitalization in these areas. [Policies HO-1.4 and HO-1.10]	Ongoing, as funding is available	In 2014, the County was awarded Housing Related Parks Grant funding in support of community recreation improvements in the town of El Dorado. The County continues to pursue applicable funding opportunities as they become available and is working with a developer of affordable housing that has secured CDBG funding for an 81-unit income-restricted project in the Diamond Springs area.

Measure HO-20	Continue to administer the Housing Choice Voucher Program (formerly Section 8) through the El Dorado County Public 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 Health and Human Services Agency. Provide assistance for low-income families that use Housing Choice Vouchers to identify housing opportunities in areas of high opportunity and close proximity to resources to improve opportunities for mobility between low and high resource areas. To increase the availability of rental opportunities for low-income residents, the County will meet with property managers in high resource areas with a low percent of vouchers to encourage them to accept Section 8 assistance. [Policies HO-3.5 and HO-3.11]	Ongoing	The El Dorado County Public Housing Authority (PHA) is a HUD-recognized high performing agency. In 2015, the PHA issued 374 Housing Choice Vouchers before temporarily opening the waitlist in October 2016. The PHA currently has a total of 374 Housing Choice Vouchers and has been awarded Mainstream and VASH vouchers.
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Measure HO-21	Develop a mobile home park conversion policy to address the conversion of a mobile home park to other residential uses 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 CDBG, 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; protect current mobile home parks and sites by zoning them for appropriate residential use; and explore rent stabilization or other resident protections while considering the rights of mobile home park owners. [Policies HO-2.5, HO-3.3 and HO-3.4]	Two years	In 2018, the County worked with park residents and park owners to explore rent stabilization issue pros and cons and presented a paper to Board of Supervisors on April 3, 2018. The Board declined a rent stabilization effort at that time but continues to support retention of mobile home parks. The County's Affordable Housing Task force is considering rent stabilization as part of their affordable housing efforts in 2024.
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Measure HO-22	<p>Continue code enforcement efforts to work with property owners to preserve the existing housing stock. Additionally, the County shall explore options that encourage and assist in the retention and rehabilitation of rental housing stock in the unincorporated area of El Dorado County in order to conserve the rental stock, reduce displacement risks due to repair costs or housing condition, and improve the quality of life in neighborhoods. One option to be considered may be a proactive rental inspection enforcement program to address maintenance and Code Enforcement issues related to multifamily and single-family rental residences. Development of this ordinance requires consideration of the following variables: consider an inspection process for all rental properties; impose fines for violations of the ordinance on property owners/property managers; establish a database of all rental properties; include an enforcement process; and as much as possible, be financially self-supporting. [Policies HO-2.3, HO-2.4, and HO-3.12]</p>	<p>Code enforcement: ongoing; Consideration of options: three years</p>	<p>The County continues to enforce code standards to preserve the existing housing stock. The 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. Approximately 90 Code Enforcement complaints are received each month. One hardship fee deferral was awarded since 2013.</p>
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Measure HO-23	<p>Annually update the list of all subsidized dwellings within the unincorporated county, tracking units by income category as identified in the regional housing allocation. Include those units currently subsidized by government funding or affordable housing developed through local regulations or incentives. The list shall include, at a minimum, the number of units, the type of government program, and the date at which the units may convert to market-rate dwellings. The County will also continue working with owners of subsidized housing units and organizations interested in preserving such units to encourage the preservation of housing units at risk of conversion to market-rate housing. The County will implement the following measures on an ongoing basis to conserve affordable housing stock: Monitor Units at Risk: Monitor the status of at-risk projects annually. Work with Potential Purchasers: Where feasible, provide technical assistance to public and non-profit agencies interested in purchasing and/or managing units at risk and identify qualified entities who are interested in purchasing government-subsidized multifamily housing projects by consulting the HCD list of Qualified Entities available on their website at http://www.hcd.ca.gov/hpd/hrc/tech/presrv/. Tenant Education: Work with tenants to</p>	<p>Annually monitor and reach out to projects with expiring subsidies at 3 years, 1 year, and 6 months prior to expiration.</p>	<p>The County maintains an updated list of subsidized residential projects within unincorporated areas. This list includes the project name, location, income categories served, number of affordable units, affordability end year, risk level, and applicable funding program.</p>
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Measure HO-24	<p>Review and revise the Zoning Ordinance, existing policies, permitting practices, and building codes to identify provisions that could pose constraints to the development of housing as well as addressing non-governmental constraints and work to mitigate issues as they are identified. Continue to permit requests for reasonable accommodations for persons with disabilities seeking equal access to housing per Section 130.52.080 of the Zoning Ordinance and review and revise approval findings, specifically the County's findings regarding impacts on surrounding uses, to ensure they are consistent with state law. [Policies HO-4.2 and HO-4.7]</p>	<p>Annually review or as constraints are identified, review and revise the County's Reasonable Accommodation approval findings by June 2022.</p>	<p>On December 15, 2015, the Board of Supervisors adopted a comprehensive Zoning Ordinance Update which included Section 130.52.080 that provides a procedure to request reasonable accommodation for persons with disabilities seeking equal access to housing.</p>
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Measure HO-25	<p>Explore models to encourage the creation of housing for persons with special needs, including seniors, persons with disabilities, female-headed households, persons with developmental disabilities, extremely low-very low- and low-income households, farmworkers, and homeless persons. Such models could include assisting in housing development through the use of set-asides, scattered site acquisition, new construction, and pooled trusts; providing housing services that educate, advocate, inform, and assist people to locate and maintain housing; and models to assist in the maintenance and repair of housing for persons with special needs. The County shall also seek state and federal funds on an annual basis for direct support of housing construction and rehabilitation and will provide the list of available funding to for-profit and non-profit developers. [Policies HO-4.2 and HO-4.3]</p>	<p>Within two years of Housing Element adoption, annually review NOFAs and reach out to developers to inform them of available funding</p>	<p>On December 15, 2015, the Board of Supervisors adopted a comprehensive Zoning Ordinance Update that included Section 130.52.080 that provides a procedure for 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. Following this, the County continued to meet 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. In November 2021, the county Board adopted the ADU Ordinance update making special provision for nonprofit housing organizations, or beneficiaries of special needs trust owning the property or licensed Community Care Facilities to assist personal with special needs.</p>
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Measure HO-26	<p>Continue working with community and local organizations on a regular basis through the Continuum of Care (CoC) program to provide community education on homelessness, gaining better understanding of the unmet need, and developing and maintaining emergency shelter programs, including funding for programs developed through inter-jurisdictional cooperation and working with local organizations to annually apply for available grant funding. The expected outcome of this measure is to re-house homeless individuals and families; promote access to and effect utilization of CoC partner services and programs; and optimize self-sufficiency among individuals and families experiencing homelessness. [Policies HO-4.4, HO-4.5 and HO-4.6]</p>	Three years	<p>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 others countywide to address a coordinated response for those without stable housing. The County, as lead agency for the CoC, continues to meet 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.</p>
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Measure HO-27	<p>Amend the County's Zoning Ordinance to ensure compliance with state law and encourage emergency shelter, supportive housing, transitional housing, and related services for persons experiencing homelessness, as follows: The County shall amend the Zoning Ordinance to allow "low barrier navigation center" developments by right in mixed-use zones and nonresidential zones permitting multifamily uses. (Government Code Section 65662). The County shall amend the Zoning Ordinance to define "transitional housing" and "supportive housing", consistent with Government Code Section 65582, and permit transitional and supportive housing as a residential use, subject only to those regulations that apply to other residential dwellings of the same type in the same zone. The County shall amend the zoning code to allow for the approval of 100 percent affordable developments that include a percentage of supportive housing units, either 25 percent or 12 units, whichever is greater, to be allowed without a conditional use permit or other discretionary review in all zoning districts where multifamily and mixed-use development is permitted. (Government Code Section 65651). The County shall review the Zoning Ordinance and revise as needed, to ensure parking standards for emergency shelters are sufficient to</p>	One year	<p>The County classifies shelters as Community Care Facilities allowed by right in three of four Commercial zones: Commercial, Limited (CL), Commercial, Community (CC), and Commercial, Rural (CRU). It is important to note that by the time that this progress report has been prepared, the County has opened a low barrier navigation center located in the County's government center that has a 60 bed capacity and associated housing services.</p>
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Measure HO-28	<p>The County will amend provisions in the Zoning Ordinance to define and allow community care facilities for six or fewer persons subject to the same restrictions as single-family homes, and community care facilities for seven or more persons only subject to those restrictions that apply to other residential uses of the same type in the same zone. Community care facilities are still subject to state licensing. The County will also update the definition of family to include “one or more persons living together in a dwelling unit” to comply with all federal and state fair housing laws (Health and Safety Code Sections 1267.8, 1566.3, 1568.08).</p>	One year	Community Care facilities (transitional housing definition in zoning code) is allowed by right in all residential zones.
Measure HO-29	<p>The County shall review the Zoning Ordinance and revise as necessary, to comply with the State Employee Housing Act (Health and Safety Code Section 17021.6) and require that employee/farm worker housing consisting of no more than 12 units or 36 beds be treated as an agricultural use and permitted in the same manner as other agricultural uses in the same zone. No conditional use permit, zoning variance, or other zoning clearance shall be required of this employee housing that is not required of any other agricultural activity in the same zone.</p>	One year	On December 15, 2015, the Board of Supervisors adopted a comprehensive Zoning Ordinance Update, which included Section 130.40.120 (Commercial Caretaker, Agricultural Employee, and Seasonal Worker Housing) to ensure that agricultural employee housing permitting procedures are in compliance with Health and Safety Code Section 17021.6 and that the procedures encourage and facilitate agricultural employee housing development.

Measure HO-30	<p>The County shall amend the Zoning Ordinance to define Single Room Occupancy units (SROs) and permit them consistent with one room rentals. (Government Code Section 65583(c)(1)). In addition, to help meet the needs of extremely low-income households, the County will prioritize funding and/or explore financial incentives or regulatory concessions to encourage the development of housing types affordable to extremely low income households, such as SROs, multifamily units, and supportive housing.</p>	One year	<p>The County is currently in process of collecting proposed amendments to the Zoning Ordinance and that effort includes amending the ordinance to include a definition of Single Room Occupancy (SROs) and permit them consistent with one room rentals. The County anticipates completing this effort in 2024.</p>
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Measure HO-31	Provide information to the public regarding ways to improve the efficient use of energy and water in the home and to increase energy and water efficiency in new construction in support of the Environmental Vision for El Dorado County, Resolution 29-2008. This program will be promoted by posting information on the County's website and creating a handout to be distributed with land development applications. [Policies HO-5.1 and 5.2] The County has set goals to address and support positive environmental change, including, but not limited to: continue PACE financing cooperation with providers such as Ygrene, Open PACE, and HERO that provide a financing mechanism for homeowners looking to make energy-efficiency upgrades; promote the use of clean, recycled, and "green" materials building practices; distribute available environmental education information in construction permit packages, including energy and water efficiency in new construction; promote the design of sustainable communities; encourage pedestrian/cycling-incentive planning; involve the Public Health Department in community planning to provide comment on community health; promote safe and healthy homes by exploring a policy or ordinance establishing multi- unit housing as 100 percent smoke-free spaces;	Ongoing; one year for public awareness component.	The County provides energy efficiency information for new construction to members of the public.
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Measure HO-32	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 multifamily housing that includes an affordable housing component. The County will also prepare a model economic analysis to serve as a study template and data resource for large residential developments, including affordable multifamily projects. [Policies HO-1.25 and HO-1.26]	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 and completed within one year of Housing Element adoption. Analysis of individual projects is ongoing, as needed.	The County requires economic analysis of projects on an individual basis, as needed. A model study for analysis of potential fiscal impacts is being completed and the County continues to evaluate funding programs for the economic analysis of affordable housing project.
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Measure HO-33	<p>The County shall update the Traffic Impact Fee (TIF) Program analysis to analyze anticipated lower trip generation and traffic benefits of a variety of housing types, including mixed-use and accessory dwelling units, to determine if a reduction of impact fees can be accomplished. The County will continue to update the TIF Program to examine and reflect traffic impacts from non-residential and residential uses. Based on the analysis, the County will revise fees, as necessary, for impacts on the cost and supply of residential development, including revising the proportion of traffic improvements paid by residential versus commercial, and ensure impact fees do not constrain development of a variety of housing types. The County will monitor the effectiveness of available incentive programs and subsequent measures to add or revise programs as necessary to mitigate impact fees for transitional and supportive housing, employee housing including agricultural worker housing, and housing for disabled or elderly persons. The Board of Supervisors will also review requests for traffic impact fee offsets for affordable housing projects twice annually. [Policy HO-1.25]</p>	<p>Analysis and modification to TIF, twice annual review of requests for TIF offsets.</p>	<p>In 2014, the County completed a Travel Demand Model update project and, in December 2016, the Major 5-Year Traffic Impact Mitigation (TIM) Fee Program update which provides fee reductions in several areas of the county, effective February 13, 2017. On December 12, 2017, the Board of Supervisors adopted a minor TIM Fee Update. A minor technical update was adopted on June 26, 2018, and adjustments for inflation on May 14, 2019 and June 23, 2020. The next Major 5-Year TIM Fee Program Update was adopted on December 8, 2020. The EDC Dept. of Transportation reports that there is no traffic data to analyze the potential reduction of fees for transitional housing, supportive housing, employee housing including agricultural worker housing, housing for persons with disabilities. County will explore offset programs to address these housing types.</p>
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Measure HO-34	Explore options to expand Board Policy B-14, the Traffic Impact Mitigation 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	Ordinance 5054 as part of the Major Five-Year Capital Improvement Program (CIP) Update, which went into effect in February 2017, to remove Traffic Impact Mitigation (TIM) fees for all accessory dwelling units.
Measure HO-35	The County will develop a plan to Affirmatively Further Fair Housing (AFFH). The AFFH Plan shall take actions to address significant disparities in housing needs and in access to opportunity for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act (Part 2.8, commencing with Section 12900, of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law. The County identified barriers to fair housing through the Fair Housing Assessment (refer to the Nongovernmental Constraints Section). [Policy HO-1.23]	Create plan by December 2022. Refer to each strategy in the AFFH program for metrics and specific timeframes.	The County provides residents the contact information for the HUD Assistance Secretary for Fair Housing and Equal Opportunity, available on the County's website, if they feel they have been discriminated against.

Measure HO-36	Promote the construction of middle-income housing units (e.g., duplexes, tri/fourplexes, courtyard buildings, bungalow courts, townhouses, live/work units), cluster housing, and other innovative housing types through policy or ordinance and by distributing educational and promotional materials on the County's website. These types of homes by design typically have smaller floorplans, are built at a higher density, and can offer an affordable alternative to single-family detached homes without requiring subsidies to maintain their affordability.	2022 and ongoing	On December 14, 2021, the County's Board of Supervisors approved Amendments to the County's Zoning Code to fully comply with Government Code Section 65852.2. Furthermore, the County has formed an Affordable Housing Task Force to conduct public outreach and bring forth an affordable housing ordinance that would promote/require the construction of affordable housing units. The County anticipates completing an affordable housing ordinance in 2024.
Measure HO-37	Develop an Affordable Housing Ordinance that will encourage and assist the development of housing that is affordable to extremely low-, very low-, low-, and moderate-income households by considering a variety of housing policy tools, including inclusionary housing. The Affordable Housing Ordinance will incorporate and expand upon existing affordable housing incentives prescribed by state law and shall incorporate the affordable housing provisions from the County's Land Development Manual (LDM), Residential Development Processing Procedures, and Infill Incentives Ordinance.	2022 and ongoing	The County has formed an Affordable Housing Task Force to conduct public outreach and bring forth an affordable housing ordinance that would promote/require the construction of affordable housing units. The County anticipates completing an affordable housing ordinance in 2024.

Measure HO-38	Develop Objective Design Standards for Commercial/Multifamily Residential Design to include architectural design (themes, style, color, materials, and features), compatibility measures, and prototypes for multifamily residential and commercial development in Community Regions and Rural Centers to further streamline the procedures for affordable housing projects while maintaining adequate levels of public review.	2022 and ongoing	The County is currently preparing Design Standards for projects located in Multi-Family and Commercially zoned lands. These Design Standards will enable a streamlined process and ministerial approval of affordable housing projects within those zones. Anticipate adoption of the Design Standards in 2025.
Measure HO-39	To comply with SB 1087, upon adoption, the County will immediately forward its adopted Housing Element to its water and wastewater providers so they can grant priority for service allocations to proposed developments that include units affordable to lower-income households.	Upon Housing Element adoption	The adopted 2021-2029 Housing Element has been transmitted to all relevant agencies within the County and also makes the document available on its website.
Measure HO-40	Amend the multifamily density from 24 dwelling units per acre to 30 dwelling units per acre to comply with California Government Code 65583.2(c)(iv) and (e). Review and revise the Zoning Ordinance annually to ensure all residential parcels are zoned consistent with their land use designation per California Government Code 65860.	Three years	The adopted 2021-2029 Housing Element specifically allows for 30 units per acre in Multi-Family zones. The County anticipates updating its zoning ordinance to be consistent with this density in 2024.

General Comments			

Jurisdiction	Unincorporated	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	05/15/2021 - 05/15/2029

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Table F									
Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)									
Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.									
Activity Type	Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD at apr@hcd.ca.gov and we will unlock the form which enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 ⁺ . For detailed reporting requirements, see the chcklist here : https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Table H

Parcel Identifier

Designation

Size

Notes

1

2

3

1

5

E

APN

Street Address/Intersection

Existing Use

Surplus Designation

Parcel Size (in acres)

Notes

002-151-018-000	515 Main Street, Placerville, CA 95667	Public Facilities		Surplus Land	0.35	Sold to El Dorado County Gold 1848; escrow closed 4/23/21
002-151-003-100	525 Main Street, Placerville, CA 95667	Public Facilities		Surplus Land	0.16	Sold to City of Placerville; escrow closed 5/12/21
N/A	561 Canal Street, Placerville, CA 95667 (Bennet Park)	Public Facilities		Exempt Surplus Land	1.5	Transferred to Union High School District 9/21/21
327-130-018-100	6940 Perks Court, Placerville, CA 95667	Residential	2	Surplus Land	3.56	Appraisal complete 4/21/21. Next step: issue NOAs
327-130-019-100	6910 Perks Court, Placerville, CA 95667	Vacant		Surplus Land	0.92	Appraisal complete 4/21/21. Next step: issue NOAs
327-130-020-100	6880 Perks Court, Placerville, CA 95667	Vacant		Surplus Land	5.13	Appraisal complete 4/21/21. Next step: issue NOAs
327-130-079-100	No Address - Perks Court in Placerville, CA	Vacant		Surplus Land	0.02	Appraisal complete 4/21/21. Next step: issue NOAs
101-220-019-000	No Address - Red Hook Trail in Pollock Pines, CA	Public Facilities		Surplus Land	26	Pending HCD notification and public sale resolution

Jurisdiction	Unincorporated	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	05/15/2021 - 05/15/2029

NOTE: STUDENT HOUSING WITH DENSITY BONUS ONLY. This table only needs to be completed if there were student housing projects WITH a density bonus approved pursuant to Government Code 65915(b)(1)(F)

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Not
Cells in g

Table J												
Student housing development for lower income students for which was granted a density bonus pursuant to subparagraph (F) of paragraph (1) of subdivision (b) of Section 65915												
Project Identifier				Project Type	Date	Units (Beds/Student Capacity) Approved						
1				2	3	4						
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Unit Category (SH - Student Housing)	Date	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income
Summary Row: Start Data Entry Below												

Jurisdiction	El Dorado County
	Unincorporated
Reporting Period	2023 (Jan. 1 - Dec. 31)
Planning Period	6th Cycle 05/15/2021 - 05/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Table K

Tenant Preference Policy

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 9061 (SB 840, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.

Does the Jurisdiction have a local tenant preference policy?	No
If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage on their internet website containing authorizing local ordinance and supporting materials.	
Notes	

[illegible]

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		9
Total Units		9

Building Permits Issued by Affordability Summary			
Income Level			Current Year
Very Low	Deed Restricted		48
	Non-Deed Restricted		15
Low	Deed Restricted		32
	Non-Deed Restricted		26
Moderate	Deed Restricted		0
	Non-Deed Restricted		34
Above Moderate			471
Total Units			626

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Used Restricted	0
	Non-Used Restricted	11
Low	Used Restricted	0
	Non-Used Restricted	17
Moderate	Used Restricted	0
	Non-Used Restricted	22
Above Moderate		472
Total Units		522