



Legislation Text

File #: 23-0590, **Version:** 1

Planning and Building Department, Planning Division, Long Range Planning Unit, recommending the Board receive and file the 2022 Housing Element Annual Progress Report following public comment for submittal to the California Department of Housing and Community Development.

FUNDING: General Fund.

DISCUSSION / BACKGROUND

Planning and Zoning Law, beginning with California Government Code Section 65400, establishes the requirement that each city, county, or city and county planning agency prepare an Annual Progress Report (APR) on the status of the Housing Element of its General Plan and progress in its implementation using forms and definitions adopted by the California Department of Housing and Community Development (HCD). The attached APR (Attachment A) is used for reporting on the status of the Housing Element and implements Sections 6200, 6201, 6202, and 6203 of California Code of Regulations, Title 25, Division 1, Chapter 6.

The APR demonstrates that El Dorado County (County) follows all requirements to promote the development, improvement, and maintenance of housing pursuant to state law and the County's General Plan. Of the 593 total housing units permitted in the County in 2022, 84 were at the Moderate affordability level, and 509 were Above Moderate. The County issued a total of 43 permits for accessory dwelling units (ADUs). Additional details are provided in the attached APR (Attachment A). The 2022 APR is a new format in an excel spreadsheet developed by HCD. Staff have attached the report in PDF and excel format, both Attachments A and B are the same content in different formats.

Reason For Recommendation

State law requires the County to hold a public meeting before the legislative body and take public comment when submitting its APR and include the sections required by HCD. These sections include new construction of homes, annual building activity (units rehabilitated, preserved, and acquired pursuant to California Government Code Section 65583.1(c)(1)), Regional Housing Needs Allocation (RHNA) progress, and the General Plan Housing Element program implementation status. As a result of Assembly Bill (AB) 879 and Senate Bill (SB) 35 of the 2017 Housing Package new data requirements were added for the APRs in 2018 to capture housing development applications received and sites identified or rezoned to accommodate shortfall housing need. Additional reporting requirements were added by HCD in 2020 and 2022.

ALTERNATIVES

Should the County fail to submit an APR on or before April 1 of each year in accordance with Government Code Section 65400, a court may issue an order or judgment compelling compliance with this section within 60 days. If the County fails to comply with the court's order within 60 days, the plaintiff or petitioner may move for sanctions, and the court may, upon that motion, grant appropriate sanctions.

PRIOR BOARD ACTION

N/A

OTHER DEPARTMENT / AGENCY INVOLVEMENT

N/A

CAO RECOMMENDATION / COMMENTS

Approve as recommended.

FINANCIAL IMPACT

There is no financial impact or Net County Cost associated with the approval of this item.

CLERK OF THE BOARD FOLLOW UP ACTIONS

No action by the Clerk of the Board required. Staff will submit copies of the 2022 APR to HCD and the Governor's Office of Planning and Research as required by Government Code Section 65400.

STRATEGIC PLAN COMPONENT

Good Governance. Evaluate requests and recommendations based on complete assessment of the best available information, with the goal of reaching well informed decisions.

CONTACT

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