

EL DORADO COUNTY



El Dorado County General Plan

2013 – 2021 HOUSING ELEMENT

Adopted October 29, 2013
by Resolution #161-2013

Contents

Section 1: Introduction.....	1
Regulatory Framework.....	1
Contents and Organization of the Element.....	2
Background	2
Housing Responsibility in El Dorado County	3
Regional Housing Needs Plan	3
Income Levels Used in This Document	3
Public Participation	4
Consistency with General Plan.....	5
Section 2: Housing Assessment and Needs	7
Population Characteristics	7
Population Projections.....	7
Households: Age, Race and Ethnicity	8
Employment	11
Income	13
Extremely Low-Income Households.....	14
Special Needs Groups.....	15
Persons with Disabilities (Including Developmental Disabilities).....	15
Seniors.....	18
Agricultural Employees	19
Female Heads of Household	20
Homeless and Other Groups in Need of Temporary and Transitional Affordable Housing	21
Large Families and Households	24
Housing Stock Characteristics.....	25
Housing	25
Housing Type.....	26
Tenure	27
Physical Housing Conditions	27
Overcrowding.....	29
Housing Cost and Affordability	30
Income Limits	30
Jobs to Housing Balance.....	31
Housing Affordability.....	32
Assisted Housing Projects at Risk of Conversion to Market-Rate Units	37
Projected Housing Needs	40
Section 3: Housing Constraints.....	43
Governmental Constraints	43
Land Use Controls	43
Zoning Ordinance Permitting.....	49
Subdivision Ordinance.....	50
Development Processing Procedures, Fees, and Improvement Requirements	51
Impact Fees	52
Traffic Impact Mitigation (TIM) Fees	53
On- and Off-Site Requirements	55
Building Codes and Enforcement.....	55
Other Land Use Controls.....	56
Measure Y - The Control Traffic Congestion Initiative.....	56
Biological.....	57
Existing Commitments.....	57
Concurrency Requirements.....	58

Impediments to Affordable Housing Production in the Tahoe Region.....	58
Government Constraints on Special Needs Housing.....	59
Housing for Persons with Disabilities.....	59
Residential Care Facilities.....	60
Emergency Shelters and Transitional Housing.....	60
Agricultural (Farm) Employee Housing.....	61
Single Room Occupancy.....	61
Non-Governmental Constraints.....	61
Land Cost.....	61
Construction Cost.....	62
Availability of Financing.....	62
Water Supply.....	62
Wastewater Services.....	63
Special Status Species.....	64
Floodplains.....	64
Topography and Other Physical Land Constraints.....	64
Fair Housing.....	64
Section 4: Housing Resources and Opportunities.....	67
Land Resources Available For Residential Development.....	67
Regional Growth Needs –2013-2021.....	67
Inventory of Sites for Housing Development.....	68
Vacant Land Survey Methodology.....	69
Financial and Administrative Resources.....	69
Housing Choice Voucher Program (Formerly Section 8).....	70
Community Development Block Grant Program.....	70
Mortgage Credit Certificate Program.....	70
First Time Homebuyer Loan Program.....	71
Housing Rehabilitation Loan Program.....	72
Energy Conservation Opportunities.....	72
Section 5: Housing Goals, Policies, and Implementation Program.....	75
Goals and Policies.....	75
General Housing Policies.....	75
Conservation and Rehabilitation Policies.....	77
Special Needs Policies.....	79
Energy Conservation Policies.....	79
Equal Opportunity Policies.....	80
Implementation Program.....	80
Quantified Housing Objectives.....	95

Appendix A – Evaluation of the 2008 Housing Element

Appendix B – Residential Land Inventory

List of Tables

Table HO-1 Comparison 1990, 2000 and 2010 Population7

Table HO-2 Population Forecast for El Dorado County8

Table HO-3 2010 Census Unincorporated County Demographics9

Table HO-4 El Dorado County 2011 Annual Average Monthly Labor Force11

Table HO-5 El Dorado County 2006-2010 Jobs of Resident Population.....12

Table HO-6 Sacramento-Arden Arcade-Roseville MSA13

Table HO-7 Examples of Wages for Extremely Low-income Households in El Dorado County15

Table HO-8 Single Female Heads of Households.....20

Table HO-9 Parcels Upon Which a Community Care Facility Could be Established, by Zone District.....23

Table HO-10 Unincorporated El Dorado County 2010 Housing Unit Occupancy26

Table HO-11 Housing Units by Type26

Table HO-12 2012 Income Limits for El Dorado County¹31

Table HO-13 Jobs-to-Housing Ratios for the West Slope of El Dorado County32

Table HO-14 2012 Fair Market Rents for El Dorado County33

Table HO-15 Average Rent for El Dorado County, 201133

Table HO-16 Income Categories and Affordable Housing Costs – El Dorado County34

Table HO-17.1 Overpaying Households by Household Size in El Dorado County35

Table HO-17 Examples of Wages and Rental Housing Affordability for Low-Income Households in El Dorado County35

Table HO-18 Examples of Wages and Rental Housing Affordability for Moderate-Income Households in El Dorado County.....36

Table HO-19 Inventory of Federally Assisted Units, February 200838

Table HO-20 El Dorado County Housing Allocations (2013-2021 RHNA).....41

Table HO-21 Compatible Land Use Designations and Zone Districts.....44

Table HO-22 Zoning Ordinance Maximum Densities46

Table HO-23 Zoning District Setbacks47

Table HO-24 Schedule of Off-Street Vehicle Parking Requirements.....47

Table HO-25 Zoning Districts Allowing Residential Uses48

Table HO-26 Single-Family Dwelling Impact and Other Fees¹53

Table HO-27 Net Remaining RHNA – El Dorado County68

Table HO-28 Land Inventory Summary – El Dorado County69

Table HO-29 Quantified Housing Objectives96

List of Figures

Figure HO-1 Age Breakdown, 1990, 2000 and 201010

Figure HO-2 Age of Owner-Occupied Householder10

Figure HO-3 Age of Renter-Occupied Householder11

Figure HO-4 2010 Distribution of Household Income for El Dorado County14

Figure HO-5 Disabled as Percentage of the Population16

Figure HO-6 Percentage of Single-Female Head of Householders20

Figure HO-7 Percentage of Families in Poverty, 2010.....21

Figure HO-8 Distribution of Family Households by Size in Unincorporated El Dorado County25

Figure HO-9 Changes in Tenure 1990 to 2010.....27

Figure HO-10 Average Home Price by Community, 201137



EL DORADO COUNTY GENERAL PLAN HOUSING ELEMENT

Section 1: Introduction

This Housing Element embodies the County of El Dorado's plan for addressing the housing needs of residents of unincorporated areas of the county through October 2021. The element was cooperatively prepared by the El Dorado County Community Development Agency, the Health and Human Services Agency, and the Housing, Community and Economic Development Programs, with vital assistance from the Sacramento Area Council of Governments (SACOG) and Tahoe Regional Planning Agency.

The State Department of Housing and Community Development (HCD) must review and the El Dorado County Board of Supervisors must independently approve this Housing Element. Once approved, the element becomes part of the County's General Plan.

This element is divided into five sections plus two appendices, as follows:

- Section 1: Introduction
- Section 2: Housing Assessment and Needs
- Section 3: Housing Constraints
- Section 4: Housing Resources and Opportunities
- Section 5: Housing Goals, Policies, and Implementation Program

Appendix A contains an evaluation of the previous Housing Element and Appendix B contains the residential land inventories.

Regulatory Framework

Housing element law, enacted in 1969, mandates that local governments adequately plan to meet the existing and projected housing needs of all economic segments of the community. Specifically, the law states that counties and cities must prepare and implement housing elements that, along with federal and state programs, will help the state attain the following housing goal:

The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every Californian, including farmworkers, is a priority of the highest order. (Government Code Section 65580[a])

The law recognizes that each locality is best capable of determining what efforts are required to contribute to the attainment of the state housing goal, provided such a determination is compatible with the state housing goal and regional housing needs.

The Legislature recognizes that in carrying out this responsibility, each local government also has the responsibility to consider economic, environmental, and fiscal factors; community goals set forth in its general plan; and to cooperate with other local governments and the state in addressing regional housing needs. Housing policy in the state rests largely upon the effective implementation of local general plans and, in particular, local housing elements.

Pursuant to State law, each county governing body is required to adopt a comprehensive, long-term general plan for the physical development of the county. General plans are mandated to require seven

elements, one of which is the housing element. State law requires the housing element to contain a program which sets forth a five-year schedule of actions of the local government to implement the goals and objectives of the housing element. With the passage of Senate Bill 375 in 2008, Housing Element Law under Government Code Section 65588 was modified to align that time period to eight years for those governments who are located within a region covered by a regional transportation planning agency, such as the Sacramento Area Council of Governments (SACOG). When certified, the County's Housing Element would cover the planning period from 2013 to 2021.

Contents and Organization of the Element

State law (Government Code Section 65583) requires that housing elements include:

- A. **Housing Needs Assessment and Quantified Objectives:** California law requires that HCD project statewide housing needs and then allocate the statewide need to each region in the state. Housing and Community Development provided the regional data to the Sacramento Area Council of Governments (SACOG), which distributed the Regional Housing Needs Determination (RHND) to cities and counties within the SACOG region.

El Dorado County must independently assess existing housing needs within the community through analysis of population characteristics, housing conditions, and special housing needs (e.g., disabled, elderly, agricultural (farm) workers and homeless populations).

After the needs assessment is complete, the County must develop quantified objectives for new construction, rehabilitation, and conserved units by income category (i.e., extremely low, very low, lower, moderate, and above moderate) to make sure that both the existing and the projected future housing needs are met, consistent with the County's share of the regional housing needs allocation.

- B. **Site Inventory Analysis:** The County must compile relevant information on the zoning, acres, density ranges, availability of services and infrastructure, and dwelling unit capacity of sites that are suitable for residential development within the planning period.
- C. **Governmental and Nongovernmental Constraints:** The County must identify and analyze impediments to the development of housing for all income levels.
- D. **Review of the Previous Housing Element:** The County must review the actual results of the goals, objectives, policies, and programs adopted in the previous housing element, and analyze the differences between what was projected and what was achieved.
- E. **Housing Goals and Objectives:** The County must develop housing programs and quantified objectives that meet local housing goals and fulfill HCD requirements and State law.

Background

The County's previous Housing Element was adopted by the Board of Supervisors on July 1, 2008, and amended on April 21, 2009. It was certified by HCD with the finding that the County's Housing Element addressed the statutes required by Housing Element Law. Pursuant to State law, the County is scheduled to adopt a new Housing Element by October 2013. The cities of South Lake Tahoe and Placerville are on the same schedule for completion of their updated Housing Elements.

Housing Responsibility in El Dorado County

Several County departments and approving bodies are responsible for ensuring implementation of the Housing Element. The El Dorado County Housing, Community and Economic Development (HCED) Programs, a division of the Chief Administrative Office, provide housing assistance through a number of programs. HCED administers the County's low income loan programs for first-time homebuyers, housing rehabilitation, and the County's fee waiver programs for lower income households to reduce, defer, or waive building fees and traffic impact fees. The County Public Housing Authority, which is part of the Health and Human Services Agency, provides rental assistance through the housing choice voucher program (formerly known as Section 8) to the residents of the county and the cities of Placerville and South Lake Tahoe. Under the Community Development Agency (CDA) the Planning Services Department reviews and applies County regulations to housing development proposals. Also under CDA, the Building Services Department, Environmental Management Department, and Department of Transportation work with Planning Services to ensure that homes are built safely and in a manner consistent with applicable codes and regulations. Finally, the Board of Supervisors, Planning Commission, and Zoning Administrator make decisions regarding the location and extent of housing, consistent with the General Plan and County Code.

Regional Housing Needs Plan

The state initiates housing element cycles by calculating statewide housing needs. The Department of Housing and Community Development evaluates the overall need and distributes regional needs based on Department of Finance population projections and regional population forecasts used in preparing regional transportation plans to Councils of Governments representing various regions (or counties) of the state. The Councils of Governments then allocate housing needs to jurisdictions that they represent. As noted above, El Dorado County is a member of SACOG, which acts as the Council of Government for a six-county region that include Sacramento, Yolo, Yuba, Placer, Sutter, and El Dorado Counties.

Consistent with state law (Government Code Section 65584), SACOG prepared and adopted a Regional Housing Needs Plan (RHNP) in September 2012. The 2012 RHNP allocates, by jurisdiction, the "fair share" of the region's projected housing needs by household income group through 2021. The RHNP also identifies and quantifies existing housing needs for each jurisdiction, including unincorporated El Dorado County. The 2012 RHNP replaces El Dorado County's allocation as outlined in SACOG's 2008 RHNP. As it developed regional needs, SACOG considered factors such as market demand for housing, employment opportunities, availability of suitable sites and public facilities, loss of existing affordable units, transportation, and special housing needs. The Department of Housing and Community Development provides guidelines for preparation of the plans, and ultimately certifies the plans as adequate.

The major goal of the RHNP is to assure a fair distribution of housing targets among cities and counties so that every community provides an opportunity for a mix of housing affordable to all of its economic segments. SACOG has distributed the unincorporated El Dorado County Regional Housing Needs Allocation (RHNA) by "East Slope" (Tahoe National Forest Area and Lake Tahoe Basin) and "West Slope" (the remainder of the county.)

Income Levels Used in This Document

Throughout this element, housing affordability is addressed in terms of five income levels: extremely low, very low, lower, moderate, and above moderate. These are defined as:

- Extremely Low: households with annual incomes that do not exceed 30 percent of the area median income (AMI) based on household size.
- Very Low: households with annual incomes that do not exceed 50 percent of the AMI.
- Lower: households with annual incomes greater than 50 percent but no more than 80 percent of the AMI.
- Moderate: households with annual incomes greater than 80 percent but no more than 120 percent of the AMI.
- Above Moderate: households with annual incomes greater than 120 percent of the AMI.

Throughout this document, references to “low income” mean the extremely low-, very low-, and lower-income groups combined.

Because low-income households are severely limited in their ability to pay for housing, they typically need to rely on high-density or multi-family housing. In many cases, low-income households need subsidized housing due to the gap between what they can afford and the cost of market-rate housing. A detailed discussion of housing affordability is in Section 2 under “Housing Affordability.”

Public Participation

Opportunities for residents to provide input on housing issues and recommend strategies are critical to the development of appropriate and effective housing programs. In order to facilitate this process and ensure the broadest range of input, six public meetings were held in March 2012. One of these workshops was held in South Lake Tahoe to discuss housing issues of particular concern in the Lake Tahoe Basin. The other workshops were held in Placerville, Cool, El Dorado Hills, Cameron Park, and Somerset. Verbal comments were recorded at the meetings and written comments were also received. Internet outreach includes the County’s web site that provides status updates for the housing element project, invites users to receive e-mail updates and comment on the draft, and provides information on the housing element process, location of meetings, and copies of draft documents. The County has also developed an on-line public comment form to allow for public participation throughout the process.

The County’s Chief Administrator’s Office through the Community Economic Development Advisory Committee (CEDAC) coordinated public meetings to involve a wide variety of interested groups and individuals in the process to articulate housing issues, take stock of the County’s resources and opportunities, and engage in a meaningful discussion about El Dorado County’s priorities. Interested parties include representatives from the League of Women Voter’s Affordable Housing Coalition, the El Dorado County Association of Realtors, Mercy Housing California, El Dorado County Farm Bureau, the El Dorado County Health and Human Services Agency Social Services and Mental Health Departments, Foster Parent Association, local Chambers of Commerce, developers, and low- to moderate-income residents of the county.

Staff has presented progress reports on the Housing Element Update process at regular meetings of the Board of Supervisors since the project began in January 2012. Planning Commission and Board of Supervisors workshops were held in March 2013. Input was solicited from all economic groups through outreach to individuals and organizations that play a key role in providing local housing opportunities and social services. To notice the workshops, the County published legal notices in

county newspapers, sent notices to persons who indicated that they wanted to be noticed, and posted announcements on the County web site, and at County offices, libraries, and community centers.

The workshops inform the community of State Housing Law requirements, gather information on existing conditions, and discuss local concerns. A presentation was prepared for each workshop detailing each of these items and was posted on the County website. All of the input received at the workshops and at the hearings will be considered and incorporated into the Housing Element, if appropriate. A summary of public input received in writing and verbally at the workshops is available to the public on the County website at http://www.edcogv.us/Planning/General_Plan_Housing_Element.aspx along with responses to frequently asked questions. On Monday, March 25, 2013, the El Dorado County Board of Supervisors authorized staff to release the Draft 2013 Housing Element of the El Dorado County General Plan to the Department of Housing and Community Development (HCD) Division of Housing Policy Development and open a 60-day public review period. The Draft 2013 Housing Element Update and related materials were available for public review on the County web site at http://www.edcogv.us/Government/Planning/General_Plan_Housing_Element.aspx. No public comment was received.

Consistency with General Plan

The Housing Element is one of seven mandatory elements of the El Dorado County General Plan that was last updated in 2009. The purpose of the Housing Element is to support and identify an adequate supply of housing affordable to lower income households by providing guidance in the development of future plans, procedures and programs, and by removing governmental constraints to housing production. To this end, the Housing Element has detailed goals, policies, and specific measures. However, under state law, the entire general plan is required to be “internally consistent”; meaning that all elements of the plan have equal legal status and no policy within the General Plan can directly conflict with another. Without consistency, the General Plan cannot effectively serve as a guide to future development and economic stability.

The Housing Element is closely related to development policies contained in the Land Use Element, which establishes the location, type, intensity and distribution of land uses throughout the county. The Land Use Element determines the number and type of housing units that can be constructed in the various land use districts. Areas designated for commercial and industrial uses create employment opportunities, which in turn, create demand for housing.

External factors affect the adequacy of housing, including the quality of public services, aesthetics and visual characteristics, and proximity to related land uses. For example, the location of housing determines the extent of school, park, library, law enforcement, fire and other services associated with housing.

On November 14, 2011, the El Dorado County Board of Supervisors adopted a Resolution of Intention (ROI 182-2011) for a Targeted General Plan Amendment, a County initiated amendment following findings from the first five-year review of the General Plan that support a need for a variety of revisions to policies related to the development of housing affordable to moderate-income households, the creation of jobs, improving sales tax revenues, further supporting the promotion and protection of agriculture, and to address recent changes in state law. Amendments to the General Plan are proposed for the Land Use Element; Transportation and Circulation Element; Public Services and Utilities Element; Public Health, Safety and Noise Element; Conservation and Open Space Element; and Agriculture and Forestry Element.

At the same time, the Board of Supervisors adopted a Resolution of Intention (ROI 183-2011) to undertake a comprehensive update of the County Zoning Ordinance in order to conform the zoning maps to the General Plan land use designations, eliminate conflicting zoning provisions, and address Housing Element Measure HO-2013-10 to provide more creativity and flexibility in development standards and guidelines as incentives for affordable housing developments, and Housing Element Measure HO-2013-18 to provide adequate developer incentive to encourage inclusion of a variety of housing types for all income levels. The proposed comprehensive Zoning Ordinance Update has two elements: 1) revising the zoning maps to bring existing zoning designations into conformance with the General Plan, and 2) providing a comprehensive update of the text of the Zoning Ordinance both to bring conformance with the General Plan and to modernize implementation tools.

The County has embarked on a Land Use Programmatic Policy Update (LUPPU) project to streamline the review and revision process, including an Environmental Impact Report, of several distinct yet interrelated planning issues that encompass targeted amendments to the General Plan, the comprehensive Zoning Ordinance update, development of a new Traffic Demand Model, and the 2013-2021 Housing Element Update.

The Housing Element builds upon the other General Plan Elements, is consistent with the policies and proposals set forth by the General Plan in its current form, and remains consistent with proposed targeted General Plan amendments.

The State of California has declared the lack of housing is a critical problem that threatens the economic, environmental, and social quality of life in California. Any action that conflicts with the ability of the County to meet the goals of this General Plan and California Law, including but not limited to Housing Element Law, Government Code Section 65585, would be found inconsistent with State and local regulations.

Section 2: Housing Assessment and Needs

This section includes discussions regarding population characteristics, employment, income, special needs groups, housing stock characteristics, housing cost and affordability, and projected housing needs.

Population Characteristics

California's population experienced substantial growth in the past decade between 2000 and 2010, increasing by more than 3.3 million to a total population of 37,253,956. Two regions experienced a higher growth rate than the State average of 9.9 percent between the 2000 and 2010 Census: the San Joaquin Valley (20.25 percent) and the Sacramento region (19.63 percent) including El Dorado County. The state's population is expected to continue to grow at a rate of approximately 10 percent on an average annual basis, increasing by approximately 340,000 individuals each year. If present trends continue, California's population will likely exceed 44.5 million by 2030.

The U.S. Census Bureau estimates that the population of the unincorporated areas of El Dorado County* was 123,080 on April 1, 2000. A comparison of the 2000 and 2010 Census data (Table HO1) shows that the population of the unincorporated part of the county grew 18 percent to 149,266 during that ten-year period (the overall population of the County increased by 14 percent).

Table HO1
Comparison 1990, 2000 and 2010 Population

	1990	2000	2010	% Change 1990-2000	% Change 2000-2010
Population, Entire County	125,995	156,299	181,058	24%	14%
Population, Unincorporated County*	96,054	123,080	149,266	28%	18%

Source: U.S. Census Bureau: Table P1 (Total Population) for the 1990 and 2000 Census counts (2001).

US Census Bureau, 2010 Census, Table DP-1 (City/County Population)

*The unincorporated County does not include the City of South Lake Tahoe or the City of Placerville.

The results of the 2010 Census report that the residents of unincorporated El Dorado County lived in 68,654 housing units, an increase of 23,126 units since 2000. Persons per household are determined by dividing the total number of occupied housing units by the population. The 2010 average countywide household size (persons/occupied unit) is 2.55. The number is only slightly lower in renter-occupied units, at 2.53. In the unincorporated areas only, the average household size is 2.59 persons per occupied unit.

Population Projections

According to the California Department of Finance (DOF) statistics using the 2010 Census data, El Dorado County could be home to an additional 39,463, persons by 2025. Table HO2 summarizes the DOF population projection. According to the DOF projection, it is expected that county population would increase 18 percent between 2010 and 2025.

Table HO2
Population Forecast for El Dorado County

	Year			
	2000	2010	2020	2025
Population	158,288	180,921	203,095	220,384
Increase from previous period	62,288 ¹	22,633	22,174	17,289
Average annual growth from previous period	3.9% ¹	13%	11%	8%

Notes:

Source: 2010 Census Demographic Profile-1 and California Department of Finance, Interim Projections for California and Counties: July 1, 2015 to 2050 in 5-year Increments, January 2013

¹ Based on a 1990 population of 96,000.

Based on U.S. Census tract-level data, the total resident population of the Tahoe Basin grew between 1990 and 2000 from approximately 52,600 to 62,800, but declined between 2000 and 2010 to approximately 55,600 (U.S. Census 1990, 2000, and 2010). In 2010, the population split was 19,535 persons on the North Shore and 36,072 persons on the South Shore. Because the Tahoe Region is a vacation destination and contains many residences that serve as second homes and vacation rentals, the overall population also fluctuates seasonally.

Households: Age, Race and Ethnicity

According to the 2010 Census (U.S. Census Bureau 2010), there are 147,839 individuals and 55,533 households in unincorporated areas of El Dorado County. Table HO3 summarizes the demographics of households in unincorporated El Dorado County. Statistics for different types of families are also displayed.

The age distribution in unincorporated El Dorado County is illustrated in Figure HO-1. Data are shown from 1990, 2000 and 2010. Populations in most age categories have increased since 2000, although the county's "35 to 44" age group declined slightly (-1 percent). The largest age group in El Dorado County and the State of California in 2000 was "35 to 44." The "45 to 54" group has increased most dramatically, by more than 10,000 residents. These data indicate that the county's median age is increasing.

Figure HO-2 displays the age of the householder in owner-occupied units. In 1990, 54.9 percent (12,035 households) of the householders in owner-occupied units in unincorporated areas of the county were between the ages of 15 and 44. In 2010, that percentage decreased to 20 percent (8,154 households). Householders in owner-occupied units between the ages of 45 to 64 in 2010 are 52 percent of the total (21,351 households) representing a 27 percent increase in that age group since 2000.

**Table HO3
2010 Census Unincorporated County Demographics**

	Number	%
Population	147,839	100%
Race: White	139,229	94%
Race: Black or African American	1,354	1%
Race: American Indian or Alaskan Native	2,133	1.0%
Race: Asian	5,428	4%
Race: Native Hawaiian or Other Pacific Islander	309	0.2%
Race: Other	2,816	2.1%
Race: Two or More Races	4,726	3.0%
Hispanic or Latino Origin, Regardless of Race	13,754	9%
Total Number of Housing Units in the County	68,654	
Number of Households (Occupied Housing Units)	57,278	
Population Living in Households	148,324	
Average Household Size (persons)	2.59	
Number of Families	38,194	
Average Family Size (persons)	2.6	
Married Couple Family Households	31,922	
With Children Under 18 Years of Age	12,196	
Other Family Households	2,151	
With Children Under 18 Years of Age	1,168	
With Female Householder (no husband present) and Children Under 18	2,118	
Nonfamily Households	12,404	
With Children Under 18 Years of Age	16,818	
Households with One or More People 65 Years of Age or Older	14,362	
Householder is 65 Years of Age or Older	4,093	

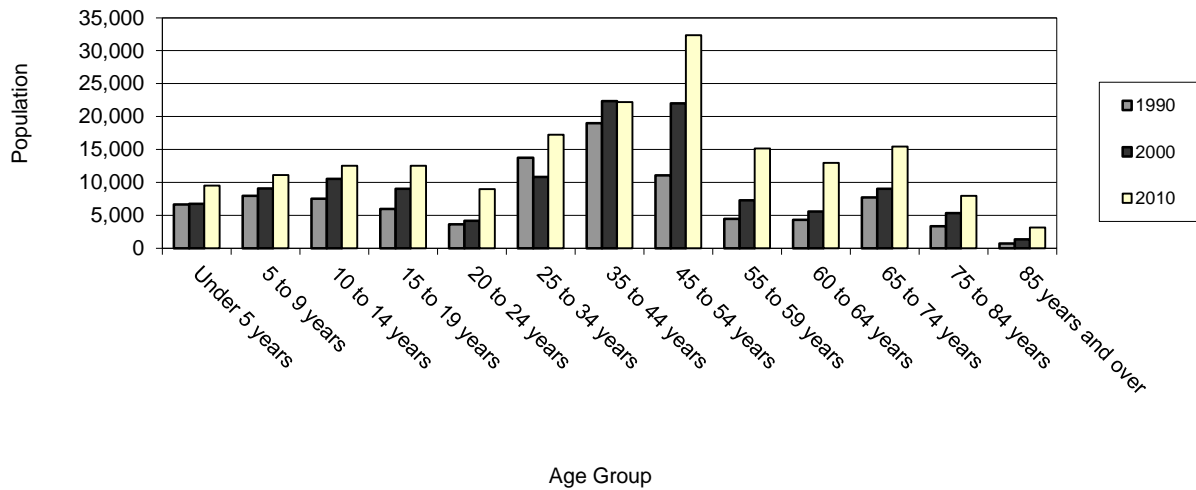
Definitions:

- A *householder* is the person, or one of the people, in whose name the home is owned, being bought, or rented.
- A *family* is a group of two or more people who reside together and who are related by birth, marriage, or adoption. A *family householder* is a householder living with one or more people related to him or her by birth, marriage, or adoption. The householder and all people in the household related to him are family members. A *nonfamily householder* is a householder living alone or with nonrelatives only.
- *Other family* includes single parent families, stepfamilies, and subfamilies.

Source: Table 2: E-5 City/County Population and Housing Estimates, 1/1/2012, 2010 Census Quick Facts

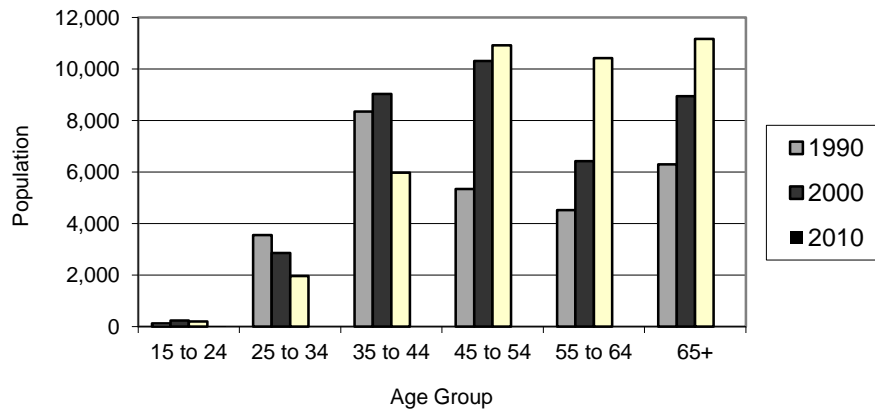
Figure HO-3 displays the age of the householder in renter-occupied units. Generally, fewer people over age 65 are shown as the householder in renter-occupied (14.9 percent) units as compared to owner-occupied units (27.5 percent). According to the 2010 U.S. Census, of the total occupied housing units, 9, 916, or 19.6 percent, were renter occupied in the unincorporated area of the county.

**Figure HO1
Age Breakdown, 1990, 2000 and 2010**



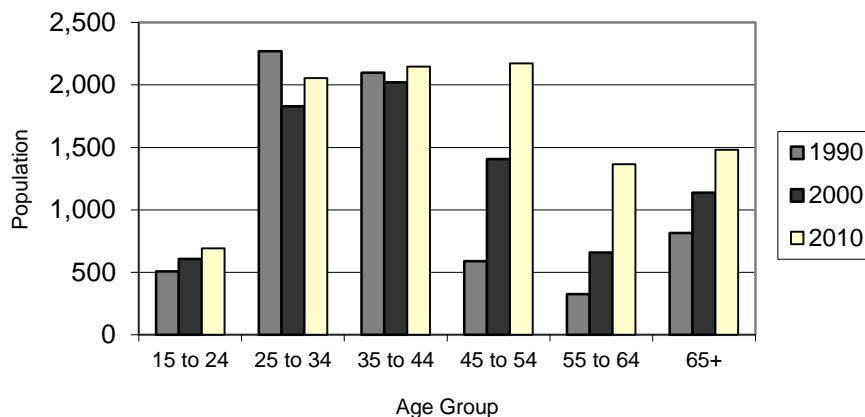
Source: U.S. Census Bureau: Census 1990, *Summary File 3* (1990); Census 2000, *Summary File 2* (January 2002), U.S. Census Bureau: Census 2010 DP-1

**Figure HO2
Age of Owner-Occupied Householder**



Source: U.S. Census Bureau: Census 1990, *Summary File 3*; Census 2000, *Summary File 3* (August 2002). U.S. Census Bureau, 2010 Census. *Summary File 1*

**Figure HO3
Age of Renter-Occupied Householder**



Source: U.S. Census Bureau: Census 1990, *Summary File 3*; Census 2000, *Summary File 3* (August 2002), U.S. Census Bureau, 2010 Census: *Summary File 1*

Employment

The State of California Employment Development Department (EDD) reports that, in 2011, the civilian labor force in all of El Dorado County totaled 91,000 workers (State of California Employment Development Department 2011). “Labor force” is defined as all civilians 16 years of age or older living in the geographical area who are working or looking for work; it is the sum of employed and unemployed. Individuals that are part of the labor force may work in or outside of El Dorado County. Table HO4 summarizes the 2011 labor force data.

**Table HO4
El Dorado County 2011 Annual Average Monthly Labor Force**

Labor Force: Total	91,000
Employment	80,300
Unemployment	10,700
Unemployment Rate	11.8%

Notes:

Data are not seasonally adjusted.

Data include unincorporated and incorporated areas of the county.

Source: State of California Employment Development Department Labor Market Information Division (2011)

In addition to tracking the labor force of California’s counties, EDD also tracks industry employment data (Table HO5). Data by industry is available through the 2006-2010 American Community Survey. These data reflect jobs by place of work without regard to the residency of the employee (i.e., the

individual working in the job may live in another county). The jobs of self-employed, unpaid family workers or household employees are not included in the total.

**Table HO5
El Dorado County 2006-2010 Jobs of Resident Population**

Industry	Number of Jobs	% of All Jobs
Employed civilian population 16 years and over	68,176	100%
Agriculture, forestry, fishing and hunting, and mining	902	1.3%
Construction	6,327	9.3%
Manufacturing	6,118	9.0%
Wholesale trade	2,022	3.0%
Retail trade	6,852	10.1%
Transportation and warehousing, and utilities	2,888	4.2%
Information	1,849	2.7%
Finance, insurance, real estate, and rental and leasing	6,152	9.0%
Professional, scientific, management, administrative, and waste management services	7,978	11.7%
Educational, health, and social services	13,016	19.1%
Arts, entertainment, recreation, accommodation, and food services	5,203	7.6%
Other services (except public administration)	3,297	4.8%
Public administration	5,572	8.2%
Note: Data reflects unincorporated area of county only. Source: U.S. Census Bureau 2006-2010 ACS		

Table HO6
Sacramento-Arden Arcade-Roseville MSA

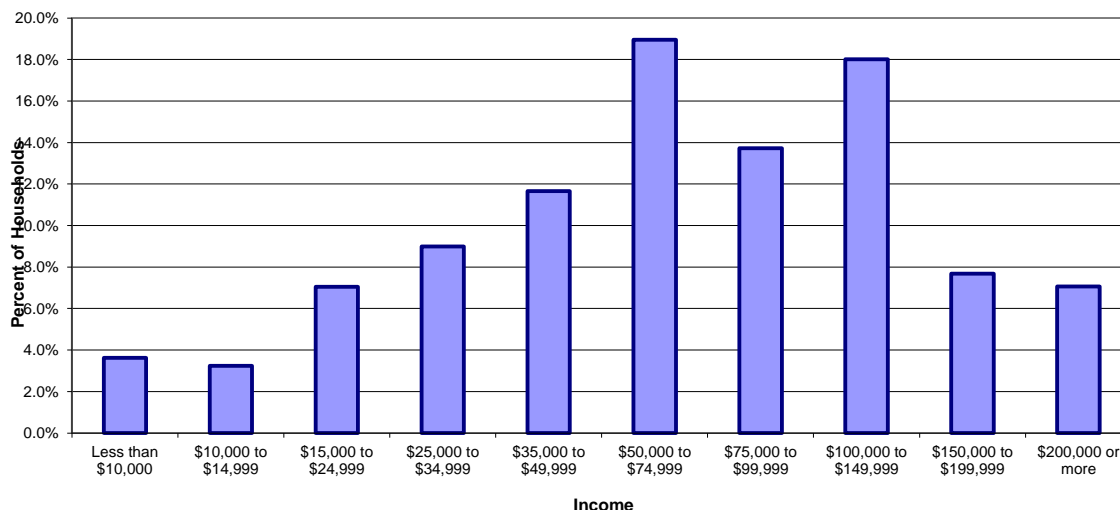
Industry	Aug-2012	Sep-2012	Change		Sep-2011	Sep-2012	Change
	Revised	Prelim				Prelim	
Total, All Industries	823,100	825,500	2,400		808,300	825,500	17,200
Total Farm	9,800	10,200	400		9,600	10,200	600
Total Nonfarm	813,300	815,300	2,000		798,700	815,300	16,600
Mining and Logging	400	400	0		400	400	0
Construction	42,400	41,800	-600		38,400	41,800	3,400
Manufacturing	33,500	33,900	400		33,300	33,900	600
Trade, Transportation & Utilities	136,000	135,700	-300		131,200	135,700	4,500
Information	16,400	16,500	100		16,700	16,500	-200
Financial Activities	47,900	48,300	400		47,000	48,300	1,300
Professional & Business Services	106,300	105,900	-400		101,700	105,900	4,200
Educational & Health Services	104,400	106,000	1,600		102,700	106,000	3,300
Leisure & Hospitality	81,300	79,400	-1,900		78,700	79,400	700
Other Services	28,500	28,100	-400		28,400	28,100	-300
Government	216,200	219,300	3,100		220,200	219,300	-900
Note: Data not adjusted for seasonality. Data may not add due to rounding.							
Labor force data are revised month to month							
Additional data are available on line at www.labormarketinfo.edd.ca.gov							
Source: http://www.calmis.ca.gov/file/lfmonth/sacr\$pds.pdf							

The California Department of Employment Development also reports labor market data for the Sacramento-Arden Arcade-Roseville Metropolitan Statistical Area (MSA) and includes El Dorado, Placer, Yolo and Sacramento Counties. (Table HO6) According to information released in October 2012, “the unemployment rate in the Sacramento-Arden Arcade-Roseville MSA was 9.7 percent in September 2012, down from a revised 10.3 percent in August 2012, and below the year-ago estimate of 11.5 percent. This compares with an unadjusted unemployment rate of 9.7 percent for California and 7.6 percent for the nation during the same period. The unemployment rate was 9.0 percent in El Dorado County, 8.8 percent in Placer County, 10.2 percent in Sacramento County, and 9.0 percent in Yolo County.

Income

In June 2010, HCD reported that the area median family income for a four-person family in El Dorado County (and for all of the Sacramento metropolitan area, which includes Sacramento, Placer, and El Dorado Counties) was \$73,100 (State of California Department of Housing and Community Development 2010). The U.S. Census Bureau reports that the 2006-2010 per capita income for El Dorado County was \$34,393, which is 118 percent of the California average. As of February, 2012, the area median family income for a four-person family in El Dorado County is \$76,100.

Figure HO4
2010 Distribution of Household Income for El Dorado County



Source: U.S. Census Bureau: 2006-2010 ACS DP03

Extremely Low-Income Households

Extremely low-income households, those earning up to 30 percent of the area median household income, constitute 6,324 households, or approximately 11 percent of the households in El Dorado County.¹ For extremely low-income household, this results in a 2010 income of \$21,950 or less for a four-person household or \$15,400 for a one-person household. In 2012, this results in annual income of \$22,850 or less for a four-person household or below \$16,001 for a one-person household. Households with extremely low income have a variety of housing situations and needs. For example, most families and individuals receiving public assistance, such as social security insurance (SSI or disability insurance) are considered extremely low-income households. According to the 2007-2011 American Community Survey (ACS), 5-year report, 5.5 percent of all families in El Dorado County are those whose income in the last 12 months is below poverty level.

The U.S. Department of Housing and Urban Development (HUD) periodically receives "custom tabulations" of Census data from the U.S. Census Bureau that are largely not available through standard Census products. These data are known as the "CHAS" data (Comprehensive Housing Affordability Strategy). According to the 2005-2009 CHAS data based on the 2005-2009 ACS 5-year data product, of the 52, 290 homes in the unincorporated county, 3.8 percent are owner-occupied by extremely low income households (earning less than 30 percent of the area median income.) and of renter occupied homes 3.8 percent are extremely low income households. Although this is a low percent of total households, the County continues to address the needs of extremely low income households through various affordable housing programs and policies.

The California 2012 minimum wage of \$8.00 per hour falls within the extremely low-income category for persons working less than full time in El Dorado County. Table HO7 provides representative

¹ U.S. Census Bureau: 2006-2010 ACS Household Income by Quartile, Unincorporated El Dorado County:

occupations with hourly wages that are within or close to the extremely low-income category, depending upon household size.

Table HO7

Examples of Wages for Extremely Low-income Households in El Dorado County

Occupation Title	Mean Hourly Wage	Mean Annual Wage
Cashiers	\$11.59	\$24,089
Farmworkers & Laborers	\$9.46	\$19,658
Food Preparation & Serving	\$9.91	\$20,615
Home Health Aides	\$11.39	\$23,697
Maids & Housekeepers	\$11.81	\$24,573
Manicurists & Pedicurists	\$10.00	\$20,811
Packers & Packagers (Hand)	\$12.67	\$26,347
Parking Lot Attendants	\$10.51	\$21,850
Ushers, Lobby Attendants & Ticket Takers	\$13.92	\$28,955

Source: Employment Development Department, Employment and Wages by Occupation, 1st Quarter 2012 (Sacramento-Arden Arcade-Roseville MSA)

Special Needs Groups

This portion of the element identifies and discusses six groups in El Dorado County that require special housing needs: people with disabilities, including persons with developmental disabilities, seniors, agricultural employees, female heads of households, homeless persons, and large families and households. To build support for housing solutions, local participation needs to be at the very core of the process. The County attends regular meetings held by several organizations (One Stop/Job One Partners, Golden Sierra Job Training Agency Youth Council, El Dorado County Commission on Ageing, the El Dorado County Continuum of Care, and the Multi Area Agency Team (MAAT) to discuss all factors of special needs groups, including housing, employment as it relates to housing issues, and homelessness.

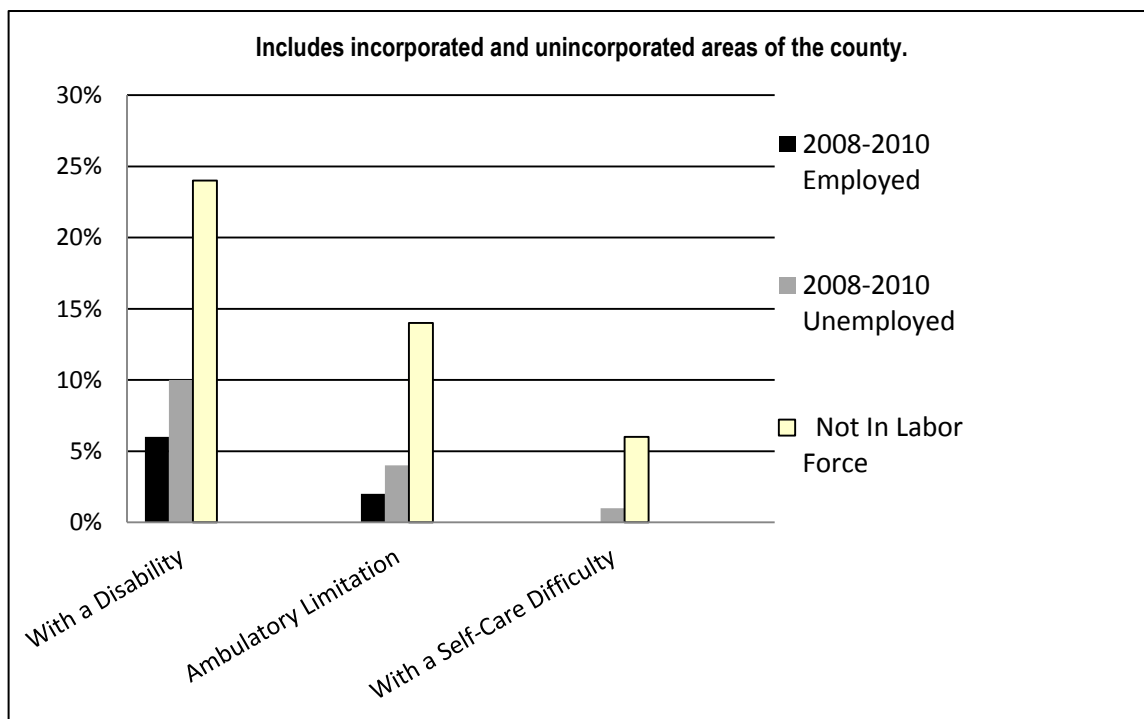
Persons with Disabilities (Including Developmental Disabilities)

Physical, mental, and/or developmental disabilities may prevent a person from working, restrict a person's mobility, or make it difficult to care for oneself. Disabled persons often have special housing needs related to limited earning capacity, a lack of accessible and affordable housing, and higher health costs associated with a disability. Some residents suffer from disabilities that require living in a supportive or institutional setting.

There is limited data at this time on persons with developmental disabilities and no survey data is available from the 2010 Census or American Communities Survey (ACS) for the unincorporated areas of El Dorado County. However, according to 2000 Census data, approximately 16 percent of county residents over five years of age had a disability. Of the total workforce in El Dorado County, approximately five percent, or 4,435 people, aged 16 to 64 had a work disability. Of those, 1,195 reported ambulatory limitations and 320 had self-care limitations. Figure HO5 details the type of disability reported for the county labor force with one or more disability.

Additionally, the Census 2000 reports that 1,437 households in unincorporated El Dorado County received Supplemental Security Income (SSI) from the federal government. Supplemental Security Income recipients represent persons that have lost a “major life activity,” that is, they are severely disabled. One thing to note is that all of the above numbers do not represent thousands of others who also have special needs due to their height, weight, or a mental or temporary disability from injury or illness. Furthermore, it is also important to consider that at some point in everyone’s life, ability to maneuver through the built environment will decrease.

Figure HO5
Disabled as Percentage of the Population



Source: 2008-2010 American Community Survey 3-Year Estimates - B18120: EMPLOYMENT STATUS BY DISABILITY STATUS AND TYPE - Universe: Civilian non-institutionalized population 18 to 64 years
 Note: Includes incorporated and unincorporated areas of the county.

The housing needs of disabled persons vary depending on the nature and severity of the disability. Physically disabled persons generally require modifications to the housing units such as wheelchair ramps, elevators or lifts, wide doorways, accessible cabinetry, modified fixtures and appliances. If the disability prevents the person from operating a vehicle, then access to services and public transportation are also important. People with severe physical or mental disabilities may also require supportive housing, nursing facilities, or care facilities. If the severe physical or mental disability prevents individuals from working or limits their income, then the cost of housing and the costs of modifications can become even more of a concern. Because disabilities vary, this group does not congregate toward a single service organization, making it difficult to estimate the number of individuals and their specific needs. In addition, many disabled people rely solely on Social Security Income, which is insufficient to pay for market-rate housing.

There are several organizations in El Dorado County that serve disabled clients, such as Ride to Health, Aid to Families with Dependent Children (AFDC), Dial-A-Ride, In-Home Supportive Services, Tri-Visual Services, Association for Retarded Citizens of El Dorado County, Ride & Shine, Marshall Medical Support Services, Multipurpose Senior Service Program, Linkages Program, Public Guardian, Adult Protective Services, and Senior Nutrition Program. These groups all provide services to a clientele that have a wide variety of needs.

A growing number of architects and developers are integrating “universal design” principles into their buildings to increase the accessibility of the built environment to disabled persons. Universal design is meant to simplify design and construction by making products, communications, and the built environment usable by as many people as possible without the need for adaptation or specialized design. Applying these principles to new construction in El Dorado County will increase the opportunities in housing for everyone. Furthermore, studies have shown the access features integrated into the design of new facilities in the early conceptual stages increase costs less than one-half of one percent in most developments.

The following are the seven principles of universal design as outlined by the Center for Universal Design (2002):

1. Equitable Use: The design is useful and marketable to people with diverse abilities.
2. Flexibility in Use: The design accommodates a wide range of individual preferences and abilities.
3. Simple and Intuitive: Use of the design is easy to understand, regardless of the user’s experience, knowledge, language skills, or current concentration level.
4. Perceptible Information: The design communicates necessary information effectively to the user, regardless of ambient conditions or the user’s sensory abilities.
5. Tolerance for Error: The design minimizes hazards and the adverse consequences of accidental or unintended action.
6. Low Physical Effort: The design can be used efficiently and comfortably with minimum fatigue.
7. Size and Space for Approach and Use: Appropriate size and space is provided for approach, reach, manipulation, and use regardless of user’s body size, posture, or mobility.

A recent change in State law requires that the Housing Element discuss the housing needs of persons with developmental disabilities. As defined by federal law, “developmental disability” means a severe, chronic disability of an individual that:

- Is attributable to a mental or physical impairment or combination of mental and physical impairments;
- Is manifested before the individual attains age 22;
- Is likely to continue indefinitely;
- Results in substantial functional limitations in three or more of the following areas of major life activity: a) self-care; b) receptive and expressive language; c) learning; d)

mobility; e) self-direction; f) capacity for independent living; or g) economic self-sufficiency;

- Reflects the individual's need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports, or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

The Census does not record developmental disabilities. According to the U.S. Administration on Developmental Disabilities, an accepted estimate of the percentage of the population that can be defined as developmentally disabled is 1.5 percent. This equates to 2,714 persons in the County with developmental disabilities, based on the 2010 Census population.

Alta California Regional Center assists persons with developmental disabilities, including infants at risk and their families who live in their 10 county service area that includes El Dorado County. According to Alta, as of November 5, 2012, at least 963 El Dorado County residents with developmental disabilities were being assisted through the Regional Center. Most of the individuals assisted by Alta were residing in a private home with their parent or guardian and over half of the persons with developmental disabilities assisted are ages 22 and under.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

Seniors

According to Census 2000 (2002c), the unincorporated portion of the county's population of persons 65 and older increased from 11,762 to 15,749 (33.9 percent) from 1990 to 2000. On a state level, the over 65 population increased 14.9 percent in the same ten-year period. In El Dorado County, a large number of senior households own their home. The 2010 Census reports 22,587 residents of the unincorporated County over the age of 65. This represents a 30 percent increase from 2000 to 2010.

There were 12,508 senior owner households and 1,605 senior renter households in 2010. Additionally, 7.2 percent of the total households in El Dorado County are made up of seniors who live alone (American Community Survey 2010).

Because seniors tend to live on fixed incomes dictated by Social Security and other retirement benefits, those who do not own their homes are significantly affected by rising housing costs. Also, while some seniors may prefer to live in single-family detached homes, others may desire smaller, more affordable homes with less upkeep, such as condominiums, townhouses, apartments, or mobile homes. As of 2007, nearly 87 percent of unincorporated El Dorado County's housing stock was made up of single-family detached homes², leaving only 15 percent of the housing stock for those who choose to or must live in other forms of housing.

Some seniors have the ability to continue driving well into their retirement; however, those who cannot or choose not to drive must rely on alternative forms of transportation. This includes not only

² California Department of Finance, Report E-5

buses and ridesharing programs, but also safe, “walkable” transit centers and neighborhoods that cater to pedestrians by providing well-lit, wide, shaded sidewalks and clearly marked crosswalks with longer signals at intersections.

There are several programs that serve the county’s senior citizens; many of these programs serve disabled or otherwise underprivileged groups as well. Programs for seniors and their families and caregivers include the Legal Assistance for the Elderly, Family Caregiver Support, Home Energy Assistance, Multipurpose Senior Service, Linkages, Senior Nutrition, Elder ID, Senior Day Care, and Health Insurance Counseling and Advocacy programs.

Agricultural Employees

For El Dorado County, the California *Migrant and Seasonal Farmworker Enumeration Profiles Study* (Larson 2000) estimated that there are 444 migrant and 515 non-migrant seasonal farmworkers. This represents less than one percent of non-migrant seasonal and migrant farmworkers statewide.

Although the enumeration profiles study indicates that the population of seasonal farmworkers is relatively small, there is still a demand for agricultural employee housing in the county. The 2011 Crop Report prepared by the El Dorado County Department of Agriculture reported that the gross crop value for the County of El Dorado was \$36.1 million, which represents an overall increase of 3.2 percent from 2010 values. For the first time since 2006, timber production increased. 2011 production results increased 49 percent in comparison to the 2010 numbers. The individual unit value of timber also increased by 61.9 percent, leading to an overall production value of \$4.8 million, which represents a 74 percent increase from 2010 values. Additionally, grape values increased 4.9 percent to \$5.1 million.

The U.S. Department of Agriculture conducts a Census of Agriculture every five years. In 2007, the USDA reported that 1,521 farm workers were hired in El Dorado County. Of those, 1,205 workers (79 percent) reported working less than 150 days and 316 (21 percent) reported working 150 days or more. As crop production continues to grow in the County, so follows the need for agricultural employee housing.

The County Ag Department conducted a survey in 2011 in cooperation with the County Agriculture Commission, the El Dorado County Farm Bureau, the University of California Cooperative Extension Office, and the local agriculture industry to identify roadblocks to agricultural growth and agritourism in the county. Of those surveyed, 69 percent indicated that agricultural employee housing, was “important” to “very important” to the growth of the county’s agricultural economy. The County has identified workforce housing, including agricultural employee housing, as a priority for the 2013 Housing Element Update and the Comprehensive Zoning Ordinance update.

The County has limited channels to address the need for agricultural employee housing. These include Community Development Block Grant (CDBG) and Home Investment Partnership Program (HOME) funding and HCD grants (e.g., Joe Serna, Jr. Farmworker Housing Grant Program). Other organizations with local representation, such as the Rural Community Assistance Corporation, also offer agricultural employee assistance, and technical assistance and training for developers and agricultural worker housing sponsors.

Agricultural employee housing is allowed with a special use permit in the Agricultural (A), Exclusive Agricultural (AE), Planned Agricultural (PA), and Select Agricultural (SA) zoning districts. There are approximately 3,800 parcels (558,361 acres) zoned A, AE, PA, or SA countywide. Because most of the land zoned A is federally owned (U.S. Forest Service land), it is assumed that those lands zoned

AE, PA, or SA could best accommodate agricultural employee housing. These lands total 1,446 parcels (80,142 acres). Of these, 1,042 parcels are greater than or equal to 10 acres; a minimum of 10 acres must be in agricultural production for agricultural employee housing to be built (El Dorado County Zoning Ordinance Sections 17.36.080, 17.36.140, and 17.36.240). This number of potentially available parcels is adequate to meet the housing needs for agricultural employees in El Dorado County. In addition, efforts to provide affordable housing generally and rental housing specifically will help address the housing needs of this group.

Health and Safety Code Section 17021.6(c) states that “except as otherwise provided in this part, employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household shall not be subject to any business taxes, local registration fees, use permit fees, or other fees to which other agricultural activities in the same zone are not likewise subject.” The County has proposed Measure HO-2013-32 to ensure that agricultural employee housing permitting procedures are in compliance with Health and Safety Code 17021.6 and that the procedures encourage and facilitate agricultural employee housing development.

Female Heads of Household

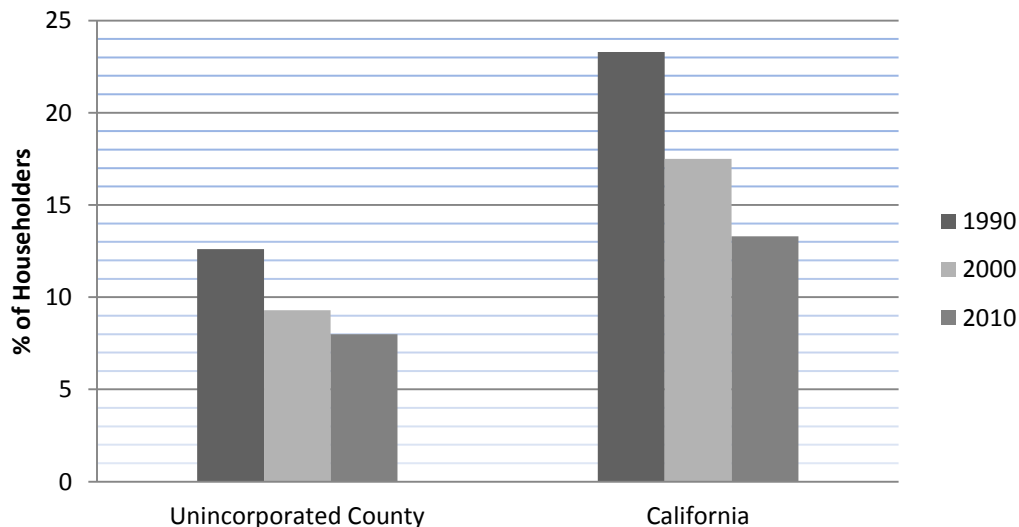
El Dorado County, and the state as a whole, experienced a decrease in single female households from 1990 to 2000. In 1990 there were 3,510 single female households, which decreased to 3,293 in 2000 (see Table HO8 and Figure HO6).

Table HO8
Single Female Heads of Households

Geographical Area	Total Households	Total Single Female Householders	With Related Children Under 18
Unincorporated El Dorado County	42,580	1,870	4,600
California	12,577,498	1,676,816	856,882

Source: U.S. Census Bureau: Census 2010

Figure HO6
Percentage of Single-Female Head of Householders

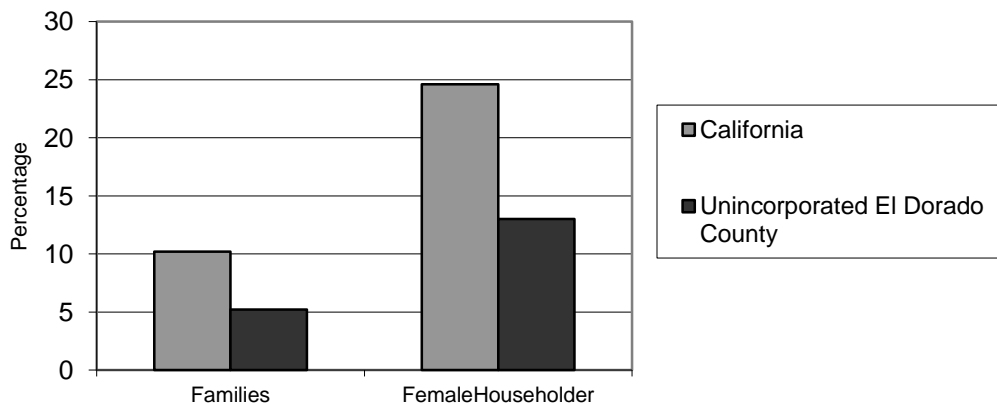


Source: U.S. Census Bureau: Census 2000, *Summary File 3*; Census 1990, *Census 2010 Summary DP-1*).

Figure HO-7 compares poverty statistics for families and female householders in unincorporated areas of the county and in the state in 1999. The percentages in El Dorado County are significantly lower than the state figures.

Figure HO7

Percentage of Families in Poverty, 2010



Source: 2006-2010 American Community Survey 5-Year Estimates – DP03

Homeless and Other Groups in Need of Temporary and Transitional Affordable Housing

There are several definitions of homelessness. The U.S. Government Code (Title 42, Chapter 119, Subchapter 1, Section 11302) defines a homeless person as “an individual who has a primary residence that is in: (1) a publicly or privately operated shelter designed to provide temporary living accommodations; (2) an institution that provides a temporary residence for individuals intended to be institutionalized; or (3) a public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.”

Homeless individuals and homeless families rely on emergency shelters and transitional housing. An emergency shelter is a facility that provides shelter to the homeless on a limited, short-term basis. Although there are some organizations providing services to the homeless, El Dorado County has no permanent emergency homeless shelters. Transitional housing is typically defined as temporary housing (often six months to two years) for a homeless individual or family who is transitioning to permanent housing (or permanent supportive housing) or for youths that are moving out of the foster

care system. The County does provide some transitional and permanent supportive housing in the form of group housing. The State Department of Housing and Community Development estimates that the homeless population has topped 360,000 in California. About a third of the homeless consists of homeless families. During 2011, the County conducted two point-in-time homeless count and surveys with the assistance of local agencies, service providers, law enforcement, County employees and many community volunteers. The results of the point-in-time homeless count and surveys are available online at <http://www.edcgov.us/humanservices/continuumofcare.html>. The results have provided the community with valuable information on the extent of homelessness, a better understanding of the unmet needs of the homeless and have also provided a useful educational tool for both community members and local agencies. According to a count and survey of homeless persons conducted by the County in January 2011, data collected suggests that each year an estimated 322 people experience homelessness in El Dorado County.

In most cases, homelessness is a temporary circumstance, not a permanent condition. A more appropriate measure of the magnitude of homelessness is the number of homeless people at a specific point in time. The County formed a Continuum of Care Stakeholders Committee that collaborates with many homeless service and housing programs, government agencies, community service organizations, non-profit and faith-based groups and concerned citizens, with the goal of coordinating the homeless services currently provided in the county. This committee was formed on April 4, 2006, to develop a Continuum of Care Strategic Plan and continues to meet monthly to discuss the goals and progress of the Continuum of Care. The members of this committee are involved in a larger network within the community, participating on various boards, advisory committees and coalitions that address the needs of the homeless, as well as the needs of disadvantaged or “at risk” individuals in the county. This collaboration is used to obtain and share information, provide community education and to work collectively on homeless problems and solutions.

On June 15, 2007, the El Dorado County Continuum of Care Stakeholders committee applied to Housing and Urban Development (HUD) for Continuum of Care jurisdiction approval and a Homeless Management Information System grant. This application was officially awarded and Continuum of Care approved on December 21, 2007. The next step in this process has been to work on the 10-year Plan to End Chronic Homelessness. The County and Stakeholders Committee will continue to apply for HUD funding awards annually, ensuring that steps are taken to address homelessness in El Dorado County.

Many other groups are also in need of temporary and transitional affordable housing. The El Dorado County Community Action Agency believes that victims of domestic violence and at-risk or runaway youth should be priority populations in efforts to provide adequate affordable housing opportunities. The El Dorado County Community Action Agency has pointed out that the lack of affordable and/or subsidized housing prevents victims of domestic violence and their children from leaving violent situations. Lack of housing options and fear of escalating violence are recognized as the two primary reasons that victims of domestic abuse do not leave. Providing housing opportunities for these groups will reduce homelessness while ensuring that families move from crisis to safety within the community. These groups have been addressed in Policies HO-4.4, HO-4.5, and HO-4.6.

Residential shelters, transitional housing, and permanent supportive housing are allowed as Community Care Facilities pursuant to the County Zoning Ordinance. Community Care Facilities are defined as “Any facility, place or building which houses more than six people and is maintained and operated to provide nonmedical residential care, day care or homefinding agency services for children, adults, or children and adults, including, but not limited to, the developmentally disabled, physically

handicapped, mentally disordered, or incompetent persons.” Community Care Facilities are allowed by right in the following districts, subject to the development standards of each:

- Commercial (C)
- Professional Office Commercial (CPO)
- Planned Commercial (CP)

Community Care Facilities are allowed subject to a special-use permit in the following districts:

- Limited Multi-family Residential (R2)
- Multi-family Residential (RM)
- One-family Residential (R1)
- One-half Acre Residential (R-20,000)
- One-acre Residential (R1A)
- Single-family Two-acre Residential (R2A)
- Single-family Three-acre Residential (R3A)
- Estate Residential Five-acre (RE-5)
- Estate Residential Ten-acre (RE-10)
- Tourist Residential (RT)

Special-use permits are discretionary, so environmental review pursuant to the California Environmental Quality Act and approvals by the appropriate body (i.e., Zoning Administrator or Planning Commission) are necessary. Conditions of approval vary based on the specific nature of the proposal.

Community Care Facilities may be established on currently developed as well as undeveloped parcels. Table HO9 summarizes the number of parcels, by zone district, assigned a designation that would allow a Community Care Facility either by right or subject to a special-use permit. The table is not intended to summarize where Community Care Facilities will be developed but rather how many parcels are currently zoned in a manner that could facilitate establishment of such facilities.

Table HO9
Parcels Upon Which a Community Care Facility Could be Established,
by Zone District

Zone District	Number of Parcels
Commercial (C)	738*
Professional Office Commercial (CPO)	55
Planned Commercial (CP)	334
Limited Multi-family Residential (R2)	440
Multi-family Residential (RM)	43
One-family Residential (R1)	22,710
One-half Acre Residential (R-20,000)	
One-acre Residential (R1A)	4,615

Single-family Two-acre Residential (R2A)	4,261
Single-family Three-acre Residential (R3A)	1,271
Estate Residential Five-acre (RE-5)	10,958
Estate Residential Ten-acre (RE-10)	7,874
Tourist Residential (RT)	69
<p>* As required by SB2, emergency shelters or transitional housing are allowed by right on most commercial zoned parcels. All parcels identified to allow for this use are located in Community Regions or Rural Centers where adequate services and facilities are available.</p> <p>Note: Includes both currently developed and vacant parcels greater than 0.25 acres.</p>	

Source: El Dorado County (2008).

Implementation Measure HO-2013-29 of this Housing Element includes direction to the County to review and revise its Zoning Ordinance to identify zone districts within which emergency shelters or transitional housing may be established by right. The revision will ensure shelters are only subject to the same development and management standards that apply to other allowed uses within the identified zone; and will permit transitional and supportive housing as a residential use of the same type in the same zone. Implementation Measure HO-2013-40 ensures that the Zoning Ordinance permit processing procedures for transitional and supportive housing do not conflict with Government Code Section 65583 which requires that transitional and supportive housing shall be considered a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same zone.

Large Families and Households

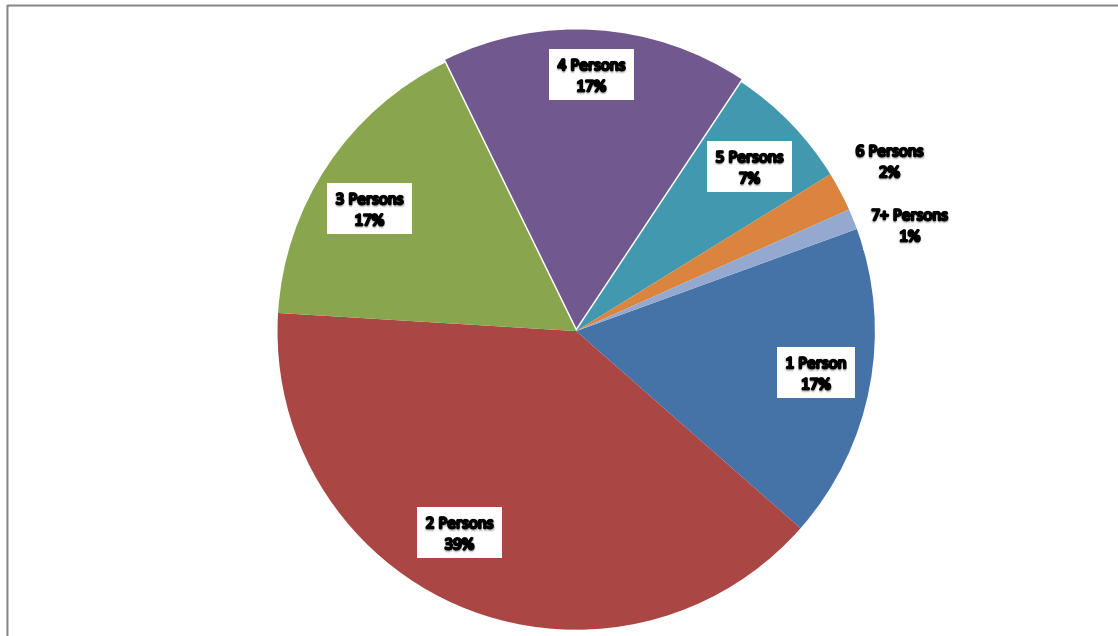
The State Department of Housing and Community Development define large families and households as those having five or more household members (2002c). The 2000 Census data indicate that the distribution of family size in El Dorado County did not change significantly between 1990 and 2000. According to the 2000 Census, 10 percent of family households in unincorporated El Dorado County were comprised of five or more persons. Of the large family households, 3,839 were owners and 765 were renters. When nonfamily households (single individuals or unrelated individuals living together) are added into the analysis, the percentage of large households in unincorporated areas remains at about 10 percent. Statewide the figures are much higher, 23 percent of family households (and 16 percent of all households) have five or more members. In El Dorado County, less than one percent of all nonfamily households have seven or more individuals. Figure HO8 summarizes 2010 family size in unincorporated El Dorado County.

A review of Census data indicates that the percentages of large families in the county are not obviously weighted toward any identifiable ethnic group or toward the birthplace of householders (U.S. Census Bureau 2010).

Of the large family households reported in the 2010 Census, nine percent or 4,098 households of five or more were owner occupied while 11 percent or 1,271 households were renter occupied. The county housing stock consists predominantly of single family homes. Rental housing with four or more

bedrooms is not common place, however multi-family rental housing within the county does offer options for three and four bedroom units to accommodate larger households.

Figure HO8
Distribution of Family Households by Size in Unincorporated El Dorado County



Source: U.S. Census Bureau: 2010 Census Summary File 1.

Housing Stock Characteristics

Housing

The 2010 Census reported that the unincorporated portions of El Dorado County have 65,332 housing units (U.S. Census Bureau 2010). Of these, 50,598 (77 percent) were occupied. Table HO10 summarizes housing unit occupancy. According to the El Dorado County Community Development Agency, 932 units were added to the housing stock from 2008-2012, a 93 percent decrease from the 12,488 units built between 2000 and 2007.

**Table HO10
Unincorporated El Dorado County 2010 Housing Unit Occupancy**

	Number	Percent
Total Housing Units Available	65,332	
Occupied Housing Units	50,598	77
Owner Occupied	40,682	80
Renter Occupied	9,916	20
Vacant Housing Units	11,355	17
Number of Vacant Units for Seasonal, Recreational, or Occasional Use Only	7,777	12

Source: U.S. Census Bureau: Census 2010, *Summary File 1*.

Because it encompasses extensive areas of National Forest land and a portion of the Lake Tahoe region, El Dorado County has a long history of the use of housing units for seasonal, recreational, or occasional use. According to the U.S. Census, the unincorporated portion of the county had 7,777 such units in 2010. Because these units are included in the vacancy figure but are generally not available for yearly rental or purchase, the true number of vacant units available for rent or purchase in the county is substantially lower than 11,355. The seasonal units present a housing challenge, particularly in the Tahoe Basin, which has the greatest concentration of unavailable units and a great need for affordable housing. Vacancy rates for ownership and rental housing is approximately 9 percent in the unincorporated area of the county.

Housing Type

As shown on Table HO11, in 1990 there were 43,617 housing units in the unincorporated areas of El Dorado County. By 2000, the number increased to 52,886 units and to 65,332 units by 2010. Most of this increase was due to single-family construction. The number of 5+ unit structures increased by 1,724 from 2000 to 2010, as did the proportion of these types of units (up from 3.0 to 4.6 percent of the total number of units). During this same time period, 2- to 4-unit buildings increased in number but decreased in proportion of the total number of units. Mobile homes saw a decrease from 1990 to 2010 in their share of both number of units and percentage of total units.

**Table HO11
Housing Units by Type**

	1990		2000		2010		Change 1990 - 2010
	Units	Percent ¹	Units	Percent	Units	Percent	
Single Family	37,376	85.7	46,681	88.3	65,332	86.5	+ 27,956
2 to 4 Units	855	2.0	897	1.7	1,023	1.9	+ 168
5+ Units	1,297	3.0	1,912	3.6	3,021	4.6	+ 1,724
Mobile Homes	4,089	9.4	3,396	6.4	3,561	5.5	-528
Total	43,617	100	52,886	100	65,332		+21,715

Notes: ¹ Numbers may not add up to 100% due to rounding.

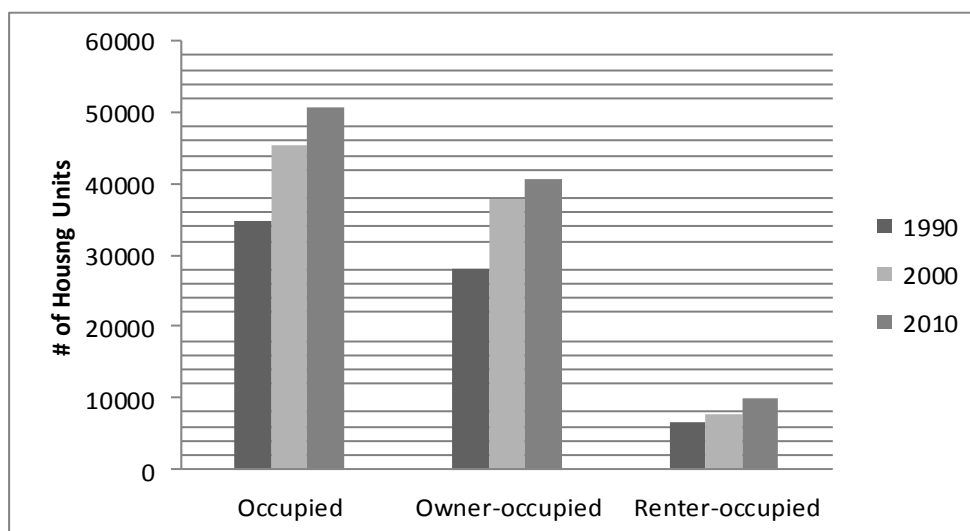
Source: U.S. Census Bureau: 2000 Census, 2010 and 2012 California Department of Finance, Demographic Research Unit E-5 Tables

Despite the recent slowdown in residential building, the number of units constructed since 2000 were the highest in any seven-year period since 1970. From 2000 to 2010, El Dorado County estimates that an additional 12,488 dwelling units were built in the unincorporated area, a 23.5 percent increase. According to the County’s Community Development Agency, 932 units were added to the housing stock from 2008-2012, a 93 percent decrease from the previous period.

Tenure

The U.S. Census Bureau defines tenure as the distinction between owner-occupied and renter-occupied housing units. 0 illustrates the changes in tenure from 1990 to 2000 and from 2000 to 2010.

Figure HO-9



Changes in Tenure 1990 to 2010

Source: U.S. Census Bureau: Census 2000, Summary File 3, 2010 Census

Physical Housing Conditions

The County receives approximately 30 to 40 Code Enforcement Investigation Requests per month and takes appropriate enforcement actions, with health and safety violations receiving the highest priority. Due to the high case volume, required administrative and legal steps to investigate and remedy each violation, there is currently a 655-case backlog in the Code Enforcement system.³

To assist the County in meeting the goals of the Housing Element, an Exterior Housing Conditions Study (Housing Study) was conducted in 2011 by BAE Urban Economics, Inc., a California Corporation, doing business as Bay Area Economics (BAE), to help identify current housing conditions within the unincorporated areas of the County. The Housing Study was conducted in accordance with California Department of Housing and Community Development and Community

³ Building Services Pending Project Activity Report, August, 2012

Development Block Grant (CDBG) program requirements and was funded by CDBG Planning and Technical Assistance (PTA) grant 09-PTAG-6497. The Housing Study results will be used to address housing needs within the County through the submittal of future applications to the State Department of Housing and Community Development (HCD) for CDBG and Home Investment Partnerships (HOME) Program funding.

The 2011 Housing Study was undertaken to identify areas with high concentrations of housing rehabilitation need, to identify specific problem areas where the County should focus its housing efforts, and to provide vital information for the Housing Element Update.

According to the 2008-2010 American Community Survey, approximately 43 percent of the currently occupied housing stock in El Dorado County is over 30 years old (built prior to 1980) and 65 percent is over 20 years old (built prior to 1990). Generally, older homes require additional maintenance and repair. A lack of maintenance can lead to serious health and safety concerns, non-compliance with current building code requirements, and reduced energy efficiency.

The Housing Study provides a snapshot of existing housing conditions in six unincorporated geographical areas of El Dorado County based on a methodology established by BAE and County staff to comply with CDBG requirements. The survey was conducted using “windshield” and walk-by survey techniques, keeping within the public rights-of-way to assess the exterior physical condition of each housing structure.

One of the initial goals of the 2011 study was to collect survey data for comparison to survey data collected in 1995 for the County by Connerly and Associates. The survey methodology employed for the 2011 Housing Study differs in several key aspects from the methods used for the 1995 housing survey. First, even though there is overlap in the first five geographic areas evaluated by the two surveys, several key boundary changes were incorporated into the 2011 survey to capture additional areas of the county with high concentrations of aging housing stock. As such, the data collected reflects the conditions in slightly different geographic parts of unincorporated El Dorado County. Second, different survey sample sizes and different survey sampling methods in the two surveys result in data expressing local housing conditions that are not directly comparable. Lastly, and most importantly, the 1995 survey instrument relied on a qualitative assessment of housing conditions rather than on a predetermined uniform rating method developed by CDBG, BAE, and County staff.

The former qualitative approach limits the opportunity for drawing direct parallels between the classifications of housing conditions used in 1995 and those used in 2011. Generally speaking, however, both surveys concluded that the study areas comprised by the communities of Camino/Pollock Pines (Study Area D) and Diamond Springs/El Dorado (Study Area E) were identified to contain the highest proportion of dwelling units in need of moderate to substantial maintenance and repair work.

The Study Areas are defined in the 2011 Housing Study as follows:

- **Area A**, north of Highway 50, includes the communities of Auburn Lake Trails, Coloma, Cool, Garden Valley, Georgetown, Greenwood, Lotus, Kelsey, and Rescue.
- **Area B**, located on the eastern slope of the Sierra Nevada, includes the communities of Meeks Bay, Meyers, Phillips, Rubicon Bay, Spring Creek, and Tahoma.
- **Area C**, east of State Route 49 and south of Highway 50, includes the communities of Fair

- Play, Grizzly Flat, Mt. Aukum, Omo Ranch, Pleasant Valley, and Sly Park.
- **Area D**, the Highway 50 corridor east of Placerville, includes the communities of Camino, Camino Heights, Cedar Grove, Pollock Pines and Smith Flat.
 - **Area E**, along State Route 49 and south of Highway 50, includes the communities of Shingle Springs, El Dorado, Diamond Springs, Latrobe, Nashville, and Rescue.
 - **Area F**, on the western edge of El Dorado County, includes the communities of Arroyo Vista, Cameron Park, El Dorado Hills, Green Springs Ranch, and Summit Village.

The survey data gathered by BAE demonstrate a higher percentage of need for housing rehabilitation in five of the six study areas surveyed. With the exception of the El Dorado Hills/Cameron Park study area (Study Area F) which is marked by newer, relatively large-scale housing developments, between eight percent and thirteen percent of total homes evaluated throughout the survey areas are in need of noteworthy repairs; however, smaller proportions appear to be in need of extensive repairs.

Overall, of the 108 housing structures identified as needing rehabilitation, 72 percent were in need of exterior paint and/or siding, 55 percent were in need of roof repair or replacement, 24 percent needed window repairs, 11 percent had visible problems with foundations, and many homes required more than one of these repairs.

Based upon the study areas of the Housing Study, those communities identified with the highest proportion of dwelling units in need of moderate to substantial maintenance and repair work have historically received 60 percent of the County's rehabilitation loan funds to make health and safety repairs.

The continuation of the Housing Rehabilitation Loan Program will assist the County in meeting the goals identified in the County's General Plan Housing Element Measure HO-2013-33 to "continue to make rehabilitation loans to qualifying very low- and low-income households"; HO-2013-24 to "work with property owners to preserve the existing housing stock"; and, Measure HO-2013-20 "apply for funds in support of housing rehab and weatherization programs for low-income households"

Overcrowding

The Census Bureau and U.S. Department of Housing and Urban Development (HUD) define an overcrowded unit as one occupied by more than one person per room and a severely overcrowded unit as one occupied by more than one and one-half persons per room. The room count does not include bathrooms, halls, foyers or vestibules, balconies, closets, alcoves, pantries, strip or "Pullman" kitchens, laundry or furnace rooms, unfinished attics or basements, open porches, sun porches not suited for year-round use, unfinished space used for storage, mobile homes or trailers used only as bedrooms, and offices used only by persons not living in the unit (U.S. Census Bureau 2002a).

The U.S. Census Bureau estimates that, in 2000, 2.9 percent of countywide occupied housing units were overcrowded and 2.3 percent were severely overcrowded, resulting in a total overcrowding rate of 5.2 percent (U.S. Census Bureau 2001b). This is considerably less than the 2000 statewide estimates of 6.1 percent overcrowded and 9.1 percent severely overcrowded (total of 15.2 percent living in overcrowded units). By tenure, the Census showed that 2.6 percent of owner-occupied houses in the County were overcrowded and 0.75 percent of these homes were severely overcrowded. In renter-occupied units, 4.0 percent were overcrowded and 2.6 percent were severely overcrowded. A comparison with the countywide 1990 Census estimate indicates that the percentages of overcrowded

occupied units did not increase over the ten-year period (U.S. Census Bureau 1991); this is consistent with the California Research Bureau's findings that the 2000 statewide crowding rate is not significantly different from the 1990 rate (Moller et al. 2002).

According to a 2002 report by the California Research Bureau (Moller et al. 2002), demographic variables are the most significant factors explaining crowding in California. This finding is contrary to the popular belief that crowding is mostly determined by the housing market; the Research Bureau found that measures of housing availability and affordability at the county level appear to be uncorrelated with changes in overcrowding. Because demographic factors are such powerful predictors of crowding, any analysis of crowding must examine these factors in addition to the more traditionally analyzed subjects of housing availability and affordability (see the following discussion regarding housing cost and affordability).

The U.S. Department of Housing and Urban Development (HUD) periodically receives "custom tabulations" of Census data from the U.S. Census Bureau that are largely not available through standard Census products. These data are known as the "CHAS" data (Comprehensive Housing Affordability Strategy). According to the 2005-2009 CHAS data based on the 2005-2009 ACS 5-year data product, and California Department of Finance, Demographic Research Unit E-5 tables, less than one percent of owner and renter occupied housing units in the unincorporated areas of El Dorado County experience severely overcrowded conditions and approximately one percent of owner occupied households, or 625, experienced some overcrowding.

Housing Cost and Affordability

Income Limits

The U.S. Department of Housing and Urban Development (HUD) and California Department of Housing and Community Development (HCD) publish annual income limits used to determine housing affordability for the five different income groups (extremely low, very low, low, moderate, and above moderate). Table HO12 shows the 2012 County income limits (i.e., the maximum incomes for each income category as determined by HCD). These limits are revised yearly by HCD, consistent with state and federal law.

Table HO12
2012 Income Limits for El Dorado County¹

Number of Persons in Household	Maximum Income in Dollars				Median Income in Dollars ²
	Extremely Low	Very Low	Low	Moderate	
1	16,000	26,650	42,650	63,900	53,250
2	18,300	30,450	48,750	73,050	60,900
3	20,600	34,250	54,850	82,150	68,500
4	22,850	38,050	60,900	91,300	76,100
5	24,700	41,100	65,800	98,600	82,200
6	26,550	44,150	70,650	105,900	88,300
7	28,350	47,200	75,550	113,200	94,350
8	30,200	50,250	80,400	120,500	100,450

Notes:

1 Based on an MFI for a four-person family of \$76,100. Above moderate income category not included as there is no upper limit for that category.

2 The median income of the household, based on number of persons in that household.

Source: State of California Department of Housing and Community Development 2012 *Income Limits*.

Jobs to Housing Balance

Government Code Section 65890.1 states that, “State land use patterns should be encouraged that balance the location of employment-generating uses with residential uses so that employment-related commuting is minimized.” This type of balance is normally measured by a jobs-to-housing ratio, which must take into account the location, intensity, nature, and relationship of jobs and housing; housing demand; housing costs; and transportation systems. According to the state General Plan Guidelines, a jobs-to-housing ratio of 1.5:1 is considered “balanced.”

According to SACOG, there were 44,764 jobs available on the West Slope for individuals living in 61,821 housing units in 2008 (Table HO13) (SACOG 2008). This equates to 0.7 jobs for each housing unit, indicating that many workers must leave the county to work. In 2008, three of the eleven SACOG Regional Analysis Districts (RADs), El Dorado Hills (RAD 85), West Placerville (RAD 90) and South Placerville (RAD 91), had a “balanced” ratio.

Table HO13
Jobs-to-Housing Ratios for the West Slope of El Dorado County

Regional Analysis District (RAD)	2008 Jobs	2008 Housing	Jobs:Housing
El Dorado Hills (RAD 85)	14,020	13,341	1:1
Cameron Park-Shingle Springs (RAD 86)	7,654	12,121	0.6:1
Pilot Hill (RAD 87)	363	2,166	0.2:1
Coloma-Lotus (RAD 88)	721	3,262	0.2:1
Diamond Springs (RAD 89)	1,346	5,112	0.3:1
West Placerville (RAD 90)	5,543	3,173	1.7:1
South Placerville (RAD 91)	9,446	3,919	2.4:1
East Placerville (RAD 92)	1,160	2,503	0.5:1
Pollock Pines (RAD 93)	2,394	7,637	0.3:1
Mt. Aukum-Grizzly Flat (RAD 94)	531	3,777	0.1:1
Georgetown (RAD 95)	1,375	3,341	0.4:1
El Dorado High Country (RAD 96)	211	1,469	0.1:1
TOTAL	44,764	61,821	0.7:1

Source: Sacramento Area Council of Governments (2008).

What the enumerated jobs-to-housing ratios shown in Table HO13 do not consider are the types and distribution of jobs in the county and the affordability of housing in each region. For example, there is currently a concentration of high-end housing development in the western part of the county (El Dorado Hills area, RAD 85) and a large export of workers from that same area. Although this RAD supplies a substantial percentage of the West Slope's jobs (20 percent of the total, according to SACOG), those jobs do not pay in the range to support habitation in the type of housing available in El Dorado Hills. The result is an increasing number of individuals living in more affordable areas (in other parts of El Dorado County and Sacramento County) and commuting to work in El Dorado Hills. The mean travel time to work for El Dorado County residents is 29.4 minutes (which results in a 60-minute average commute per workday) (U.S. Census Bureau 2011).

Housing Affordability

In its 2007 report *California's Deepening Housing Crisis*, HCD indicated that statewide, 35 percent of California households and 40 percent of renters overpay for housing. According to current standards, overpayment occurs when a household spends 30 percent or more of gross income on housing. Of those households that overpay, many are lower-income, although housing affordability is also of concern to moderate-income households.

1. Extremely Low-, Very Low- and Low-Income Households Overpaying for Housing

According to the National Low Income Housing Coalition's (NLIHC) report "Out of Reach 2001: America's Growing Wage-Rent Disparity," California is the least affordable state in the nation in terms of rental affordability. To be "affordable," monthly shelter cost must not exceed 30 percent of gross household income (household income is defined as the total income of all working members of the household). Shelter cost is defined as the rent plus the cost of all utilities (except telephones).

Section 8(c)(1) of the United States Housing Act of 1937 requires HUD to publish fair market rents (FMRs) annually. Fair Market Rents are gross estimates for fair shelter costs that vary nationwide. They are used to determine payment standard amounts for a number of federal housing programs (including the Housing Choice Voucher [HCV], formerly known as Section 8 Program), though nonfederal programs may require use of FMRs for other purposes. Fair Market Rents provide a useful tool for determining the extent of housing cost overpayment by low-income households.

According to NLIHC, 47 percent of California renter households pay more than what is considered affordable for shelter. In an El Dorado County household with a single worker, that worker must earn at least \$20.21 per hour to afford the FMR for a two-bedroom unit. Table HO14 shows FMRs for El Dorado County based on the number of bedrooms associated hourly wages needed to afford FMR, and the number of hours an individual must work per week at minimum wage to afford payment of FMR.

Table HO14
2012 Fair Market Rents for El Dorado County

	Number of Bedrooms			
	1	2	3	4
Fair Market Rent (FMR)	\$837	\$1,021	\$1,473	\$1,689
Hourly Wage Needed to Afford FMR	\$15.85	\$19.34	\$27.90	\$31.99
Percent of Minimum Wage ¹	198%	242%	349%	400%

Note:

¹ Assumes one worker per household working a 40-hour work week. 2012 Minimum wage \$8.00/hour
Source: HUD 2012 Fair Market Rents for Sacramento – Arden-Arcade – Roseville Metro Market Area

Currently, there are 33 apartment complexes in the unincorporated part of the county, five of which are for seniors only. Of these, 28 provide two-bedroom units for rent at or less than HUD's FMR (or, in some cases, for rent at 30 percent of the renter's income). According to HUD, however, the average market rents for one-, and two-, bedroom units are substantially higher than HUD's FMR determination while three-bedroom units county-wide average slightly less. (Table HO15). Market rents vary widely by area and can average between \$680 to \$1,121 for one-bedroom units and \$850 to \$1,520 for two-bedroom units.

Table HO15
Average Rent for El Dorado County, 2011

Number of Bedrooms	Average Rent	Amount Above FMR
1	\$916	\$79
2 (1 bath)	\$1,131	\$110
3	\$1,374	(\$99)

Source: United States Department of Housing and Urban Development (October 2012).

El Dorado County issues 374 Housing Choice Vouchers to low-income individuals and families countywide. As of January 2012, the County's Housing Choice Voucher (HCV) Program had a waiting list of 312 families in need of housing assistance; most of these families earn less than 50

percent of MFI. The County opens the HCV Program waiting list approximately once every five or so years. When it was opened in October 2002, over 700 individuals/families were placed on the list. When the waiting list was opened in February 2008, over 1,400 families applied to the list.

Table HO16 shows 2012 income categories for El Dorado County, including affordable rents, the amount of overpayment for a typical 2-bedroom apartment, and estimated home purchase prices for each income category.

**Table HO16
Income Categories and Affordable Housing Costs –
El Dorado County**

2012 County Median Income = \$76,100	Income Limits	Affordable Housing Cost	Rent Overpayment	Affordable Price (est.)	Mortgage Overpayment
Extremely Low (<30%)	\$22,850	\$571	\$560	\$54,643	\$198,915
Very Low (31-50%)	\$38,050	\$951	\$180	\$116,503	\$137,055
Low (51-80%)	\$60,900	\$1,523	-	\$206,200	\$47,358
Moderate (81-120%)	\$91,300	\$2,283	-	\$324,765	~\$71,207
Above moderate (120%+)	\$91,300+	\$2,283+	-	\$324,765+	-

Assumptions: --Based on a family of 4
 -30% of gross income for rent or PITI for homeowner
 -3.5% down payment, 5% interest, 1.45% taxes & insurance, \$200 Home-Owner Association (HOA) dues
 - Rent Overpayment is based on average rents for a 2-bedroom/1bath unit of \$1,131 (Table HO-15) Affordable Rent.
 - Mortgage Overpayment is based on year to date (1/1/12 – 11/30/12) average sold price of \$253,558 for 3-bedroom single family units (Source: www.edcar.org/stats.new.html).

Source: California Department of Housing and Community Development, El Dorado County HCED Programs.

Overpayment statistics from the 2005-2009 U.S. Census American Communities Survey based CHAS data indicate that there were 3,553 lower-income renter households earning \$35,000 or less of which 2,372 paid 30 percent or more of their household income on housing, and 5,629 lower-income owner households earning \$35,000 or less of which 3,686 paid 30 percent or more of their household income on housing. However, based on an average market rent of \$1,131 for a two-bedroom, one-bath unit, most low-income households can rent a non-subsidized unit without overpayment (Table HO16). Overpayment for housing is not unique to El Dorado County; statewide estimates for rental overpayment range from 29 percent (HCD estimate) to 47 percent (National Low Income Housing Coalition estimate).

Table HO17.1 provides overpayment data by tenure and household type. This table shows that more than half of the elderly renter households were overpaying in 2000, representing the highest incidence of overpayment among all categories. However, a substantial number of other household types, both renters and owners, also had high rates of overpayment.

**Table HO17.1
Overpaying Households by Household Size
in El Dorado County**

Household Type	Renter	Owner
Elderly 1 &2	50.2%	31.3%
Small 2-4	35.0%	28.3%
Large	34.3%	30.1%
Other	40.3%	43.9%
Total	38.7%	31.1%

Overpayment = paying more than 30% of gross income for housing
 Source: HUD CHAS Databook (<http://socds.huduser.org/chas/reports.odb>) based on 2000 Census

To address overpayment, El Dorado County will pursue a variety of programs to expand affordability. The County will focus its local trust fund on new construction of multi-family units for families and leverage these resources with existing State resources. Other strategies include proactive outreach to nonprofits to utilize the County’s land assemblage for funding applications. At the same time, El Dorado County will continue its first time homebuyer assistance and single-family rehabilitation programs to help address overpayment in owner households.

In El Dorado County, the 2012 income limit for a three-person low-income household is \$54,850 annually (or \$4,571 monthly), \$34,250 (or \$2,854 monthly) for a very low-income household, and \$20,600 (or \$1,717 monthly) for an extremely low-income household (State of California Department of Housing and Community Development 2012). Table HO17 contains examples of rent affordability for three different types of such households.

**Table HO17
Examples of Wages and Rental Housing Affordability for Low-Income Households
in El Dorado County**

	Estimated Monthly Household Income	Affordable Payment	Monthly Rent Affordability ¹
Retired Couple with Grandchild	\$2,044	\$613	-\$408
Minimum Wage Couple with Child (both full-time ² @ \$8.00/hr.)	\$2,773	\$832	-\$189
Preschool Teacher and Two Children (full-time ³ @ \$14.06/hr.)	\$2,437*	\$731	-\$290

Notes:

1 Based on 2012 FMR for a two-bedroom unit of \$1,021.

2 Based on working 2,080 hours per year.

3 Source: State of California Employment Development Department Labor Market Info SOC-Code 25-2011(2012).

2. Affordability for Moderate Income Households

Traditionally, discussions regarding affordable housing have focused on very low- and lower-income households. It is increasingly being recognized that moderate income households – those earning 81 to 120 percent of MFI – have difficulty paying for shelter, whether it be a rental unit or home ownership.

Based on HCD's 2012 income limits, a two-person moderate-income household earns between \$48,751 and \$73,050 annually (see Table HO12), which equates to a monthly salary of \$4,063 to \$6,088 and an hourly wage of \$23.44 to \$35.12. A one-person moderate-income household is one that earns between \$42,651 and \$63,900 annually. Moderate-income households normally do not qualify for rental housing assistance (e.g., through the Housing Choice Voucher Program); accordingly, a comparison of wages earned and ability to pay FMR is not an accurate measure of rent affordability for moderate income households.

Table HO18 summarizes housing affordability for one- and two-person moderate-income households using the average El Dorado County two-bedroom rent (Table HO15). Income is based on Sacramento Primary Metropolitan Statistical Area (PMSA) wages as reported by the State Employment Development Department Labor Market Information Division; El Dorado County is part of the Sacramento PMSA, so use of these wages is appropriate.

Table HO18
**Examples of Wages and Rental Housing Affordability for Moderate-Income Households
in El Dorado County**

	Estimated Monthly Household Income	Affordable Payment	Monthly Rental Housing Affordability
Preschool Teacher and Security Guard (couple)	\$4,630	\$1,389	+\$258
Retail Sales Clerk and Landscaping Worker (couple)	\$4,512	\$1,354	+\$233
Single Carpenter	\$4,404	\$1,321	+\$190
Single Fitness Trainer	\$3,170	\$951	-\$180

Assumptions:

Full-time work (40 hours/week or 2,080 hours per year).

Affordable housing cost is 30 percent of monthly income and that an average rent for a two -bedroom unit is \$1,131 (See Table HO-15.).

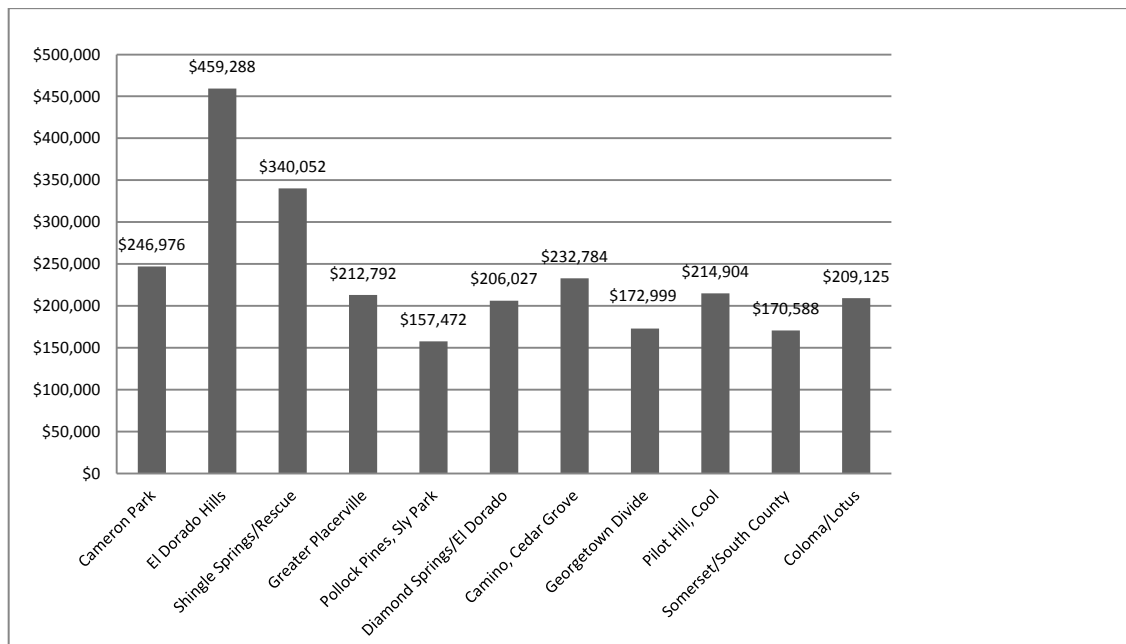
Source: State of California Employment Development Department: *Labor Market Information for El Dorado County (Sacramento PMSA)* (2012)

Historically, home ownership was generally thought to be affordable to this income group. However, countywide average home prices have dropped significantly since 2008 and have placed home ownership within the financial means of many moderate and even low-income households. O summarizes the average home price in 2011 by community, or zone. Based on the 2012 median income of \$76,100 for a four-person household, a moderate-income family can afford a purchase price of up to \$324,765 (Table HO16). However, the 2011 median home price for El Dorado County dropped to \$255,000 from a high of \$451,500 in 2007⁴. From 2004 through 2007, the average multi-family (condominium) unit sold for \$317,939. In 2011, the average three bedroom single family home sold for \$243,230.⁵

⁴ Calif. Department of Finance, El Dorado County Profile - 2007

⁵ EDC Association of Realtors - 12/2011

Figure HO-10
Average Home Price by Community, 2011



Source: El Dorado County Association of Realtors (December 2011))

Assisted Housing Projects at Risk of Conversion to Market-Rate Units

Housing developed through federal government programs is a major component of the existing affordable housing stock in California. Government-assisted units are financed using several programs with varying regulatory standards. Under these programs, the federal government provides developers with subsidies that result in the development of multi-family rental housing with rent-restricted units affordable to lower and very low-income persons. It has been estimated that 375,000 to 450,000 people in California, mostly very low-income elderly and families with children, have benefited from subsidized housing (State of California Department of Housing and Community Development 1999).

Currently, there are over 148,000 units in the state that are “assisted.” These include units that have low interest financing and/or rental subsidies as a result of various programs that began in the 1960s. Assistance programs include:

- Housing Choice Voucher Program (Section 8): Rental Housing Assistance Program
- Section 221(d)(3) and Section 236: Mortgage Insurance and Subsidized Interest Rate Programs
- Section 515: Farmer’s Home Administration (now Rural Development) Mortgage Program
- Rental Assistance: Rural Development’s Rental Housing Assistance Program
- LIHTC: Low-Income Housing Tax Credit Program (per Tax Reform Act of 1986) administered by the California Tax Credit Allocation Committee (TCAC)

In many cases, units are subsidized using more than one program.

In February 2008, the California Housing Partnership Corporation reported that unincorporated El Dorado County has 730 federally assisted units (Table HO19) countywide.

Table HO19
Inventory of Federally Assisted Units, February 2008

Program	Number of Units
Section 515 Mortgages and Housing Choice Voucher (Section 8)	20
Section 515	5
Section 515 with LIHTC	39
Low-Income Housing Tax Credit	666
TOTAL	730

Source: California Housing Partnership Corporation (2008).

Units at risk of conversion are those that may have their subsidized contracts terminated (“opt out”) or that may “prepay” the mortgage, thus terminating the rental restrictions that keep the unit affordable to lower income tenants. There are several reasons why the property owner may choose to convert a government assisted unit to a market rate unit, including a determination that the unit(s) can be operated more profitably as a market-rate development; difficulties in dealing with HUD oversight and changing program rules; the depletion of tax advantages available to the owner; and a desire to roll over the investment into a new property.

In the unincorporated area of El Dorado County there are 13 government assisted properties with a total of 819 units, consisting of both general and senior housing, funded primarily by California Tax Credits and/or USDA Rural Multi-family Rental Housing, Section 515 programs.

In the previous Housing Element Update two properties were identified in the unincorporated area of the County with restricted use provisions that could potentially expire within ten years and thereby come under the category of at-risk; Diamond Springs Apartments I and II. In 2009, as a condition to and in consideration for the owner's receipt of a damage payment in accordance with a Settlement Agreement dated May 21, 2007, in full satisfaction of the claim asserted in Case No. 04-1303C in the U.S. Court of Federal Claims, the owner of the development known as Diamond Springs Apartments I and II and the Rural Housing Service in Rural Development, United States Department of Agriculture, agreed to extend certain affordability restrictions on the property ending in 2034 and 2035, respectively.

INVENTORY OF PUBLIC ASSISTED MULTI-FAMILY COMPLEXES (2012)

Name of Project	Address	City	Target Group	Target Level	Assisted Units	Expiration Date	Subsidy
Cameron Park Village	3433 Palmer Drive	Cameron Park	General	Low/Very Low	80	2048	TCAC
Glenview Apartments	2361 Bass Lake Road	Cameron Park	General	Low/Very Low	88	2051	TCAC
The Knolls at Green Valley	3301 Cimmarro n Road	Cameron Park	General	Low/Very Low	199	2058	TCAC
Green Valley Apartments	2640 La Crescenta Drive	Cameron Park	General	Low/Very Low	39	2059	TCAC & USDA 515
Diamond Terrace Apartments	6035 Service Road	Diamond Springs	General	Low/Very Low	61	2052	TCAC
White Rock Village	2200 Valley View Parkway	El Dorado Hills	General	Low/Very Low	167	2057	TCAC
Shingle Terrace Apartments	3840 Market Court	Shingle Springs	General	Low/Very Low	71	2052	TCAC
Diamond Springs Apts I	643 Pearl Pl.	Diamond Springs	General	Low/Very Low	16	2034	USDA 515
Diamond Springs Apts II	623-653 Pearl Pl.	Diamond Springs	General	Low/Very Low	23	2035	USDA 515
Diamond Sunrise Apts	4015 Panter Ln.	Diamond Springs	Senior	Low/Very Low	20	2040	USDA 515
Shingle Springs Apts	3900 Creekside Ct.	Shingle Springs	General	Low/Very Low	12	2022	USDA 515

For this planning period, the County has identified one property in the unincorporated area of the county with restricted use provisions that could potentially expire within the ten years and thereby come under the category of at-risk; Shingle Springs Apartments. The El Dorado County Housing Authority has been working closely with the management for the Shingle Springs Apartments funded under Section 515 of the USDA Rural Rental Housing Program in 1985 and again in 2002. The property contains 12 general population low-income units consisting of one and two bedroom units located at 3900 Creekside Court in Shingle Springs California.

Under the Federal and State Preservation Notice Requirements, owners must notify tenants and affected Public Agencies prior to the termination of a subsidy contract, expiration of rental restriction or intent to prepay, in addition to requirements to submit a notice of opportunity to submit an offer to purchase. No such noticing has taken place to date.

While the County does not consider these properties to be at high risk of conversion at this time, the Public Housing Authority will continue to communicate with the owners and management of the

Shingle Springs Apartments in an effort to ensure the preservation of this exiting affordable housing stock for El Dorado County low-income households.

Avg. Unit Cost/2 bdrm	\$ 635.00
Admin. Fee per unit	\$ 73.00
Cost per unit/per month	\$ 708.00
Per unit over 12 months	\$ 8,496.00
Per unit over 10 years	\$ 84,960.00
At 2.5% annual increase per unit	\$ 21,240.00
Multiplied by 12 units	\$ 1,274,400.00

Should this affordable housing inventory be lost, the replacement cost would be roughly \$1,274,400 over a 10 year period. When 70 affordable units in the City of Placerville were lost to prepayment and market rate conversion at the Woodridge East I and II complexes in 2001, the County's Public Housing Authority worked successfully with tenants, owners, the community and government officials to transition

qualified households to a tenant based subsidy program.

The County addresses this issue under Housing Element Policy HO-2013-39; the County will strive to preserve the current stock of affordable housing by encouraging property owners to maintain subsidized units rather than converting such units to market-rate rentals.

Local entities which are considered qualified to own and or manage affordable units in El Dorado County include the following:

Affordable Community Housing Trust	7901 La Riviera Drive	Sacramento
California Coalition for Rural Housing	717 K Street, Suite 400	Sacramento
California Housing Finance Agency	500 Capitol Mall, Suite 400	Sacramento
Hendricks & Partners	3100 Zinfandel Drive, Suite 100	Rancho Cordova
USA Properties Fund	2440 Professional Drive	Roseville
Christian Church Homes of Northern California, Inc.	303 Hegenberger Road, Ste. 201	Oakland
Eskaton Properties Inc.	5105 Manzanita Ave	Carmichael
Project Go, Inc.	3740 Rocklin Road	Rocklin
ROEM Development Corporation	1650 Lafayette Circle	Santa Clara
Rural California Housing Corp	3120 Freeboard Drive, Suite 201	West Sacramento
Sacramento-Yolo Mutual Housing Association	8001 Fruitridge Road, Suite A	Sacramento

Source: California HCD 2012- <http://www.hcd.ca.gov/hpd/hrc/tech/presrv/hpd00-01.xls>

Projected Housing Needs

Table HO20 shows future housing needs in the unincorporated areas of El Dorado County based upon the adopted Regional Housing Needs (RHNA) Plan prepared by SACOG. State law requires councils of governments to prepare such plans for all cities and counties within their jurisdiction. SACOG has distributed the unincorporated El Dorado County RHNA by "East Slope" (Tahoe National Forest Area and Lake Tahoe Basin) and West Slope." Based on California HCD guidelines, it is presumed that 50 percent of households in the very low-income category will qualify as extremely low-income households (543 households).

The housing allocation plan ensures adequate housing opportunities for all income groups. The Department of Housing and Community Development provides guidelines for preparation of the plans, and ultimately certifies the plans as adequate.

Table HO20
El Dorado County Housing Allocations (2013-2021 RHNA)

Income Category	SACOG Housing Allocation West Slope	SACOG Housing Allocation East Slope	Unincorporated Countywide Total	Percentage Allocation
Very Low	954	132	1,086 ⁶	25%
Lower	669	93	762	17%
Moderate	734	89	823	19%
Above Moderate	1,591	166	1,757	40%
Total	3,948	480	4,428	100%

⁶ This allocation presumes that 50% of the Very Low-Income households, or 543 households, will qualify as Extremely Low-Income.

Section 3: Housing Constraints

The provision of adequate and affordable housing opportunities is an important goal of the County. However, a number of factors can constrain the maintenance, improvement, or development of housing, particularly housing affordable to lower income households. Housing constraints are those restrictions that add significant costs to housing development.

State Housing Law requires that the County review constraints to the maintenance and production of housing for all income levels. These constraints fall into two basic categories: governmental, those controlled by federal, state, or local governments; and non-governmental factors that are not created by and generally cannot be significantly affected by government actions.

This section addresses these potential constraints and their effects on the supply of affordable housing.

Governmental Constraints

Local policies and regulations play an important role in protecting the public's health, safety and welfare. However, governmental policies and regulations can act as constraints that affect both the amount of residential development that occurs and housing affordability. State law requires housing elements to "address and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing" (Government Code Section 65583[c][3]). Therefore, the County must monitor these regulations to ensure there are no unnecessary restrictions on the operation of the housing market. If the County determines that a policy or regulation results in excessive constraints, the County must attempt to identify what steps can be taken to remove or minimize obstacles to affordable residential development.

The County's primary policies and regulations that affect residential development and housing affordability are land use controls; development processing procedures, fees, improvement requirements, and building and housing codes and enforcement. Special district management and the state and federal governments impose additional constraints.

Land Use Controls

Land use controls guide local growth and development. El Dorado County applies land use controls through its General Plan and Zoning and Subdivision Ordinances. The General Plan and Zoning Ordinance establish the amount and distribution of land allocated for different uses, including housing. The Subdivision Ordinance governs the process of converting undeveloped land to building sites.

1. General Plan

El Dorado County's principal land use policy document is the Land Use Element of its General Plan. Additional policies related to land use that potentially affect housing are contained in the Transportation and Circulation, Conservation and Open Space, and Agriculture and Forestry General Plan Elements.

State planning law requires general plans to establish "standards of population density and building intensity" for the various land use designations in the plan (Government Code Section 65302[a]). One of the fundamental objectives of El Dorado County's General Plan is to direct intensive development to the identified Community Regions and Rural Centers where public facilities and infrastructure are generally more available. Policies in each of the elements referenced above are designed to achieve the

desired land use patterns, coordinate development with infrastructure availability, equitably distribute the cost of public services, maintain the character of existing communities, and preserve agricultural lands, natural resources, and open space.

Concurrent to the Housing Element Update, the County is undertaking a comprehensive update of the Zoning Ordinance as well as a targeted General Plan Update.

Table HO21 shows the land use designations outlined in the Land Use Element. The corresponding existing zone districts are listed beside the appropriate land use designation. As noted, residential development may be allowed in certain commercial zone districts as mixed-use development. The land use map designates sufficient land for housing development, so no adjustments are necessary.

**Table HO21
Compatible Land Use Designations and Zone Districts**

General Plan Land Use Designation	Zone Districts ¹
Agricultural Lands (AL)	Residential Agricultural Districts (RA-20, RA-40, RA-80, RA-160), Agricultural (A), Exclusive Agricultural (AE), and Planned Agricultural (PA) Districts
Rural Residential (RR)	RA-20, RA-40, RA-80, RA-160; A, AE, PA, Mobile Home Park District (MP)
Low-Density Residential (LDR)	Estate Residential Districts (RE-5, RE-10); Select Agricultural District (SA-10); MP
Medium-Density Residential (MDR)	One-acre Residential (R1A), Single-family Two-acre Residential (R2A), and Single-family Three-acre Residential (R3A) Districts; MP
High-Density Residential (HDR)	One-family Residential (R1) and One-half Acre Residential (R-20,000) Districts; MP
Multi-Family Residential (MFR)	Limited Multi-Family Residential (R2) and Multi-Family Residential (RM) Districts; Tourist Residential (TR) District; MP
Commercial (C)	Commercial (C), Professional Office Commercial (CPO), and Planned Commercial (CP) Districts

Note:

- 1 See the following section for more information about zone districts. Zone districts are as defined in Title 17 of the El Dorado County Code.
- 2 By special-use permit for mixed-use development. (GP and ZO amendments are in process to allow use by right)

Policies directing growth to Community Regions and Rural Centers and concurrency policies requiring adequate public utilities and infrastructure could be viewed as governmental constraints. However, when viewed as a necessary method to direct growth to areas that are most suitable for development and to protect agricultural lands, open space, and natural resources, the benefits outweigh any constraints that may be imposed. Directing infill and the greatest extent of new growth to Community Regions would generally be more affordable and is more likely to result in affordable housing, as costs associated with services to and infrastructure development in support of the development would be substantially less (and thus not passed on to the renter or buyer).

Small sites (.25-1.0 acres) currently designated for multi-family housing are located within urbanized areas of the unincorporated area of El Dorado County, thereby offering infill opportunities that would accommodate four or more units of affordable/workforce housing. Scattered site programs such as the Kings Beach Housing Now multi-family housing project by Domus Development LLC in Lake Tahoe would be beneficial in meeting both affordable workforce housing and infill development goals set out in this Plan.

General Plan policies encourage the development of mixed-use (residential with commercial) within the Commercial land use designation. In November 2009, the County adopted Ordinance No. 4836, Section 17.40.230 of Title 17 of the County Ordinance Code for Mixed-Use Development. Proposed Implementation Measure HO-2013-31 will result in consideration of an amendment to General Plan Policy 2.1.1.3, Commercial/Mixed-Use, to allow greater residential density by increasing residential use as part of a mixed-use development from 16 units per acre to 20 units per acre in order to achieve objectives established under Government Code Section 65583.2.

Land Use Element Policy 10-2.1.5 requires an economic study for all 50+ unit residential developments to ensure that appropriate public services and facilities fees are levied to provide the services and facilities needed by the project. Implementation Measure HO-2013-34 will result in consideration of a program to fund or offset the cost of preparing the study for multi-family housing which includes an affordable component. A model study for analysis of potential fiscal impacts has been initiated while analysis of individual projects is ongoing as needed.

2. Zoning Ordinance

Land use controls affecting the location, type, and timing of housing development are prescribed through the minimum standards contained in the Zoning and Subdivision Ordinances (Titles 17 and 16 of the El Dorado County Code). The Zoning Ordinance and the assignment of zone districts are intended to ensure that the land uses in the county are compatible, suitably located in relation to one another, and reflect the County's vision and goals as set forth in the General Plan. If zoning standards are excessively restrictive and do not allow adequate land use flexibility, development costs could increase. While the Zoning Ordinance and development standards present the potential to restrict housing, the County intends to implement these regulations for General Plan consistency and the protection of public health, safety, and welfare.

The current El Dorado County Zoning Ordinance has ten residential districts:

- Multi-Family Residential (RM)
- Limited Multi-Family Residential (R2)
- Tourist Residential (RT)
- One-family Residential (R1)
- One-half Acre Residential (R-20,000)
- One-acre Residential (R1A)
- Single-family Two-acre Residential (R2A)
- Single-family Three-acre Residential (R3A)
- Estate Residential Five-acre (RE-5)
- Estate Residential Ten-acre (RE-10)

Residential use is also allowed by right in all residential agricultural districts (Residential Agricultural [RA] 20, 40, 80, and 160); agricultural districts (Agricultural [A], Exclusive Agricultural [AE], Planned Agricultural [PA], and Select Agricultural [SA-10]); the Mobile Home Park (MP) District; the Planned Development (PD) District; and the Unclassified (U) District. Mixed residential and nonresidential uses are allowed in three commercial districts: Commercial (C), Professional Office Commercial (CPO), and Planned Commercial (CP) subject to a special-use permit. As noted in the General Plan discussion above, the County amended the General Plan and Zoning Ordinance to allow for mixed-use development by right, subject to specified site development standards. Table HO22 shows the maximum residential density allowed in each existing zone district. Implementation Measure HO-2013-2, as part of the targeted General Plan amendment and Zoning Ordinance Update,

will propose amending multi-family density from 24 units per acre to 30 units per acre to comply with California Government Code 65583.2(c)(iv) and (e), as well as amend the multi-family land use to encourage a full range of housing types including small-lot single-family detached design without a requirement for a planned development.

Table HO23 provides setback, coverage, and height requirements throughout the unincorporated portions of El Dorado County. Setbacks in multi-family residential zones are slightly less restrictive, providing the option for a larger footprint on the parcel. The setbacks, maximum coverage and height requirements are comparable to other communities throughout the state and are not considered a constraint to the development of affordable housing.

Table HO22
Zoning Ordinance Maximum Densities

Zone District	Maximum Density One dwelling unit per:
Multi-family Residential (RM)	1,000 sq. ft./750 sq. ft. ¹
Limited Multi-family Residential (R2)	2,000 sq. ft.
One-family Residential (R1)	6,000 sq. ft.
One-half Acre Residential (R-20000)	20,000 sq. ft.
One-acre Residential (R1A)	1 acre
Single-family Two-acre Residential (R2A)	2 acres
Single-family Three-acre Residential (R3A)	3 acres
Estate Residential Five-acre (RE-5)	5 acres
Estate Residential Ten-acre (RE-10)	10 acres
Mobile Home Park (MP)	6,000 sq. ft. ²
Tourist Residential (RT)	6,000 sq./2,000 sq. ft. ³
Residential Agricultural Twenty-acre (RA-20)	20 acres
Residential Agricultural Forty-acre (RA-40)	40 acres
Residential Agricultural Sixty-acre (RA-60)	60 acres
Residential Agricultural Eighty-acre (RA-80)	80 acres
Residential Agricultural One Hundred Sixty-acre (RA-160)	160 acres
Agricultural (A)	10 acres
Exclusive Agricultural (AE)	20 acres ⁴
Planned Agricultural (PA)	20 acres
Select Agricultural (SA-10)	10 acres
Commercial (C)	1,000 sq. ft./750 sq. ft. ¹
Professional Office Commercial (CPO)	1,000 sq. ft. / 750 sq. ft.
Planned Commercial (CP)	1,000 sq. ft./750 sq. ft. ¹
Notes:	
1 Minimum unit size is 1,000 ft ² for first- and second-story units, 750 ft ² for third-story units. Maximum density allowed by the General Plan land use designation under which these zone districts are allowed is 24 units per acre.	
2 Lower density may apply based on land use designation.	
3 Minimum lot size is 6,000 ft ² . Lot area of 2,000 ft ² allowed when proposed with attached dwelling units.	
4 Minimum parcel size may be reduced to 10 acres if the parcel exists and meets specific standards for agricultural production.	
Source: <i>El Dorado County Zoning Ordinance</i> (as amended through 2002).	

**Table HO23
Zoning District Setbacks**

Zoning District	Front Setback	Side Setback	Rear Setback	Maximum Coverage	Maximum Height
One-family Residential (R1)	20 feet	5 feet ¹	15 feet	35 percent	40 feet
Limited Multi-family Residential (R2)	20 feet	5 feet	15 feet	50 percent	40 feet
Multi-family Residential (RM)	20 feet	5 feet	10 feet	50 percent	50 feet
Tourist Residential (RT)	20 feet	5 feet	10 feet	50 percent	50 feet
Residential Agricultural Twenty-acre (RA-20)	50 feet on all yards	50 feet on all yards	50 feet on all yards	None	45 feet

Note:

¹ Side yard will be increased one foot for each additional foot of building height in excess of twenty-five feet.

Source: *El Dorado County Zoning Ordinance* (as amended through 2003).

Table HO24 lists the off-street parking requirements for different residential uses in the county. The County’s parking requirements are consistent with other communities and are not considered to unnecessarily burden affordable housing construction.

**Table HO24
Schedule of Off-Street Vehicle Parking Requirements**

Use	Minimum Off-Street Parking
Conventional single-family detached	2 spaces, not in tandem
Single-family with second unit	2 spaces, not in tandem plus 1 space for each additional unit
Single-family attached	2 spaces, not in tandem per unit
Apartments	
Studio/1 bedroom	1.6 spaces per unit
2 or more bedrooms	2 spaces per unit
Rooming house, boarding home, fraternity	1 space per bedroom
Mobile Home	1 space per mobile home space plus one visitor space for every 5 units.

Source: *El Dorado County Zoning Ordinance* (as amended through 2003).

Table HO25 outlines the extent of housing types allowed by zone district. Consistent with state law, El Dorado County is in the process of revising its Zoning Ordinance for consistency with the 2004 General Plan. Accordingly, the number and specifications of the current zone districts may change with the Zoning Ordinance update.

Table HO25
Zoning Districts Allowing Residential Uses

	Zone District																					
	RM	R2	R1	R20000	R1A	R2A	R3A	RE-5	RE-10	MP	RT	RA-20	RA-40	RA-80	RA-160	A	AE	PA	SA-10	C	CPO	CP
Single-Family	Y	Y	Y	Y	Y	Y	Y	Y	Y	U	Y	Y	Y	Y	Y	Y	Y	Y	Y	PD		
Multi-Family	Y	Y									Y									PD ¹	PD ¹	PD ¹
SRO	Y	Y									Y									PD	PD	PD
Second Unit	Y	Y	Y	Y	Y	Y	Y	Y	Y	U	Y	Y	Y	Y	Y	Y	Y	Y	Y			
Mobile Home Parks										U	U									U		U
Mobile Homes	Y	Y	Y	Y	Y	Y	Y	Y	Y	U	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Group Residential	U	U	U	U	U	U	U	U	U		U										S	S
Farm Employee Housing												U	U	U	U	U	U	U	U			
Group Care Facility >6 persons	U	U	U	U	U	U	U	U	U		U										S	S

Notes:
 Y: Allowed
 U: Use Permit
 PD: Planned Development
 S: Site Plan
 SRO: Single Room Occupancy
 1: El Dorado County is processing GP and ZO Amendment to allow by right
 Source: El Dorado County Zoning Ordinance (as amended through 2002).

As outlined in this Housing Element, the County is proposing some Implementation Measures that would facilitate or encourage certain types of residential development. Measures HO-2013-6 and HO-2013-10 direct the County to review and revise Zoning Ordinance standards to provide more flexibility for developers of affordable housing. Measure HO-2013-18 directs the County to amend the Planned Development combining zone district in a manner that provides incentives for the development of a variety of housing types. Measure HO-2013-26 directs the County to review the Zoning Ordinance for constraints to housing for persons with disabilities. Finally, Measure HO-2013-27 directs the County to explore models to encourage the creation of housing for persons with special needs, including developmental disabilities. These measures are sufficient to lessen the effect of the Zoning Ordinance as a constraint to housing development.

Zoning Ordinance Permitting

As shown on Table HO25, some housing types require issuance of permits or other discretionary approval for development under the current Zoning Ordinance. While most housing types are allowed by right in most residential zone districts, others may be subject to site plan review, issuance of a special-use permit, or approval of a planned development. Multi-family housing is allowed by right in the Multi-family Residential (RM), Limited Multi-family Residential (R2), and Tourist Residential (RT) zones.

Site Plan Review: This process provides for review and approval of development consistent with the Zoning Ordinance where limited review is required or necessary to ensure compliance with adopted County standards, to provide appropriate project design, and to protect the public health, safety, and welfare. Under the current Zoning Ordinance, some group residential and group care facilities for more than six persons require site plan review.

Special-Use Permit: The Special-use permit process provides for review to consider uses that may be compatible with other allowed uses in a zone district but, due to their nature, require consideration of site design, adjacent land uses, availability of public infrastructure and services, and environmental impacts. Under the current Zoning Ordinance, some multi-family, group residential, farm employee housing, group care facilities for more than six persons, and mobile home parks require Special-use permits.

The following outlines the approval process for a Special-use permit:

1. **Prepare and submit application.** The applicant prepares required materials and submits the package to the Planning Department.
2. **Receive application.** The Planning Department reviews the application with the applicant. If the application is complete, the Planning Department accepts the project, assigns it to a planner, and distributes copies of application materials to affected agencies for review and comment.
3. **Process application.** The Planning Department processes the application in coordination with other departments and agencies as necessary. Processing normally includes:
 - A site meeting with applicant and representatives of other appropriate County departments.
 - A “Technical Advisory Committee” meeting with the applicant and representatives of concerned County departments and agencies. The other

County departments and agencies may state a requirement for additional information or studies at the meeting.

- Preparation of a draft environmental document pursuant to the California Environmental Quality Act (CEQA). Depending upon the potential impacts of the project, a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report (EIR) may be required. If an EIR is required, the applicant is responsible for the costs of the EIR process.
 - Noticing of the public hearing for the project and environmental document in the local newspaper (notice shall include information regarding public review time frame).
 - Preparation of a staff report, which is presented to the decision-making body in advance of the project hearing. The applicant reviews the staff report a minimum of two weeks before the public hearing so that he/she understands staff-recommended conditions of approval.
4. **Hold public hearing.** A public hearing is held before the Zoning Administrator or Planning Commission to make a decision on the proposed project. The hearing includes certification of environmental document and may result in conditions of approval that are different from staff recommendations. If the hearing body approves the project, the applicant may proceed pursuant to the conditions of approval. If the hearing body denies the project, the applicant may choose to modify the project and repeat the process.
5. **Post-decision procedure.** If any party wishes to appeal the decision of the Zoning Administrator or Planning Commission, the appeal must be filed within 10 working days after the decision. The appeal hearing, which is publicly noticed, is held before the Board of Supervisors at one of its regular meetings. For appealed projects, the Board of Supervisors makes a final decision. The timing of the appeal hearing is approximately 30 days after the filing of the appeal.
- The entire process is generally completed within six to eight months. The length of time is mainly determined by the level of environmental review required, changes or modifications made to the project by the applicant, or additional information needed to resolve issues or complete the environmental document.
6. **Planned Development:** Planned Development review and subsequent application of a Planned Development zone district provides for flexibility of development. Planned Developments provide for benefits such as more efficient use of a site, more efficient use of public or private infrastructure, and environmental protection. Under the current Zoning Ordinance, discretionary Planned Development approval is required for some mobile home parks and multi-family and group residential developments.

Subdivision Ordinance

The Subdivision Ordinance contains land use controls affecting the location, type, and timing of housing development; it governs the process of converting undeveloped land into building sites. It is the tool whereby the County ensures that residential lots are created in a manner consistent with the General Plan, Zoning Ordinance, and the County's improvement standards. Compliance with this

ordinance provides for orderly development, protection of property values, and assures that adequate streets, public utilities, and other essential public services are provided. Excessive restrictions on subdivision could result in inflated land development costs and/or lack of development interest. However, the County's subdivision regulations are consistent with state law and comparable to other jurisdictions in the region having a similar topography and demographics and are not considered a constraint on residential development. No changes are necessary.

Development Processing Procedures, Fees, and Improvement Requirements

Similar to other jurisdictions, the County has a number of procedures it requires developers to follow for processing entitlements and building permits. Although the permit approval process must conform to the Permit Streamlining Act (Government Code Section 65920 et seq.), housing proposed in the county is subject to one or more of the following review processes: environmental review, zoning, subdivision review, use permit control, design review, and building permit approval.

Delays in processing the various permits and applications necessary for residential development can add to housing costs and discourage housing developers. In El Dorado County, the processing time for a tentative map is typically four to six months. When accompanied by a zone change or planned development application, the time can be longer. Plan check for a single-family home is typically four to six weeks, although options for outside plan check services can reduce that time to about two weeks.

Multi-family development in many parts of El Dorado County requires discretionary design review approval because Design Review combining zone districts overlay much of the area where multi-family development is appropriate. This adds to the processing time and subjects applicants to greater scrutiny, potential opposition from the community, and political issues. One opportunity to eliminate a constraint would be to establish specific standards for multi-family housing and develop a process for Fast-Tracking the approval of such development. (Measures HO-2013-6, HO-2013-10 and HO-2013-13)

As required by the California Environmental Quality Act (CEQA), the County's permit processing procedures include an assessment of the potential environmental impacts of the proposed project. The environmental review process helps protect the public from significant environmental degradation and locating inappropriate development sites. It also gives the public an opportunity to comment on project impacts. However, if a project requires an Environmental Impact Report (EIR), additional processing, cost, and time is required.

Compliance with CEQA is the first step in the review of a discretionary project, prior to scheduling any permit or application before a hearing body. If, after completing a CEQA Initial Study, County staff determines that the proposal will have no significant adverse impact upon the environment, the applicant will be notified that a Negative Declaration will be prepared by the County. If staff determine that the project may have a significant impact, an EIR is required. An EIR is an in-depth analysis of the potentially significant environmental impacts of a project. Once it has been determined that the EIR is acceptable, the EIR is distributed for public review. After the applicant files the tentative map or subsequent entitlement application, a public hearing will be set to consider the CEQA document (which is either an Initial Study/Negative Declaration or an EIR) and any other entitlements.

The County's development processing procedures do not create excessive obstacles to residential development, although this Housing Element includes programs to relax the procedures for certain types of projects. These include Measure HO-2013-13, which directs that the County will review its current procedures to identify opportunities for streamlining [The County has developed a "Fast-

Tracking” process for projects that include Affordable Housing units.]; HO-1, which directs the County to establish a working group to ensure consistent application of processing requirements [The CAO has established a Housing Working Group, and as part of the “Fast-Tracking” process it is being recommended that a staff level working group with a single point of contact for all projects including Affordable Housing be established.]; and HO-2013-26, which directs the County to develop a procedure for processing reasonable accommodation requests [Draft Ordinance has been drafted and will be adopted with other Zoning Ordinance amendments in 2013]. No additional changes are necessary.

Impact Fees

Impact and other fees are assessed with most building permit applications to offset the impact of new construction on various services and infrastructure needs that the County or other agencies provide.

Total estimated development fees, including planning, building, and capital improvement fees collected by the County and special districts operating in the County are approximately \$96,360 per unit in a 25-unit subdivision, and \$69,545 per unit in a 45-unit apartment building. Table HO26 lists impact and related development fees for a single-family dwelling in El Dorado County.

As noted on Table HO26, a portion of total fees are payable to entities other than the County (i.e., fire districts, school districts, park and recreation providers, community services districts, and water providers). For example, recent increases in water and sewer fees by El Dorado Irrigation District have now exceeded County Traffic Impact Mitigation (TIM) fees, thereby greatly increasing the cost of development of affordable housing. The County has no authority to change or waive fees assessed by non-County entities. County-levied fees for single-family dwellings are based on costs to process applications (building permit and septic system fees), ordinance requirements (rare plant fees), and costs to construct improvements. Developments that consist of something other than a single unit may have additional processing fees depending upon the type and size of the project (e.g., a large subdivision project may require preparation of an Environmental Impact Report pursuant to the California Environmental Quality Act, which would be funded by the applicant).

County-levied fees are established or changed using a formal process. To determine an appropriate fee (or fee change), the County conducts a study that identifies details of the service and the cost to administer that service. The Board of Supervisors then considers the new or amended fee based on the results of the study. The Board has final say in the established fee amounts. The County regularly reviews its fee programs and conducts fee studies in responses to changes in requirements, changes in demand, and changes in the value of its services (e.g., influenced by inflation).

As noted above, only a portion of impact fees associated with residential development are established by the County. The combination of the County’s fees and those of other agencies and service providers collectively pose a constraint to the development of affordable housing because developers cannot as easily pass the cost on to the purchaser or future inhabitants. The County adopted a fee waiver/fee reduction ordinance for affordable housing projects on December 12, 2007, to help alleviate some of its fee requirements. Other Implementation Measures to help developers offset fee requirements include Measure HO-2013-12, which would establish a Housing Trust Fund that could potentially be used to offset fees for affordable housing construction; and Measure HO-2013-35 to study the benefits of mixed-use development on traffic levels of service with a focus on reducing TIM fees for mixed-use projects.

**Table HO26
Single-Family Dwelling Impact and Other Fees¹**

Type of Fee	Amount of Fee	Agency Collecting Fee	Time of Assessment
Building Permit - SMIP - Grading - Encroachment	1.23/sq. ft. ² .0001% of Valuation \$485 \$273	El Dorado County	Building Permit
Planning	\$100 - \$300	El Dorado County	Building Permit
Surveyor	\$25	El Dorado County	Building Permit
Grading	\$485	El Dorado County	Building Permit
Road, TIM	\$13,330-35,740/d.u. ³	El Dorado County	Building Permit
Fire	\$.41/sq. ft-2,678/d.u. ⁴	Fire District	Building Permit
School	\$2.97-3.11/sq. ft.	School Districts	Building Permit
Park Dedication In-Lieu Fee	Varies ⁵	Park Agency	Final Subdivision or Parcel Map
Recreation	\$3,000-9,806/d.u. ⁶	Community Services/Recreation Districts	Building Permit
Rare Plant, County	\$0-885/d.u. ⁷	El Dorado County	Building Permit
Rare Plant, EID ⁸	\$386	EID	Building Permit
Water, EID	\$16,869/d.u. ⁹	EID	Building Permit or Final Map ¹⁰
Water, GDPUD ¹¹	\$100-8,100/d.u.	GDPUD	Building Permit or Final Map ¹²
Water, Grizzly Flats CSD	\$5,700/d.u.	GFCSD	Building Permit
Water, Permit to Drill Well	\$375	El Dorado County	Building Permit
Sewer	\$13,403/d.u. ¹³	EID	Building Permit or Final Map
Septic System	\$899	El Dorado County	Building Permit

Notes:

- 1 Fees in effect as of April 1, 2011.
- 2 Varies based on construction type.
- 3 Varies based on location by Regional Analysis Zone (RAZ).
- 4 Varies based on location and size of structure.
- 5 Park fees based on the value of the land and the amount of land required for dedication.
- 6 Recreation fees are collected in the El Dorado Hills and Cameron Park Community Services Districts and Georgetown Divide Recreation District boundaries.
- 7 Plant fee varies based on location.
- 8 El Dorado Irrigation District
- 9 Based on a ¾" meter.
- 10 Fee is collected at recording of a subdivision final or parcel map, unless the lot is pre-existing and does not already have an EDU allocated to it.
- 11 Georgetown Divide Public Utility District
- 12 \$100 is basic service fee for previously assessed parcels; \$5,000 or more is due at time of recording a map creating new parcels.
- 13 Varies based on location.

Source: El Dorado County Building Department, Planning Department, El Dorado Irrigation District, and Georgetown Divide Public Utility District (2012).

In addition to the measures addressing impact fees (discussed above), the County will continue to consider ways to reduce the adverse effects of impact fees on affordable housing projects as it develops new fee programs.

Traffic Impact Mitigation (TIM) Fees

In 1998, the voters approved Measure Y, “The Control Traffic Congestion Initiative.” This initiative added nine policies to the General Plan (Policies TC-Xa through TC-Xi). The initiative required that the policies, located within the Transportation and Circulation Element of General Plan, should remain

in effect for 10 years. The initiative also stated that after a 10-year period the voters should be given the opportunity to readopt those policies for an additional 10 years. The General Plan Policies were amended in 2008 with a majority vote of the populace.

The policies with the greatest potential to affect fees related to housing development are as follows:

1. Traffic from single family residential subdivision development projects of five or more units or parcels of land shall not result in, or worsen, Level of Service (LOS) "F" (gridlock, stop-and-go) traffic congestion during weekday, peak-hour periods on any highway, road, interchange, or intersection in the unincorporated areas of the County.
2. Developer-paid traffic impact fees combined with any other available funds shall fully pay for building all necessary road capacity improvements to fully offset and mitigate all direct and cumulative traffic impacts from new development upon any highways, arterial roads, and their intersections during weekday, peak-hour periods in unincorporated areas of the County.

Implementation of these requirements was incorporated into the 2004 General Plan update through development of the TIM Fee Program. The Program was adopted and fees became effective in November 2005. The fees are applied to all development, including single-family and multi-family units. The per unit fees currently range from \$13,330 to \$35,740 per single-family unit, and \$8,262 to \$23,300 per multi-family unit depending on which of eight fee zones the project is located. Multi-family fees are on average 35 percent lower than single-family TIM fees. Second dwelling units are subject to the multi-family fee; mobile homes on a permanent foundation are subject to the single-family fee.

The fees vary by zone due to the roadway LOS conditions in the area, the amount of traffic contributed by zone to the roadway network, and the cost estimates for required roadway improvements within the roadway network. The majority of vacant multi-family parcels are located in the more costly TIM fee areas. This is due to the need for multi-family housing to be located within a short proximity to services and infrastructure, which is where development is concentrated and therefore LOS is higher. Large concentrations of higher-density housing in areas where there is an inadequate level of service and infrastructure would not be appropriate.

Cost factors of up to \$35,740 per unit could constrain development, especially multi-family housing, second units, and special needs housing. In order to lessen the cost burden on affordable housing, the County has adopted a TIM fee waiver process for the development of affordable housing. The waiver is not an exemption from TIM fees, but is a fee offset program funded at approximately \$1,000,000 per year. Offsets of 25 percent to 100 percent per affordable unit are available depending on the level and length of affordability and other policy requirements. The Board of Supervisors has approved additional TIM fee offset amounts specified in this policy when the project by design has met additional goals and objectives in the General Plan (i.e. infill, density, energy efficient, transit oriented and pedestrian friendly).

Implementation Measure HO-2013-35 commits the County to conducting a study of the traffic benefits of mixed-use development, second dwelling units, housing for the elderly, disabled persons, employee housing including agricultural employee housing and seasonal workers, and transitional/supportive housing. This study may establish direct fee mitigation through lower TIM fees for these uses, if warranted by lower traffic generation. Implementation Measure HO-2013-6 requires the County to consider additional actions to address TIM fees as a constraint by developing an incentive-based policy. Actions will include forming a committee to explore fee reduction and mitigation options for special needs and affordable housing developments. Measure HO-2013-12 will establish a Housing

Trust Fund that will include funding to offset development impact fees, including TIM fees, for affordable housing projects.

On- and Off-Site Requirements

Site improvements and design costs can affect the cost of housing. Improvements typically are imposed at the time of the issuance of the building permit and are a part of the construction costs. Improvements such as parking and landscaping standards are a result of standards in the Zoning Ordinance and road improvements are a result of standards found in Table TC-1 (General Roadway Standards for New Development By Functional Class) and Figure TC-1 (Circulation Map for the El Dorado County General Plan) in the Transportation and Circulation Element of the General Plan and further defined in the *Design and Improvement Standards Manual*, and are usually imposed on all projects including multi-family residential projects. Both the Zoning Ordinance and the *Manual* are currently being revised to bring them consistent with General Plan policies and both documents provide for flexible standards to facilitate affordable housing. These are typical policies for such development within the region and are not considered a heavy constraint on development.

Additional design constraints related to physical site features can also affect the cost of housing. For example, extreme (steep) slopes constrain development. The County has also adopted specific parcel size standards that further limit the potential development beyond the purely physical limitations. Standards such as these have the potential to restrict the number of dwelling units created during the subdivision mapping process.

Other site improvements imposed at the time lots are created include the construction, both on-site and off-site, if necessary, of roads, water and sewer lines, storm drainage systems, and other infrastructure improvements. These improvements are necessary to support the development and are not considered a constraint on development.

On and offsite requirements, such as those for parking and landscaping, are consistent with the Zoning Ordinance, Subdivision Ordinance, and other County codes. Although these requirements do not place an undue hardship on developers of residential projects, this Housing Element contains incentives that may relax standards for certain types of development. Measure HO-2013-10 directs the County to review and revise Zoning Ordinance standards to provide more creativity and flexibility in development standards for the development of affordable housing. Measure HO-2013-11 directs the County to work with the Tahoe Regional Planning Agency (TRPA) to consider changes to its Code of Ordinances that would facilitate the construction of affordable housing. Measure HO-2013-13 directs the County to identify additional opportunities to streamline procedures for affordable housing projects. Measure HO-2013-14 directs the County to develop an infill incentive ordinance, which will address standards for such development. Finally, Measure HO-2013-18 directs the County to amend the Planned Development combining zone district in a manner that provides incentives for the development of a variety of housing types.

Building Codes and Enforcement

Uniform codes regulate new construction and rehabilitation of dwellings. These codes include building, plumbing, electrical, mechanical, and fire codes. The codes establish minimum standards and specifications for structural soundness, safety, and occupancy. El Dorado County enforces the 2010 edition of the California Building, Plumbing, Mechanical, Electrical, and Fire Codes. The County last updated Title 15, the Building Ordinance, effective October 19, 2010, adopting by reference the above codes and defining the County's administrative processes and specific County provisions for

construction. The building codes enforced by El Dorado County are typical of those enforced throughout the state.

The County's Grading Ordinance was last updated in August 2010, and updated concurrent with the Grading Design Manual. The grading, erosion and sediment control measures contained in the Ordinance are typical of California jurisdictions, and comply with National Pollution Discharge Elimination System (NPDES) requirements. Special grading conditions apply within the Tahoe Basin, which are generally more stringent than outside of the Basin.

The El Dorado County Building Services Division of the Community Development Agency is responsible for enforcement of the codes. Code compliance is conducted through a series of scheduled inspections during the course of construction to ensure compliance with the health and safety standards. Inspections are also conducted in response to public complaints or an inspector's observations that construction is occurring or has occurred without proper permits. Code enforcement is limited to correcting violations that are brought to the County's attention. Proactive code enforcement is limited due to limited resources. Violation correction typically results in code compliance without adverse effects upon the availability or affordability of the housing units involved. Code enforcement officers encourage eligible property owners to seek assistance through the Community Development Block Grant rehabilitation program administered by the County's HCED Programs. The County's building codes do not place constraints on housing beyond those mandated by state law, and are the minimum necessary to protect public health and safety. Therefore, no changes are necessary.

Other Land Use Controls

Measure Y - The Control Traffic Congestion Initiative

As discussed under the Traffic Impact Mitigation (TIM) Fees, Measure Y was translated into General Plan Policies TC-Xa through TC-Xi. The General Plan Policies (TC-Xa through TC-Xi) require that new development fully pay its way to prevent traffic congestion from worsening in the County.

The amendments to the General Plan Policies TC-Xa through TC-Xi ("TC-X Policies") include: (1) clarification that the prohibition against residential projects of five or more units causing or worsening LOS F applies only to single-family subdivisions; (2) a provision that a road may be added to the list of roadways which can operate LOS F by a vote of the people or by a 4/5 vote of the Board of Supervisors; (3) clarification that non-tax sources of revenue such as federal and state grants can be used to fund road projects to serve new development; and, (4) deletion of the prohibition against using county tax revenues to fund road projects to serve new development.

The amended policies still require that developer fees, together with other revenue sources, fully pay to mitigate the traffic impacts of new development. Since adoption of the TIM Fee Program, the primary constraint of the TC-X Policies is not direct control of development, but the amount of the TIM fee, especially as it is applied to (market rate) multi-family development.

One of the primary concerns of the State Department of Housing and Community Development (HCD) of the previous Housing Element was the impact of Measure Y on multi-family sites. The concern was the effects of cost of off-site improvements and feasibility of development in the planning period. HCD recommended the county mitigate the impacts of Measure Y in respect to the availability of sites to accommodate higher density, multi-family housing for lower income households.

To help address these concerns, the County has implemented fee waiver programs to assist affordable housing projects, including Board Policy B-14 - TIM Fee Offset for Developments with Affordable Housing Units, and is proposing numerous policies to lessen the impact of the TC-X Policies including an amendment of the Zoning Ordinance to allow mixed-use development by right within Commercial zoning districts (Measure HO-2013-31) and prepare a study on the benefits of mixed-use development on traffic impacts (Measure HO-2013-35). It is anticipated that based on the findings from the mixed-use analysis, the TIM fees applied to multi-family development can be reduced when constructed as part of a mixed-use development. This policy greatly increases the number of sites where multi-family housing is allowed by right.

Biological

General Plan Policy 7.4.2.8 (Integrated Natural Resources Management Plan) requires the County to identify important habitat in the county and establish a program for effective habitat preservation and management. General Plan Policy 7.4.4.4 requires the County to mitigate oak canopy removal by new development projects. On May 6, 2008, the Board of Supervisors adopted the Oak Woodland Management Plan (OWMP) and its implementing ordinance, to be codified as Chapter 17.73 of the County Code (Ord. 4771, May 6, 2008). The OWMP implements the Option B provisions of Policy 7.4.4.4 and Measure CO-P. These provisions establish an Oak Conservation In-Lieu Fee for the purchase of conservation easements for oak woodland in areas identified as Priority Conservation Areas. A lawsuit was filed in El Dorado Superior Court on June 6, 2008, against the Oak Woodland Management Plan. On February 2, 2010, the Court ruled to uphold the Board's action to adopt the Plan. However, on appeal, the Appellate Court over-ruled that decision, remanding the case back to Superior Court, with the direction to require the County to prepare an Environmental Impact Report for the OWMP to address the fee analysis. For the time being, only Option A of Policy 7.4.4.4 is available to mitigate impacts to oak woodlands. To address concerns of constraints to affordable housing development, reduced requirements and mitigations are being proposed for projects including an affordable housing component. Implementation Measure HO-2013-7 directs the county to develop and adopt an incentive-based Oak Woodland Management policy, consistent with the Conservation and Open Space Element of the General Plan, to include mitigation fee waivers for in-fill developments providing dwelling units affordable to very low- to moderate-income households.

Existing Commitments

At the time of this update, over 5,000 approved residential parcels had not been built. The majority of units associated with these commitments are near the western boundary of the county, close to the job centers of Folsom, Sacramento, and the El Dorado Hills Business Park.

The existing commitments pose a constraint in that, when they were originally approved, there was very little consideration given to providing affordable housing as part of the new developments. Specific Plans encompassing a large portion of the commitments would allow for, but do not mandate the construction of affordable units. It is likely that the types of housing actually constructed will be determined by market forces.

The majority of the existing commitments are fixed by approved Development Agreements. Generally, the agreement(s) may only be changed if both parties agree to renegotiate the terms.

Concurrency Requirements

The County typically requires applicants for discretionary projects to demonstrate that the project will not exceed level of service (LOS) standards established by the General Plan. In some areas, particularly with respect to roadways, the costs of meeting those standards can be high. The General Plan provides that discretionary projects cannot cause roadways to fall below LOS E in community regions. Although many communities require better levels of service and while traffic operating at Level of Service E is generally considered to create considerable driver discomfort and inconvenience, adherence to even this standard could require costly roadway improvements in the county. As part of the reauthorization process for General Plan policies related to concurrency, the Board of Supervisors has proposed modifications that will reduce the impact on residential development. This includes allowing for single-family residential subdivisions of five or more units or all other residential developments to commence as long as construction of the necessary road improvements are included in the County's 10-year Capital Improvement Program (CIP) for single family subdivisions of five parcels or more or 20-year CIP for other development (inclusive of multi-family subdivisions). This modification will no longer require road improvements to be completed prior to occupancy of the development. Requirements for concurrency of services and development are contained in the General Plan and County Code and will be modified to provide more flexibility in development of multi-family housing. Requirements for utility delivery, such as water, are necessary for public health and safety. Requirements for concurrency of roadway improvements are tied to the County's LOS standard. It is not feasible to lower the LOS standards without significant adverse effects on traffic congestion and air quality, or violate CEQA.

Impediments to Affordable Housing Production in the Tahoe Region

The U.S. Congress established the Tahoe Regional Planning Agency (TRPA) in 1969 to oversee development and protect the natural resources of the Tahoe Basin. TRPA adopted a Regional Plan, Code of Ordinances, and other regulations, which establish specific restrictions on land use, density, rate of growth, land coverage, excavation, and scenic impacts. The Code sets maximum annual housing unit allocations, as well as density limitations on multi-family development. The annual housing unit allocation for unincorporated El Dorado County is currently 111 units. Annual allocations are based on the progress of environmental and transportation facility projects, Best Management Practices (BMP) compliance and other criteria. TRPA's regulations are designed to bring the Tahoe region into conformance with threshold standards established for water quality, air quality, soil conservation, wildlife habitat, vegetation, noise, recreation, and scenic resources. However, while these regulations serve to protect and enhance the Tahoe Basin, they create additional costs and requirements that can constrain development and housing production despite the great need for such housing. Since 1997, an average of 96 percent of the annual housing unit allocations has been used.⁷

While low-income housing developments may obtain waivers from the TRPA allocation requirements, once the low-income deed restriction expires and the project is eligible to convert to market rate, the owner must obtain an allocation in order to proceed with the conversion. Because of the difficulty in receiving housing allocations, this added step may prohibit or stall the conversion of a development to market rate and serves as a disincentive to many developers that want to count on converting to market-rate housing at some time in the future.

⁷ Neil Crescenti, TRPA, February 1, 2008

TRPA's regulations have little direct effect on the rehabilitation of basic structural components of existing housing units. However, TRPA's regulations may discourage rehabilitation of substandard buildings involving significant additions or remodeling.

As of August 2012, TRPA is considering amendments to their Code of Ordinances that will relax some regulations applicable to affordable housing development projects. Exceptions to current standards would include allowance for the subdivision of multi-family units located within community plan boundaries and constructed with up to 50 percent land coverage. The draft Tahoe Regional Plan Update is currently being distributed for public review (August 2012).

Although the County has no authority to relax or otherwise change the standards of TRPA, this Housing Element requires County to work with TRPA while the Tahoe Regional Plan is being updated to help facilitate affordable and workforce housing in the Tahoe Basin (Measure HO-2013-11). The County has also entered into an MOU with TRPA that recognizes the respective authority of each jurisdiction and ensures cooperation between the County and TRPA. Therefore, no additional measures are necessary.

Government Constraints on Special Needs Housing

Persons with special needs include those who are disabled, including developmentally disabled, persons in residential care facilities, farm workers, persons needing transitional shelter or transitional living arrangements, and single room occupancy units. The Housing Element must analyze potential and actual constraints upon the development, maintenance, and improvement of housing for these groups. The County must also demonstrate efforts to remove constraints to housing for these groups, and provide reasonable accommodations for housing designed for those with special needs. The County's provisions for these housing types are discussed below.

Housing for Persons with Disabilities

The Housing Element must demonstrate efforts to remove constraints or provide reasonable accommodations for housing designed for persons with disabilities. El Dorado County does not impose any special requirements on housing for persons with disabilities, including a developmental disability, as defined in Section 4512 of the Welfare and Institutions Code. For example, the County's definition of "family" is "*one or more persons occupying a premise and living as a single housekeeping unit...*" (Zoning Ordinance Section 17.06.050). This definition allows flexible living arrangements and does not impose a constraint on household composition, including housing for disabled persons.

The County's building codes also require that new residential construction comply with Title 24 accessibility standards. These standards include requirements for a minimum percentage of fully accessible units in new multi-family developments. The provision of fully accessible units may also increase the overall project development costs. However, enforcement of accessibility requirements is not at the discretion of the County, but is mandated under state law.

In order to further the County's efforts to remove constraints on housing for disabled persons, Measure HO-2013-26 provides for a reasonable accommodation ordinance. The County intends to adopt this ordinance along with other amendments to the Zoning Ordinance in 2013. This ordinance provides a procedure to request reasonable accommodation for persons with disabilities seeking equal access to housing under the Federal Fair Housing Amendments Act of 1988 and the California Fair Employment

and Housing Act (the Acts) in the application of zoning laws and other land use regulations, policies, and procedures.

Measure HO-2013-7 will explore models to encourage the creation of housing for persons with special needs, including developmental disabilities. 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 developmental disabilities and other special needs. The County shall also seek state and federal funds to support housing construction and rehabilitation specifically targeted for housing for persons with disabilities.

Residential Care Facilities

The County allows group homes (identified as “residential facilities” in the Zoning Ordinance) for six or fewer individuals by right in all residential zone districts. Group homes of seven individuals or more (i.e., “community care facilities”) are allowed by right in the Commercial (C) district and with a site plan review in the Professional Office Commercial (CPO) and Planned Commercial (CP) districts. Special-use permits are required for group homes of seven or more persons in most residential districts.

Emergency Shelters and Transitional Housing

California Health and Safety Code (Section 50801) defines an emergency shelter as “housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay.” The Zoning Ordinance currently does not contain a separate definition for emergency shelters. Such uses are typically included in the definition of “community care facilities” which are defined as “any facility, place or building which houses more than six people and is maintained and operated to provide nonmedical residential care, day care or home-finding agency services for children, adults, or children and adults, including, but not limited to, the developmentally disabled, physically handicapped, mentally disordered, or incompetent persons” (Section 17.06.050P). Emergency shelters may be defined as a community care facility that provides “nonmedical residential care” for children and/or adults as defined in the Zoning Ordinance. As identified in Table HO9, community care facilities are currently allowed subject to a conditional use permit in all residential districts, except at very low densities (RA-20 and above).

Pursuant to recent changes in state law, Chapter 633, Statutes of 2007 (SB 2), jurisdictions with an unmet need for emergency shelters are required to identify a zone where emergency shelters will be allowed without a conditional use permit or other discretionary approval. The identified zone must have sufficient capacity to accommodate the shelter need, and at a minimum provide capacity for at least one year-round shelter. Permit processing, development and management standards for emergency shelters must be objective and facilitate the development of, or conversion to, emergency shelters. These facilities are allowed in the Planned Office Commercial (CPO), Commercial (C) and Planned Commercial (CP) zones.

In order to implement SB 2 requirements, an implementation program is included in Section 5 as Measure HO-2013-29 to modify the Zoning Ordinance to identify a zone within which emergency shelters may be established by right. As part of the Zoning Ordinance Update, Measure HO-2013-40, requires the County to ensure that the permit processing procedures for transitional and supportive

housing do not conflict with Government Code Section 65583 which requires that transitional and supportive housing shall be considered a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same zone. As part of this Zoning Ordinance amendment, SB 2 allows the County to also specify written, objective standards to regulate the following aspects of emergency shelters to enhance compatibility:

- The maximum number of beds or persons allowed to be served nightly by the facility;
- Off-street parking based on demonstrated need, but not to exceed parking requirements for other residential or commercial uses in the same zone;
- The size and location of exterior and interior onsite waiting and client intake areas;
- The provision of onsite management;
- The proximity of other emergency shelters, provided that emergency shelters are not required to be more than 300 feet apart;
- The length of stay;
- Lighting;
- Security during hours that the emergency shelter is in operation.

Agricultural (Farm) Employee Housing

As indicated in Table HO25, agricultural employee housing is allowed with a conditional use permit in the Residential Agricultural districts, Agricultural and Exclusive Agricultural districts, and the Planned Agricultural district. The County Zoning Ordinance (Article 4, 17.40.120) further allows a residential structure providing accommodation for six or fewer agricultural employees to be considered a single-unit residential use and to be allowed by right in any zone that allows single-unit residential uses. (Health and Safety Code Section 17021.5) Measure HO-2013-17 directs the County to develop a public information program to support workforce housing and track the approval and status of employee housing, including agricultural employee housing.

Single Room Occupancy

Single room occupancy (SRO) facilities are small studio-type units and are allowed by right in the RM, R2 and RT districts. Development standards are no more restrictive than for other types of multi-family housing.

Non-Governmental Constraints

Non-governmental constraints to housing production include a wide range of market, environmental, and physical constraints. This analysis focuses not only on land costs, construction costs, and market financing, but also on the availability of services, environmental constraints, and physical (land) constraints. Although most non-governmental constraints are outside the control of the County, they can sometimes be mitigated by County policies or actions.

Land Cost

Costs associated with the acquisition of land include both the market price of raw land and the cost of holding the property throughout the development process. Land acquisition costs can account for over half of the final sales price of new homes in very small developments and in areas where land is scarce.

Raw land costs vary substantially across the county based on a number of factors. The main determinants of land value are location, access to public services, zoning, and parcel size. Land in a desirable area that is zoned for residential uses will likely be more valuable than a remote piece of land that is zoned for agricultural uses. According to a local real estate agent, land available for sale zoned for multi-family development is very scarce in the county. The agent estimates that land zoned for multi-family development in the unincorporated area ranges from \$72,000 to over \$1.1 million per acre, based on parcel size and location. However, this figure can exceed \$1,500,000 per acre in the Tahoe Basin. Land costs in El Dorado County are consistent with other counties in the region with similar characteristics.

Construction Cost

Construction costs vary widely depending on the type, size, and amenities of the development, the price of materials and labor, financing cost, development standards and general market conditions. Multi-family residences such as apartments can generally be constructed for slightly less per square foot than single-family homes due to cost-efficient building methods. The County has no influence over materials and labor costs, and the building codes and development standards in El Dorado County are not substantially different than most other counties in the SACOG region.

Availability of Financing

Another non-governmental constraint to housing production is limited financing resources. Although financing support may be available from local government sources, generally, these sources are not sufficient to meet local housing needs. Based on information obtained from the Planning Services Department and the Health and Human Services Agency, lending practices in the county appear to be consistent with neighboring jurisdictions and not a significant threat to housing production.

The recent (2007-2012) crisis in the mortgage industry will affect the availability and cost of real estate loans, although the long-term effects are unpredictable. The credit “crunch” resulted when “sub-prime” lenders made it possible for low-income families or others who could not qualify for standard mortgages to become home owners through Adjustable Rate Mortgages (ARM) offering low introductory payments. Because ARMs often offer lower initial interest rates well below market for the first few years, monthly payments may double or triple and increase by several hundred dollars when the loan converts to market rate. When property values were increasing, as was the case from 2000 – 2006, homeowners had the option of refinancing to a new loan when the initial rate expired. However, in a market with declining values, homeowners may owe more than the resale value of their home, making refinancing impossible. As a result of these conditions, there has been a significant rise in foreclosure rates, and changes in mortgage underwriting standards are likely to have greater impacts on low-income families than other segments of the community.

Water Supply

In El Dorado County, the primary sources of potable water are surface water resources. Rural areas where surface water is in short supply or where surface water delivery systems are absent rely on groundwater resources.

There are five primary public water providers in El Dorado County, all of which are independent public entities:

- El Dorado Irrigation District (EID), which provides water to the western part of the county from El Dorado Hills to Placerville;
- Georgetown Divide Public Utility District (GDPUD), which provides water to the Georgetown Divide;
- Grizzly Flats Community Services District (GFCSD), which provides water to the Grizzly Flat Rural Center;
- South Lake Tahoe Public Utility District (STPUD), which provides water to South Lake Tahoe and surrounding unincorporated areas; and
- Tahoe City Public Utility District (TCPUD), which provides water to the communities along the west shore of Lake Tahoe.

Much of El Dorado County is without public water service, including portions of larger communities such as Pollock Pines and Camino. An exception in the rural areas is Grizzly Flat, which has its own community services district that provides water service. The limited availability of public water confines more dense residential development to those areas having potable water service.

The availability of water to support residential development will depend on the supplies ultimately sought by the water purveyors in the county and state, and federal regulatory constraints on those supplies. The County will cooperate with the water purveyors in seeking to establish a water supply that is sufficient to meet the county's diverse needs, including water for housing, agriculture, and nonresidential (e.g., commercial and industrial) development. The availability of water supply may also be influenced by the availability of infrastructure to deliver water. Water purveyors in the county are currently engaged in an infrastructure planning process that will seek to make water available throughout their service areas. Depending on the timing and funds available for those infrastructure improvements, however, water supply could pose a constraint to the development of housing.

Wastewater Services

Like water services, wastewater services are provided in only limited areas of the county. Currently, public wastewater collection, treatment, and disposal systems are present in portions of the western half of the county and in the Tahoe Basin, with services provided by EID, GDPUD, and STPUD. The EID operates and maintains the wastewater systems for the western part of the county from the county line to the Placerville area along the U.S. Highway 50 corridor. The GDPUD manages on-site disposal for the Auburn Lake Trails subdivision. In the Tahoe Basin, STPUD operates the wastewater system in the South Lake Tahoe area.

The remainder of the county is not served by public wastewater systems. This includes more populated areas of Georgetown, Camino, and Pollock Pines. Areas not receiving service from one of the public providers rely on individual (usually septic) systems. However, the suitability of the soils on the lower West Slope to accept septic tank effluent varies widely. Many areas have a geology that includes shear zones, serpentine, mélangé and other rock and soil types that may not be suitable for acceptance of septic tank effluent. In many cases, connection to an existing wastewater management system (i.e., EID's system) is the only way a parcel on the lower West Slope can develop. Connecting to EID's system may not always be financially practicable, though, and could ultimately result in the extension of service to rural areas that the County has not identified as future growth areas on the General Plan Land Use Map.

The absence of extensive public wastewater collection and treatment services is a considerable constraint to dense residential development in areas without such services. While it is recognized that long-term solutions are needed, it is unlikely that the wastewater collection and treatment providers will expand beyond their current spheres of influence within the planning period of this housing element.

Special Status Species

El Dorado County is home to a number of rare, threatened, endangered, or otherwise sensitive plant and animal species whose protection is required pursuant to state and federal law. For example, the County has an ongoing partnership with the California Department of Fish and Game and U.S. Fish and Wildlife Service to permanently protect a number of rare, threatened, or endangered plant species in five rare plant preserves. These plant preserves are situated in the western part of the county, which is also where the greatest pressure for residential development has occurred over the last several years. Restrictions of state and federal law affect the County's ability to identify these lands for residential development and a developer's ability to actually construct the residential units.

Floodplains

Due to the topography of El Dorado County and its Sierra Foothills location, floodplains are not a major issue in El Dorado County. There are no floodplain constrained areas zoned for multi-family or high density residential development. There may be potential floodplain constrained areas in rural areas located near rivers, but County policies discourage development in these areas.

Topography and Other Physical Land Constraints

Most of El Dorado County is very rural; over half of the county's land area is commercial forestland that is owned by the federal government (with lesser holdings by the state, private companies, and individuals) and has limited access and services. These rural areas encompass a range of topographical and other physical features that can also limit residential development.

Much of the county is moderately to steeply sloping, a factor that can substantially affect housing density. Since many of these areas are in the Rural Regions, which are devoid of services (e.g., no water or wastewater services, limited road access), they are generally not suitable for residential development. However, within Community Regions, where most of the County's multi-family zoning is located, steep slopes can constrain density. None of the parcels included in the vacant or underutilized land inventories (Tables B-3 and B-4) contain steep slopes that would constrain development. Other physical features that can affect residential development include the presence of rivers, streams, and other water bodies (many of which are subject to regulation by the state and federal governments); high or extreme fire hazard (because of surrounding vegetation, lack of access, and lack of protective services); and land ownership patterns. Conservation easements and land trust ownership can also affect residential development opportunities. As with steep slopes, none of the parcels included in the vacant or underutilized land inventories contain such physical or land ownership constraints to development.

Fair Housing

The County has reviewed the Zoning Ordinance as part of the 2008 update, and will continue to examine land use policies, permitting practices, and building codes to comply with state and federal

fair housing laws. In addition, when considering development proposals, including Specific Plans or other policy documents, the County will endeavor to ensure that all persons have equal access to sound and affordable housing (Policy HO-6.1).

El Dorado County refers discrimination complaints to the U.S. Department of Housing and Urban Development (HUD) Office of Fair Housing and Equal Opportunity (www.hud.gov/fairhousing) and provides follow-up to ensure complaints are resolved. The County provides referral information on its Housing website and to the County's Senior Legal Services, which provides legal services to persons age 60 and above. In addition, Fair Housing, Equal Opportunity for All, Fair Housing is Your Right, and California Tenants, a Guide to Residential Tenants' and Landlords' Rights and Responsibilities brochures/booklets are provided at each of the Housing Authority locations. Implementation Measure HO-2013-38 addresses the County's commitment to disseminate fair housing information to the public and provide referrals for resolution of fair housing complaints. The County will expand upon efforts to ensure the complaint process includes a policy for maintaining records on fair housing inquiries, complaints filed, and referrals for fair housing assistance (Policy HO-1.23).

Section 4: Housing Resources and Opportunities

This section analyzes the resources and opportunities available for the development, rehabilitation, and preservation of affordable housing in El Dorado County. Included is an evaluation of the availability of land resources, financial administrative resources available to support housing activities, and opportunities for energy conservation which can contribute to lower utility costs for low- and moderate-income households.

Land Resources Available For Residential Development

Regional Growth Needs –2013-2021

The Regional Housing Needs Plan (RHNP) allocates to SACOG cities and counties their "fair share" of the region's projected housing needs. At its meeting on August 16, 2012, the SACOG Board of Directors released for public comment the draft 2013-21 Regional Housing Needs Plan (RHNP). Approving the draft RHNP is the final stage in adopting 2013-21 Regional Housing Needs Allocation (RHNA), a State requirement to determine the number of housing units that cities and counties must plan for in their housing element updates. The SACOG Board approved the 2013-2021 RHNP on September 20, 2012.

Each city and county in the RHNP receives a Regional Housing Needs Allocation (RHNA) of total number of housing units that it must plan for within an eight-year time period. Within the total number of units, allocations are also made for the number of units within four economic categories: very low, low, moderate and above moderate incomes.

In accordance with Government Code Section 65584, projected housing needs for each region in California are prepared by California Department of Housing and Community Development. The Regional Housing Needs Allocation has two parts as required by state law: Part 1 is an allocation of the total number of housing units to each jurisdiction for which zoning capacity must be provided for the time period January 1, 2013 through October 31, 2021. This part is referred to as the "overall allocation". Part 2 is the distribution of the same total number of units among four income categories; the sum of the housing units within the four categories must add up to the total overall number of units. Part 2 is referred to as the "income category distribution".

Senate Bill 375, passed into State Law in 2008, requires the coordination of housing planning with regional transportation planning through the Metropolitan Transportation Plan and Sustainable Communities Strategy (MTP/SCS). This in effect creates consistency in growth forecasts for land use, housing, and transportation purposes. In prior efforts, the RHNA and the MTP could be conducted independently and often had separate timelines and planning periods. SB 375 requires that the RHNA and MTP/SCS process be undertaken together in order to integrate housing, land use, and transportation planning to ensure that the state's housing goals are met and to help reduce greenhouse gas (GHG) emissions from cars and light trucks. The goal of this integrated planning is to create opportunities for residents of all incomes to have access to jobs, housing, services, and other common needs by means of public transit, walking, and bicycling.

The State of California, through the Housing and Community Development Department (HCD), issued a Regional Housing Needs Determination of 104,970 to the six-county region the eight- year RHNA planning period. The allocation process starts with the projection that SACOG and local jurisdictions developed for the draft 2035 Metropolitan Transportation Plan (MTP). The MTP/SCS land use

forecast for 2020 serves as the starting point for the 2013-2021 RHNA as the year 2020 is very close to the 2021 horizon year of the next RHNA period.

The distribution of the overall unit allocation into income categories is based on a trend line from 2000 to 2050. The RHNA methodology placed a 4% floor and a 30% ceiling on the number of units a jurisdiction could be allocated in the low and very low-income categories.

Because the Tahoe Basin is subject to federal law and a bi-state (with Nevada) compact on growth allocations, this portion of El Dorado County is an exception to SACOG's standard RHNA methodology. The Tahoe Regional Planning Agency (TRPA) has authorized the County to issue an average of 111 residential building permits per year in the unincorporated area (this number does not include building permits for affordable housing).

All new units built or preserved after January 1, 2013, are credited in the current RHNA period. Table HO27 shows the net remaining growth. (A detailed breakdown of these new units by income category is provided in Appendix B).

Table HO27
Net Remaining 2008 RHNA – El Dorado County

	Income Category			
	VL/L	Mod	Above	Total
RHNA (Tahoe Basin)	225	89	166	480
RHNA (West Slope – Unincorporated)	<u>1,623</u>	<u>1,412</u>	<u>2,354</u>	<u>7,474</u>
Total RHNA	4,009	734	1,591	4,948
Units Completed Jan – June 2013				
RHNA (net remaining)	4,009	734	1591	4,948

Source: El Dorado County Community Development Agency., 12/2012

Inventory of Sites for Housing Development

Section 65583(a)(3) of the Government Code requires Housing Elements to contain an “inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites.” A detailed analysis of vacant land and potential redevelopment opportunities is provided in Appendix B. The results of this analysis are summarized in Table HO28 below. The table shows that the County's land inventory, including projects approved and the potential development of vacant parcels identified on Table B-3, and development on underutilized parcels identified on Table B-4, exceeds the net remaining RHNA in the lower income categories.

A discussion of public facilities and infrastructure needed to serve future development is contained in Section 3, Non-Governmental Constraints. There are currently no known service limitations that would preclude the level of development described in the RHNA, although developers will be required to pay fees or construct public improvements prior to or concurrent with development.

Housing element law specifies that jurisdictions must identify adequate sites (vacant and surplus lands that are appropriate for residential development) to be made available to encourage the development of a variety of housing types for all economic segments of the population. In evaluating the residential growth potential, the County of El Dorado has reviewed vacant sites in the unincorporated areas

identified for residential use, which are summarized in the vacant land survey (Appendix B). Table B-3 provides detail on vacant land available by zone district within the County's established communities. Table B-4 provides detail on underutilized sites where General Plan land use designations, zoning, lot sizes, physical conditions, and available infrastructure can accommodate increased development opportunities.

Table HO28
2013 Land Inventory Summary –El Dorado County

	Income Category			
	VL/L	Mod	Above	Total
Units approved or under construction	108	2	124	234
Entitlements (lots)*	--	--	5,762	5,762
Vacant land - residential	2,338	764	10,151	13,253
- West Slope	2,134	675	6,720	9,529
- East Slope	204	89	3,431	3,724
Vacant land – commercial/mixed use	257	--	--	257
Underutilized land – residential	925	148	0	1,073
Potential second units**	406	0	0	406
Subtotal	4,034	914	16,037	20,985
RHNA (net 2013-2021)	1,740	821	1,633	4,194
Surplus (Deficit)	2,294	93	14,404	16,791

Source: El Dorado County Community Development Agency. 7/2013

* Includes Approved Specific Plans, Tentative and Parcel maps west slope only

** Estimated 4% of Vacant land – residential, "Above"

Vacant Land Survey Methodology

The vacant land survey is a summary of information contained in the County Assessor's database. The County ran a query for vacant parcels assigned zoning designations that would allow residential development. These data were summarized for residential development suitability by zone district within each community. The assumptions for this survey, including categorization of development potential by income category, are found in the Introduction to Appendix B.

Financial and Administrative Resources

The County of El Dorado has access to a variety of funding sources available for affordable housing activities. They include programs from local, state, federal, and private sources. The following section describes the most significant housing resources in El Dorado County. All of these programs are administered by the El Dorado County Health and Human Services Agency. The Health and Human Services Agency functions as the Housing Authority Agent for the Board of Supervisors.

Housing Choice Voucher Program (Formerly Section 8)

The Housing Choice Voucher (HCV) Program, formerly known as Section 8, is a federal program that provides rental assistance to lower and very low-income persons in need of affordable housing. The HCV Program provides a housing voucher to a tenant, which generally covers the difference between the fair market rent payment standards established by HUD and what a tenant can afford to pay (e.g., 30 percent of their income). Many of those receiving housing vouchers are elderly or disabled households.

As of January 2013, the County had 374 vouchers available, all of which were “leased up” (i.e., 374 lower- and very low-income households in El Dorado County are receiving HCV rental assistance). Eligible voucher holders have had difficulty locating properties to rent due to the “gap” between the payment standard set by HUD (Fair Market Rent [FMR]) and the cost of market-rate rental housing in El Dorado County. (See Table HO16 for an example of this.) A trend is developing wherein the majority of housing available that qualifies within the HUD payment standards is found in the subsidized rental market, and this market is very limited.

As noted earlier in this element, the County had an HCV/Section 8 waiting list of about 90 applicants as of January 2008. The waiting list re-opened from February 11 to February 25, 2008. The County received 1,403 applications, 403 more applications than during the previous month-long opening of the HCV waiting list in 2002. The Public Housing Authority does not anticipate opening the wait list again for several years.

Community Development Block Grant Program

Through the Community Development Block Grant (CDBG) Program, HUD provides grants and loans to local governments for funding a wide range of community development activities. However, the County of El Dorado does not qualify as an entitlement jurisdiction to receive CDBG funding directly from HUD; therefore, the County applies to the state for CDBG program funds for specific programs under a highly competitive funding process.

The CDBG Program provides adequate housing, a suitable living environment, and expanded economic opportunities for persons of low and moderate income. The CDBG funds can be used for acquisition/rehabilitation, first-time homebuyer assistance, economic development, homeless assistance, public services, and neighborhood revitalization. A minimum of 51 percent of the CDBG funds provided must be used for the support of activities that benefit low and moderate income persons. The County uses CDBG funding for housing rehabilitation programs and public improvement projects.

The CDBG funds are used to preserve the existing stock of affordable housing through the County Housing Rehabilitation Loan Program. This program provides housing rehabilitation and weatherization loans and services to low-income households throughout the county. The maximum loan amount is \$40,000.

From 2008-2012, the County of El Dorado applied for and received over \$2.3 million in CDBG grants. The grant funds were used for housing rehabilitation loans, an exterior housing conditions study, and to support affordable housing projects.

Mortgage Credit Certificate Program

The Mortgage Credit Certificate (MCC) Program is designed to assist first-time homebuyers. Each year the California Debt Limit Allocation Committee (CDLAC) allocates each county their per capita portion of private activity bonds. El Dorado County is a member of the California Rural Mortgage

Finance Authority Homebuyers Fund (CHF) and assigns its allocation to CHF in order to participate in their MCC program as well as other homebuyer assistance programs. The MCC program is available to qualifying low-to-moderate income homebuyers who have not owned a home within the last three years. The property must be a primary residence single-family home, condominium or townhouse to qualify.

The advantages of an MCC are two-fold. It may increase the loan amount a borrower can qualify for and it may increase the borrower's after-tax income. The MCC entitles the qualified borrower to take a federal income tax credit. The tax credit is based on the mortgage interest paid annually. Because the MCC reduces the borrower's federal income taxes and increases his/her net earnings, it can help a buyer in qualifying for a home loan. The MCC is registered with the IRS and it continues to decrease the borrower's federal income tax liability each year for the term of the MCC.

First Time Homebuyer Loan Program

The First Time Homebuyer Loan Program provides low interest rate loans to eligible homebuyers to assist in the purchase of a home in the unincorporated areas of the County. Funding for this program is provided through the Community Development Block Grant (CDBG) Program, the Home Investment Partnerships (HOME) Program, and the County's revolving loan fund. This program is designed as a gap financing program for applicants that would not qualify for a bank loan sufficient enough to purchase a home due to limited income. Again, the County must apply to the state for CDBG and HOME program funds for specific programs under a highly competitive funding process.

From 2008-2012, the County of El Dorado applied for and received over \$1.6 million in HOME Program grants for first-time homebuyer loans. Loans are available on a first-come, first-served basis while funding lasts.

The loan program includes:

- Interest rates as low as 3%
- Payments deferred for 30 years
- Loan amounts of up to \$80,000 or \$100,000, depending on program
- No equity recapture

In addition to homebuyer programs administered directly by the County, the County of El Dorado participates with other counties, cities and local agencies, pursuant to the laws of the State of California, in the California Rural Home Mortgage Finance Authority Homebuyers Fund (CHF). CHF assists eligible residents of member jurisdictions with programs for financing, acquisition, construction and rehabilitation of single-family homes.

When funding is available, CHF's housing programs provide financing for the MCC program as well as down payment and closing cost assistance programs associated with a home purchase for eligible low- to moderate-income households. CHF grant and loan programs may compliment the County's first time homebuyer program which offers low interest, deferred payment second mortgage loans to eligible low-income households. Since 2008, CHF reported that its homebuyer program assisted 46 County residents with more than \$9.4 million dollars in first and second mortgages, and down payment assistance grants.

Housing Rehabilitation Loan Program

El Dorado County has funding available to provide eligible homeowners with low interest rate loans to make repairs to their homes primarily addressing health or safety related issues. These loans are available to eligible lower income homeowners in the unincorporated areas of the County. Funding is provided through the Community Development Block Grant (CDBG) Program, the County's revolving loan fund and the HOME Investment Partnership (HOME) Program. This program is designed as a gap financing program for applicants that would not qualify for a bank loan due to limited resources/income. Loans are available on a first-come, first-served basis while funding lasts.

The loan program includes:

- Interest rates as low as 3%
- Loan amounts up to \$40,000 (CDBG) or subsidy limits (HOME)
- Flexible loan repayment terms

Energy Conservation Opportunities

This section describes opportunities for conserving energy in existing homes as well as in new residential construction. It discusses the factors affecting energy use, conservation programs currently available in El Dorado County, and examples of effective programs used by other jurisdictions.

The California State Building Standards Codes (specifically Title 24) requires that all new residential development comply with several energy conservation standards. The standards require ceiling, wall, and concrete slab insulation, vapor barriers, weather-stripping on doors and windows, closeable doors on fireplaces, insulated heating and cooling ducts, water heater insulation blankets, swimming pool covers and timers, certified energy efficient appliances, etc. All new construction in El Dorado County must comply with Title 24.

On March 25, 2008, El Dorado County took a significant step toward proactively addressing energy conservation by adopting Board of Supervisors Resolution No. 29-2008, the "Environmental Vision for El Dorado County." The Resolution sets forth goals for County departments to address positive environmental changes for:

Transportation, Traffic and Transit; Planning and Construction; Waste; Energy; Air Quality; and Education, Outreach and Awareness.

The Environmental Vision will result in each County department developing programs to address these environmental topics, including energy conservation. The County anticipates that each department will develop implementing programs concurrent with the annual budget cycle. The primary energy conservation program for older homes is weatherization. The Health and Human Services Agency, Community Services Division offers home weatherization services to households at 60 percent and below the median income through its Low-Income Home Weatherization Program. This program provides service to households having the highest energy burden and high residential energy users. Services focus on providing the most cost-effective measures, checking for health and safety hazards, and providing infiltration reduction. Commonly installed measures for homes meeting the eligibility criteria include combustion appliance safety test, carbon monoxide alarms, infiltration reduction, and ceiling insulation. Owner households that exceed the above income criteria but fall below the 80 percent median income level of the county can apply for housing rehabilitation loans not to exceed \$40,000 for repairs that include all of the above weatherizing measures as well as potential roof repair/replacement, heating/air repair/replacement, and other energy related improvements. The

County encourages energy efficiency in new residential construction by emphasizing energy efficient construction practices. This strategy provides information to builders on the short- and long-run costs and benefits of energy efficient design and construction.

The County also employs policies that encourage solar energy technology in both retrofits and new construction. There are two distinct approaches to solar heating: active and passive. Active systems use mechanical equipment to collect and transport heat, such as the relatively common roof plate collector system used in solar water and space heaters. Collectors can contain water, oil, or air that is pumped through conduits and heated, then piped to the spaces to be heated or to a water heater tank.

Passive solar systems collect and transport heat through non-mechanical means. Essentially, the structure itself becomes part of the collection and transmission system. Certain types of building materials absorb solar energy and can transmit that energy later. Passive systems often employ skylight windows to allow sunlight to enter the room, and masonry walls or walls with water pipes inside to store the solar heat. This heat is then generated back into the room when the room cools in the evening. The best method to encourage use of active or passive solar systems for heating and cooling is to not restrict their use in the zoning and building ordinances and to require subdivision layouts that facilitate solar use.

The County's land use practices also encourage energy conservation. For example, mixed-use development is conditionally allowed in commercial districts. Mixed-use development provides for more balanced land uses that reduce vehicular trips. In addition, the housing within mixed-use developments is typically high density, which data shows results in lower Vehicle Miles Traveled (VMT). The County is currently in the process of encouraging mixed-use development by amending a mixed-use ordinance that will provide specific regulations and incentives to facilitate mixed-use within commercial zones. In addition, Implementation Measure HO-2013-31 will amend the Zoning Ordinance to allow mixed-use within commercial zones, and Measure HO-2013-35 will analyze the traffic benefits of mixed-uses with a focus on reducing the Traffic Impact Mitigation (TIM) fees commensurate with the traffic benefits of mixed-use development.

As a benefit of the County's membership in the California Rural Mortgage Finance Authority Homebuyers Fund (CHF), El Dorado County residents may be eligible to participate in the CHF administered Residential Energy Retrofit Program offering low interest rate financing for qualified low to moderate income homeowners to assist them with doing whole-house energy efficiency retrofits.

The Program began in 2010 and was originally funded through a grant from the California Energy Commission. Funding for the CHF Program is currently made possible through a private investor (Five Star Bank) and may be supported in part by funds from one or more of the following: a local Investor Owned Utility, the California Public Utility Commission, CHF, or the CEC.

During the time period October 2010 through April 2012, the Program assisted over 80 families or individuals in El Dorado County with over \$2 million dollars in financing to make home energy upgrades.

Implementation Measure HO-2013-30 includes additional tools that the County will utilize to encourage energy conservation in land use planning, new construction, and existing housing units. Implementation Measure HO-2013-20 provides for the use of CDBG funds to assist affordable housing developers to incorporate energy efficient designs and features into their developments.

Section 5: Housing Goals, Policies, and Implementation Program

Goals and Policies

General Housing Policies

These policies are targeted toward supporting and increasing the supply of housing affordable to lower income households by providing broad guidance in the development of future plans, procedures, and programs and by removing governmental constraints to housing production. They also attempt to foster increased communication and cooperation among stakeholders.

Goal HO-1: To provide for housing that meets the needs of existing and future residents in all income categories.

- | | |
|---------------|--|
| Policy HO-1.1 | When adopting or updating programs, procedures, or Specific Plans or other planning documents, the County shall ensure that the goals, policies, and implementation programs are developed with the consideration of achieving and maintaining the County's regional housing allocation. |
| Policy HO-1.2 | To ensure that projected housing needs can be accommodated, the County shall maintain an adequate supply of suitable sites that are properly located based on environmental constraints, community facilities, and adequate public services. |
| Policy HO-1.3 | In the establishment of development standards, regulations, and procedures, the County shall consider the cost of housing in relation to public health and safety considerations and environmental protection. |
| Policy HO-1.4 | The County shall support the Housing, Community and Economic Development Program and Health and Human Services Agency in order to assist with achievement and maintenance of the County's housing goals, policies, and programs. |
| Policy HO-1.5 | The County shall direct higher density residential development to Community Regions and Rural Centers. |
| Policy HO-1.6 | The County will encourage new or substantially rehabilitated discretionary residential developments to provide for housing that is affordable to very low-, low- and moderate-income households. |
| Policy HO-1.7 | The County shall give highest priority for permit processing to development projects that provide housing affordable to very low- or low-income households. |
| Policy HO-1.8 | The County shall encourage mixed-use projects where housing is provided in conjunction with compatible nonresidential uses. Such housing shall be allowed by right, subject to appropriate site development standards. |
| Policy HO-1.9 | The County shall work with local community, neighborhood, and special interest groups in order to integrate affordable workforce housing into a community and to minimize opposition to increasing housing densities. |

- Policy HO-1.10 The County shall apply for funds from the state and federal government such as the Community Development Block Grant and Home Investment Partnerships Program and explore additional ways such funds may be used countywide to support construction of affordable housing.
- Policy HO-1.11 To the extent feasible, affordable housing in residential projects shall be dispersed throughout the project area.
- Policy HO-1.12 To the extent feasible, extremely low-, very low-, low-, and moderate-income housing produced through government subsidies, incentives, and/or regulatory programs shall be distributed throughout the county and shall not be concentrated in a particular area or community.
- Policy HO-1.13 For projects that include below market-rate units, the County shall require to the extent feasible such units to be available for occupancy at the same time or within a reasonable amount of time following construction of the market-rate units.
- Policy HO-1.14 The County shall work with the Tahoe Regional Planning Agency (TRPA) to strengthen the effectiveness of existing incentive programs for the production of affordable housing in the Tahoe Basin, and modifications to the TRPA Code of Ordinances to facilitate affordable housing production.
- Policy HO-1.15 The County shall explore establishing Redevelopment Project Areas and identify sources of local funding for establishing a Housing Trust Fund.
- Policy HO-1.16 The County shall minimize discretionary review requirements for affordable housing.
- Policy HO-1.17 The County shall ensure that its departments work together in all aspects of housing production in order to make certain that housing policies and programs are implemented as efficiently and effectively as possible and to ensure that funding is judiciously managed.
- Policy HO-1.18 The County shall develop incentive programs and partnerships to encourage private development of affordable housing.
- Policy HO-1.19 The County shall review its surplus land inventory for potential sites to meet its affordable housing needs.
- Policy HO-1.20 The County shall investigate the potential of developing a land bank for the development of housing for very low- and low-income households.
- Policy HO-1.21 The County shall develop a program and track the approval and status of workforce housing, including housing for agricultural employees.
- Policy HO-1.22 The County shall continue to support a first-time homebuyers program.
- Policy HO-1.23 The County shall provide access to information on housing policies and programs at appropriate locations.
- Policy HO-1.24 The County shall encourage Second Dwelling Units to provide housing that is affordable to very low-, low- and moderate-income households.

- Policy HO-1.25 The County shall encourage programs that will result in improved levels of service on existing roadways and allow for focused reductions in the Traffic Impact Mitigation (TIM) Fee. Such programs may include, but not be limited to, analyzing the traffic benefits of mixed-use development.
- Policy HO-1.26 The County shall ensure that public services and facilities are provided to affordable housing projects at the same level as to market-rate housing. Incentives and/or subsidies shall be considered to support the production of housing for very low, low- and moderate-income households.

Also refer to the Land Use and Economic Development Elements.

Conservation and Rehabilitation Policies

Under Goal HO-2, the policies concentrate on maintaining community character and preserving housing stock through the continuation of County programs, effective code enforcement, and investigation of new funding sources.

Under Goal HO-3, the policies focus on preserving the affordable housing stock through continued maintenance, preservation, and rehabilitation of the existing affordable housing.

Goal HO-2: To provide quality residential environments for all income levels.

- Policy HO-2.1 The County shall continue to make rehabilitation loans to qualifying households from its Community Development Block Grant program revolving loan funds.
- Policy HO-2.2 The County shall continue to apply for Community Development Block Grant, Home Investment Partnership (HOME) Program, and other similar state and federal grant funding for the purpose of rehabilitating low-cost, owner-occupied, and rental housing.
- Policy HO-2.3 The County shall encourage private financing for the rehabilitation of housing.
- Policy HO-2.4 The County shall require the abatement of unsafe structures while encouraging property owners to correct deficiencies.
- Policy HO-2.5 The County shall encourage manufactured home subdivisions.
- Policy HO-2.6 The County shall encourage the enhancement of residential environments to include access to parks and trails.

Goal HO-3: To conserve the County's current stock of affordable housing.

- Policy HO-3.1 The County shall strive to preserve the current stock of affordable housing by encouraging property owners to maintain subsidized units rather than converting such units to market-rate rentals.
- Policy HO-3.2 Demolition of existing multi-family units should be allowed only if a structure is found to be substandard and unsuitable for rehabilitation and tenants are given

- reasonable notice, an opportunity to purchase the property, and/or relocation assistance by the landlord.
- Policy HO-3.3 The County shall support efforts to convert mobile home parks where residents lease their spaces to resident ownership of the park.
- Policy HO-3.4 The conversion of mobile home parks to housing that is not affordable to very low- and low-income households shall be discouraged.
- Policy HO-3.5 The County shall continue to provide Section 8 Housing Choice Voucher Program rental housing assistance to eligible households.
- Policy HO-3.6 The County shall continue to allow rehabilitation of dwellings that do not meet current lot size, setback, or other current zoning standards, so long as the nonconformity is not increased and there is no threat to public health and/or safety.
- Policy HO-3.7 Apartment complexes, duplexes, and other multi-family rental housing shall not be converted to condominiums for at least ten years after issuance of the Certificate of Occupancy. Apartment complexes, duplexes, and other multi-family rental housing that contain any units restricted to households earning 120 percent or less of the area median family income (MFI) shall not be converted to condominiums for at least twenty years after issuance of the Certificate of Occupancy.
- Policy HO-3.8 All requests for the conversion of multi-family housing units shall be reviewed by the Public Housing Authority, to determine the impact on the availability of the affordable housing stock and options for preserving affordable housing stock.
- Policy HO-3.9 All new residential projects having an affordable housing component shall contain a provision that the owner(s) provide notice to the California Department of Housing and Community Development, the County Housing, Community and Economic Development Program, and the existing tenants at least two years prior to the conversion of any affordable housing units to market rate in any of the following circumstances:
- The units were constructed with the aid of government funding;
 - The project was granted a density bonus; and/or
 - The project received other incentives based on the inclusion of affordable housing.
- Policy HO-3.10 The County should work with TRPA to identify existing unpermitted residential units in the Tahoe Basin and develop an amnesty program to legalize such units where the units would be utilized by very low-or low-income households.
- Policy HO-3.11 The Housing, Community and Economic Development Program shall act as a clearinghouse for information regarding the promotion and maintenance of government subsidized affordable housing.
- Policy HO-3.12 The County shall strive to preserve, through rehabilitation, dwelling units found to be substandard or a threat to health and safety through Code Enforcement efforts.

Special Needs Policies

These policies attempt to address the needs of particular population segments that may require housing that differs from housing typically provided by the free market. In order to meet these special needs and to provide a variety of housing types, the County is committed to working with developers, nonprofit organizations, and the appropriate agencies.

Goal HO-4: To recognize and meet the housing needs of special groups of county residents, including a growing senior population, the homeless, agricultural employees, and the disabled through a variety of programs.

- Policy HO-4.1 The development of affordable housing for seniors, including congregate care facilities, shall be encouraged.
- Policy HO-4.2 County policies, programs, and ordinances shall provide opportunities for disabled persons to reside in all neighborhoods.
- Policy HO-4.3 The County shall work with homebuilders to encourage the incorporation of universal design features in new construction in a way that does not increase housing costs.
- Policy HO-4.4 The County shall work with emergency shelter programs that provide services in centralized locations that are accessible to the majority of homeless persons and other persons in need of shelter in the county.
- Policy HO-4.5 The County shall assist various nonprofit organizations that provide emergency shelter and other aid to the homeless and other displaced persons.
- Policy HO-4.6 The County shall work with local organizations at the community level to develop a coordinated strategy to address homelessness and associated services issues, which may include a homeless crisis intake center to better assist those who wish to move from homelessness to self-sufficiency.
- Policy HO-4.7 The County shall incorporate provisions for co-housing, cooperatives, and other shared housing arrangements in its regulations and standards for multi-family or high-density residential land uses.
- Policy HO-4.8 The County shall work with the State Department of Housing and Community Development to develop a program to track the approval and status of employee housing, particularly housing in the Tahoe Basin and housing for agricultural employees.

Energy Conservation Policies

These policies focus on increasing the energy efficiency in both new developments and existing housing and reducing energy costs.

Goal: HO-5: To increase the efficiency of energy and water use in new and existing homes.

- Policy HO-5.1 The County shall require all new dwelling units to meet current state requirements for energy efficiency and shall encourage the retrofitting of existing units.
- Policy HO-5.2 New land use development standards and review processes should encourage energy and water efficiency, to the extent feasible.

Equal Opportunity Policies

Goal HO-6: To assure equal access to sound, affordable housing for all persons regardless of age, race, religion, color, ancestry, national origin, sex, disability, familial status, or sexual orientation.

- Policy HO-6.1 When considering proposed development projects and adopting or updating programs, procedures, Specific Plans, or other planning documents, the County shall endeavor to ensure that all persons have equal access to sound and affordable housing, regardless of race, religion, color, ancestry, national origin, sex, disability, familial status, or sexual orientation.
- Policy HO-6.2 The County shall continue to support the legal attorney service provided to seniors.
- Policy HO-6.3 The County shall provide reasonable accommodation to rules, policies, practices, and procedures where such accommodation may be necessary to afford individuals with disabilities equal opportunity to housing.

Implementation Program

Measure HO-2013-1

As part of a General Plan amendment, and as part of each Specific Plan or other community plan update, the County will review land use patterns, existing densities, the location of job centers, and the availability of services to identify additional areas within the plan or project area that may be suitable for higher density residential development to ensure that a sufficient supply of residentially designated land is available to achieve the County’s housing objectives. [Policies HO-1.1 and HO-1.2]

Responsibility:	Planning Department
Time Frame:	Ongoing
Funding:	General Fund
Expected Outcome:	Identify areas appropriate for future housing.

Measure HO-2013-2

As part of the Targeted General Plan Amendment, consider to amend multi-family 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). Amend the multi-family land use to encourage a full range of housing types including small -lot single-family detached design without a requirement for a planned development. And as part of the Zoning Ordinance Update insure all residential parcels are zoned consistent with their land use designation per California Government Code 65860. [Policies HO-1.1, HO-1.6 and HO-1.9]

Responsibility:	Planning Services
Time Frame:	Within two years of Housing Element adoption
Funding:	General Fund
Expected Outcome:	Policies that encourage development of a full range of housing types on multi-family lands.

Measure HO-2013-3

Periodically review available and adequate sites suitable for the development of affordable housing, with highest priority given to development of housing for extremely low- and very 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]

Responsibility:	Planning Department, Department of Transportation, and HCED Program
Time Frame:	1 year. Include as part of the Zoning Ordinance update.
Funding:	General Fund
Expected Outcome:	Identification of geographic areas where affordable, higher density, development could occur without the need to fund or complete major infrastructure improvements and a work program for maintaining land inventory.

Measure HO-2013-4

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]

Responsibility:	Planning Department, Department of Transportation
Time Frame:	Annual review and update CIP
Funding:	General Fund
Expected Outcome:	Revised facility plans; extension of services to underserved areas of the County.

Measure HO-2013-5

Establish an interdepartmental and interagency working group to develop and coordinate the short- and long-term Transportation Plan to ensure cooperation between departments and agencies, such as El Dorado Transit Authority and the El Dorado County Transportation Commission, in the implementation of the Housing Element policies and programs. [Policy HO-1.17]

Responsibility:	Planning Department, Department of Transportation, HCED Program
Time Frame:	Annual review of Transportation Plan
Funding:	General Fund
Expected Outcome:	Increased interdepartmental and interagency coordination and better application of County policies and programs.

Measure HO-2013-6

Develop and adopt an incentive-based policy or policies that will encourage, assist and 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 (e.g., density bonus), and shall incorporate the County’s *Density Bonus Ordinance*, affordable housing provisions from the *Design and Improvement Standards Manual (Measure HO-2013-10)*, *Residential Development Processing Procedures (Measure HO-2013-13)*; *Infill Incentives Ordinance (Measure HO-2013-14)*; and amendments to *Planned Development Combining Zone District (Measure HO-2013-18)*. 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 shall include biennial 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 monitoring program shall include an analysis of effectiveness of the TIM fee offset program for affordable housing projects in reducing fee constraints. If the results of the monitoring process find the program to be ineffective in providing adequate incentives, the policy shall be adjusted.

The County will promote the policy(ies) by posting them on the El Dorado County website, providing handouts in booklet form in the Development Services Department, and sending the policy booklet to developers (both for-profit and non-profit) who are active in the County. [Policies HO-1.6, HO-1.7, HO-1.16, HO-1.18, HO-1.21 and HO-1.24]

Responsibility:	Planning Department and HCED Program
Time Frame:	Adopt or modify policy(ies) within two years of Housing Element adoption.
Funding:	General Fund
Expected Outcome:	Develop incentives to encourage development of affordable housing.
Objective:	300 Units

Measure HO-2013-7

Develop and adopt an incentive-based Oak Woodland Management policy, consistent with the Conservation and Open Space Element of the General Plan, to include mitigation fee waivers for in-fill developments providing dwelling units affordable to very low- to moderate-income households. [Policies HO-1.3 and HO-1.18]

Responsibility:	Planning Department, HCED Program, Environmental Management
Time Frame:	Two years from adoption of Housing Element adoption
Funding:	General Fund
Expected Outcome:	Develop incentive policy to encourage in-fill development of affordable housing.

Measure HO-2013-8

Continue to track and record second dwelling units and hardship mobile homes to ensure opportunities to access affordable housing. Extend current public awareness efforts in order to improve the effectiveness of these programs. Increased public awareness includes, but is not limited to, posting information about these programs on the County website and providing information to the public at appropriate locations, such as the HCED Program. [Policies HO-1.1 and HO-1.24]

Responsibility:	Planning Department and HCED Program
Time Frame:	Ongoing
Funding:	General Fund
Expected Outcome:	Ensure opportunities to access affordable housing.
Objectives:	300 second units and 300 mobile homes in residential zones during the planning period.

Measure HO-2013-9

Develop a local monitoring program to support hardship mobile homes on private properties that have a properly functioning sewage disposal system. A program shall support ongoing opportunities to access affordable housing through the use of a temporary onsite mobile home for low income earners while protecting the health and safety of county residents and the environment. [Policies HO-1.1 and HO-1.24]

Responsibility:	Planning Department, HCED Program, Environmental Management
Time Frame:	Within one year of Housing Element adoption
Funding:	General Fund
Expected Outcome:	Develop incentive policy to encourage in-fill development of affordable housing

Measure HO-2013-10

Amend the Zoning Ordinance and *Design and Improvement Standards Manual* to provide more creativity and flexibility in development standards and guidelines as incentives for affordable housing developments. Any amendments to design and development standards or guidelines should consider site characteristics. Amendments may include, but are not limited to, the following:

- Addition of affordable housing development guidelines;
- Encourage affordable housing within commercial zones as part of Mixed-use project;
- Modification in development standards including but not limited to
 - Reduction in minimum lot size to accommodate smaller units;
 - Reduction in setbacks;
 - Reduction in the area of paved surfaces through the use of angled parking and one-way circulation;
 - Reduction in street widths when it can be demonstrated that emergency vehicle access is not impaired;
 - Reduction in turning radius on cul-de-sacs when it can be demonstrated that emergency vehicle maneuverability is not impaired;
 - Reduction in pavement thickness when it can be demonstrated that soils and geotechnical conditions can warrant a lesser thickness;
 - Increase in the allowable lot coverage for affordable housing developments; and

- Consideration of cluster development particularly where either more open space is achieved or existing requirements increases costs or reduces density.

[Policies HO-1.3, HO-1.8 and HO-1.18]

Responsibility:	Planning Department
Time Frame:	Within one year of Housing Element adoption.
Funding:	General Fund
Expected Outcome:	Zoning Ordinance and Design and Improvement Standards Manual amendment(s).

Measure HO-2013-11

The County participates in a working group with Tahoe Regional Planning Agency (TRPA staff and other agencies with a vested interest while the *Tahoe Regional Plan* is being updated. 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*. Such efforts include:

- Relaxing TRPA development codes for affordable housing developments and second residential units;
- Expanding the exemption for affordable housing developments from the requirement to secure development rights;
- 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;
- Applying flexibility in the October to May building ban to rehabilitation of affordable housing, such as low-income households served in the Community Development Block Grant program;
- Ensuring long-term affordability covenants for affordable units;
- Allowing bonus units for affordable housing to be assigned from a basin-wide pool; and
- Developing an amnesty program for existing unpermitted units that would serve extremely low-, very low- and low-income households.

[Policies HO-1.14 and HO-3.10]

Responsibility:	Planning Department and HCED Program
Time Frame:	Ongoing
Funding:	General Fund
Expected Outcome:	225 units.

Measure HO-2013-12

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 order to ensure the security and longevity of the funds, the County should undertake the following activities:

- Identify major stakeholders and begin a Housing Trust Fund Campaign;
- Establish a task force or committee structure;
- Determine fund administration structure and funding, and an oversight body;
- Determine allowed and priority uses for the Trust Funds. Allowed uses shall include off-setting development impact fees, including TIM fees, for affordable housing projects;
- Evaluate revenue sources and establish a dedicated revenue source and dollar goal;
- Provide clear guidelines for the awarding of funds, with highest priority given to development of housing for extremely low- and very low-income households; and
- Determine program application procedures and criteria.

[Policies HO-1.10, HO-1.15 and HO-1.18]

Responsibility:	Planning Department and HCED Program
Time Frame:	Within two years of Housing Element adoption.
Funding:	To be determined
Expected Outcome:	Establishment of a Housing Trust Fund

Measure HO-2013-13

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:

- 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 stock plans to minimize review time;
- Training and cross-training for new tools and processes;
- Greater public outreach and education; and
- Using new technology including on-line permitting, expanded use of geographic information systems, and greater use of the County website.

[Policies HO-1.3, HO-1.7, HO-1.16 and HO-1.18]

Responsibility:	Planning Department, Building Department, Department of Transportation, Environmental Management Department, and HCED Program
Time Frame:	Annually.
Funding:	General Fund
Expected Outcome:	Policy to reduce processing time for affordable housing developments, and update as needed based on annual review.
Objective:	300 units

Measure HO-2013-14

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. 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 multi-family housing project by Domus Development LLC in Lake Tahoe. [Policy HO-1.5]

Responsibility:	Planning Department
Time Frame:	Within two years of Housing Element adoption.
Funding:	General Fund
Expected Outcome:	150 units

Measure HO-2013-15

Support a legislative platform to facilitate the development of affordable housing, especially in the Tahoe Basin. The legislative platform includes, but is not limited to, the following items:

- Revision of federal and state statutes and regulations to allow dormitories to be considered housing for resort workers;
- Amend federal and state low-income housing tax credit programs to allow developers to earn “points” toward winning the tax credits for high-cost areas in the rural set-aside, because currently “points” cannot be obtained in both categories;
- Increase the income limits and the allowable sales price for the Home Investment Partnerships Program;
- Expand the Tahoe Regional Planning Agency’s urban limit line where opportunities to provide affordable housing exist, such as surplus school sites;
- Grant the Lake Tahoe basin entitlement status for Community Development Block Grant (CDBG) funds; and
- Exempt affordable housing from the state prevailing wage law.

[Policy HO-1.14]

Responsibility:	Chief Administrative Office, Planning Department, and HCED Program
Time Frame:	Ongoing
Funding:	General Fund
Expected Outcome:	255 low to moderate income units

Measure HO-2013-16

Establish an interdepartmental working group to ensure cooperation between departments in the implementation of Housing Element policies and programs. Hold periodic meetings with the Chief Administrative Officer and have biennial workshops with the Board of Supervisors regarding the status and potential improvements to policies and programs. [Policy HO-1.17]

Responsibility:	Chief Administrative Office, Community Development Agency (Planning Department, Building Department, Environmental Management Department, and Department of Transportation), Health and Human Services Agency,
Time Frame:	Continue working group upon adoption of Housing Element;
Funding:	General Fund
Expected Outcome:	Increased interdepartmental coordination and better application of County policies and programs.

Measure HO-2013-17

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]

Responsibility:	HCED Program, Planning Services
Time Frame:	Program development and tracking system within three years of Housing Element adoption.
Funding:	General Fund
Expected Outcome:	Adopt program and tracking system.

Measure HO-2013-18

Amend the Planned Development combining zone district to provide adequate developer incentives to encourage inclusion of a variety of housing types for all income levels, including housing for extremely low-income households. [Policy HO-1.18]

Responsibility:	Planning Services, HCED Program
Time Frame:	Within one year of Housing Element adoption as part of a Comprehensive Zoning Ordinance Update.
Funding:	General Fund
Expected Outcome:	Revised Planned Development combining zone district.

Measure HO-2013-19

Continue to apply for funding in support of a first-time homebuyers loan program for low- to moderate-income households. Funding resources may include the following:

- CDBG Program (for first time homebuyer loans)
- HOME Investment Partnerships Program
- Program Income Revolving Loan Program
- BEGIN Program

[Policy HO-1.22]

Responsibility:	HCED Program
Time Frame:	Ongoing. Apply for funding per annual NOFA requirements.
Funding:	CDBG, HOME, and program income funds
Objective:	24 units

Measure HO-2013-20

Apply for Community Development Block Grant (CDBG) rehabilitation funds to provide housing rehabilitation services, including weatherization services, for extremely low-, very low- and low-income households. Target CDBG funds to assist affordable housing developers that incorporate energy efficient designs and features in rehabilitation projects; [Policies HO-2.1 and HO-2.2]

Responsibility:	HCED Program
Time Frame:	Ongoing
Funding:	LIHEAP
Objective:	735 units (see Table HO29)

Measure HO-2013-21

Support County application for funds from a variety of sources in support of public improvements and/or community development on behalf of development for, and services that assist, affordable housing. [Policies HO-1.4 and HO-1.10]

Responsibility:	HCED Program, Planning Services
Time Frame:	Ongoing
Funding:	State and Federal grant programs and local matching funds
Objective:	Develop funding sources to provide for public improvements and community development in support of housing affordable for low to moderate income levels.

Measure HO-2013-22

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. [Policies HO-3.5 and HO-3.11]

Responsibility:	Health and Human Services Agency, Public Housing Authority
Time Frame:	Ongoing
Funding:	HUD Housing Choice Voucher Funds and General Fund
Expected Outcome:	Continued and expanded Housing Choice Voucher Program
Objective:	Achieve and maintain 100 percent lease-up or allocation utilization rate, and apply for additional fair share vouchers when eligible.

Measure HO-2013-23

Develop a mobile home park conversion policy with measures to encourage retention of mobile home and manufactured home housing, aid in relocation, and provide compensation to owners and residents. The policy may consider the following approaches to preserve affordable mobile home housing:

- Grant financial assistance with Community Development Block Grant, tax increment, or other local sources;
- Participate with mobile home residents in the state’s Mobile Home Park Assistance Program;
- Require adherence to state code that mandates adequate notice of any intent to raise rent; and
- Protect current mobile home parks and sites by zoning them for appropriate residential use.

[Policies HO-2.5, HO-3.3 and HO-3.4]

Responsibility:	HCED Program and Planning Department
Time Frame:	Within two years of Housing Element adoption.
Funding:	General Fund
Expected Outcome:	Mobile home park conversion policy.

Measure HO-2013-24

Continue code enforcement efforts to work with property owners to preserve the existing housing stock. [Policies HO-2.4 and HO-3.12]

Responsibility:	Code Enforcement, Health and Human Services Agency, HCED Program
Time Frame:	Ongoing
Funding:	General Fund
Expected Outcome:	Preservation of existing housing stock.
Objective:	300 units preserved

Measure HO-2013-25

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. [Policies HO-1.21 and HO-3.11]

Responsibility:	HCED Program
Time Frame:	Ongoing
Funding:	General Fund
Expected Outcome:	Annually updated list

Measure HO-2013-26

Review the Zoning Ordinance, existing policies, permitting practices, and building codes to identify provisions that could pose constraints to the development of housing for persons with disabilities. Adopt an ordinance, pursuant to the Fair Housing Amendments Act of 1988, to establish a process for making requests for reasonable accommodations to land use and zoning decisions and procedures regulating the siting, funding, development and use of housing for people with disabilities. [Policies HO-4.2 and HO-4.7]

Responsibility:	Planning Department and Building Department
Time Frame:	Within one year of Housing Element adoption.
Funding:	General Fund
Expected Outcome:	Adopt Reasonable Accommodation ordinance as part of Comprehensive Zoning Ordinance update

Measure HO-2013-27

Explore models to encourage the creation of housing for persons with special needs, including developmental disabilities. 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 developmental disabilities and other special needs. The County shall also seek State and Federal funds for direct support of housing construction and rehabilitation specifically targeted for housing for persons with disabilities. [Policies HO-4.2 and HO-4.3]

Responsibility:	HCED Program and Planning Department
Time Frame:	Within two years of Housing Element adoption.
Funding:	General Fund
Expected Outcome:	Establish model to encourage affordable housing for persons with special needs, including developmental disabilities.

Measure HO-2013-28

Continue working with community and local organizations on a regular basis 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 build upon the current Continuum of Care Strategy and develop a 10-year plan to end chronic homelessness that provides the County and local stakeholders opportunities to meet the needs of the chronically homeless population in the county. [Policies HO-4.4, HO-4.5 and HO-4.6]

Responsibility:	Health and Human Services Agency
-----------------	----------------------------------

Time Frame:	Within five years of Housing Element adoption
Funding:	General Fund/State Emergency Shelter Program/U.S. Department of Housing and Urban Development/other specialized funding
Expected Outcome:	10-year Plan to End Chronic Homelessness

Measure HO-2013-29

As part of the Comprehensive Zoning Ordinance update, clearly define emergency shelters, transitional housing, and permanent supportive housing and shall identify adequate supply within commercial zone districts within which emergency shelters or transitional housing may be established by right. The Ordinance will clarify emergency shelters are to be allowed without a special-use permit or other discretionary actions; will demonstrate shelters are only subject to the same development and management standards that apply to other allowed uses within the identified zone; and will amend zoning to allow transitional and supportive housing as a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same zone. [Policy HO-4.4]

Responsibility:	Planning Department and HCED Program
Time Frame:	Zoning Ordinance to be updated within one year of Housing Element adoption.
Funding:	General Fund and other
Expected Outcome:	Update of Zoning Ordinance.

Measure HO-2013-30

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 web site 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:

- 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
- Encourage energy-efficient development
- Updates to the Zoning Ordinance should include provisions to allow and encourage use of solar, wind and other renewable energy resources.

Responsibility:	Planning Department, Building Department, and HCED Program
Time Frame:	Ongoing; within one year of Housing Element adoption for public

	awareness component.
Funding:	General Fund
Expected Outcome:	Distribution of information with all residential building permits.

Measure HO-2013-31

Amend Zoning Ordinance to allow mixed-use development at a maximum density of 20 dwelling units per acre within Commercial zones, and revise the existing requirement that commercial uses be initiated prior to residential uses in select commercial zones, subject to standards that encourage compact urban form, access to non-auto transit, and energy efficiency. [Policy HO-1.8]

Responsibility:	Planning Department
Time Frame:	Phase One ongoing, Phase Two within one year of the Housing Element adoption
Funding:	General Fund
Expected Outcome:	Policies that encourage mixed-use development

Measure HO-2013-32

As part of the Comprehensive Zoning Ordinance Update, ensure that the permit processing procedures for agricultural employee housing do not conflict with Health and Safety Code Section 17021.6(c) which states that *“except as otherwise provided in this part, employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household shall not be subject to any business taxes, local registration fees, use permit fees, or other fees to which other agricultural activities in the same zone are not likewise subject”* The County shall also ensure that such procedures encourage and facilitate the development of housing for agricultural employees. [Policies HO-1.3 and HO-1.21]

Responsibility:	Planning Department and HCED Program
Time Frame:	Zoning Ordinance to be updated within one year of Housing Element adoption
Funding:	General Fund
Expected Outcome:	Compliance with Health and Safety Code Section 17021.6 and procedures that encourage and facilitate the development of agricultural employee housing

Measure HO-2013-33

Continue to make rehabilitation loans to qualifying extremely low-, very low- and low-income households. [Policies HO-2.1 and HO-3.12]

Responsibility:	HCED Program
Time Frame:	Ongoing
Funding:	CDBG, HOME and County Revolving Loan Funds
Objective:	25 loans

Measure HO-2013-34

As required by Land Use Element Policy 10-2.1.5, require an economic analysis for all 50+ unit residential developments to ensure that appropriate public services and facilities fees are levied to provide public facilities and services to the project. The County shall consider a program to fund the cost of economic analysis for multi-family housing which includes an affordable housing component. The County will also prepare a model economic analysis to serve as a study template and data resource for large residential developments, including affordable multi-family projects. [Policies HO-1.25 and HO-1.26]

Responsibility:	Development Services, Chief Administrator’s Office
Time Frame:	Model study for analysis of potential fiscal impacts has been initiated. Evaluation of 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.
Funding:	General Fund (model study); project applicants (individual projects)
Expected Outcome:	Appropriate public facilities and services fees that reflect the cost of providing facilities and services.

Measure HO-2013-35

The County shall update the TIM Fee Program analysis to analyze anticipated lower trip generation and traffic benefits of a variety of housing types including mixed-use, second units, transitional and supportive housing, employee housing including agricultural worker housing, and housing for disabled or elderly persons to determine if a reduction of TIM fees can be accomplished. The County will continue to update the TIM Fee 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 TIM fees do not constrain development of a variety of housing types. The County will annually monitor the effectiveness of this program and subsequent measures and add or revise programs as necessary to mitigate TIM fees. [Policy HO-1.25]

Responsibility:	Department of Transportation, Planning Services, HCED Program
Time Frame:	Annual analysis and modification to TIM fees
Funding:	General Fund/TIM Fee Program
Expected Outcome:	Reduced TIM fees for multi-family mixed-use development, second units, transitional housing, supportive housing, employee housing including agricultural worker housing, housing for persons with disabilities, and housing for elderly persons. An increase in the number of sites where multi-family housing is allowed by right.

Measure HO-2013-36

Explore options to expand Board Policy B-14, 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]

Responsibility:	Planning Services, HCED Program, Department of Transportation, and Environmental Management Department
Time Frame:	Within two years of Housing Element adoption.
Funding:	General Fund
Expected Outcome:	Incentive policy to encourage development of variety of housing types for affordable housing

Measure HO-2013-37

The County shall explore options that will 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 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 multi-family and single-family rental residences. Development of this ordinance requires consideration of the following variables: 1) Contain an inspection process for all rental property; 2) impose fines for violations of the ordinance on property owners/property managers; 3) establish a database of all rental property; 4) include an enforcement process; and, 5) would as much as possible, be financially self-supporting.[Policies HO-2.3 and HO-2.4]

Responsibility:	HCED Program, Building Department, Auditor-Controller’s Office, Code Enforcement
Time Frame:	Within three years of Housing Element adoption.
Funding:	Self-supporting inspection program and CDBG rehabilitation grant funding.
Expected Outcome:	To ensure that available housing stock for multi-family and single family rentals meet health, safety, and building standards that would contribute to clean, safe neighborhoods.
Objectives:	200 units

Measure HO-2013-38

Continue to refer people who suspect discrimination in housing to the appropriate investigative or enforcement agency or organization for help. The County Health and Human Services Agency will also endeavor to distribute fair housing information as a part of its housing programs. Where appropriate, the County will make available fair housing information in languages other than English. Sites for display of fair housing information include community and senior centers, local social service offices, the County libraries and other public locations including County administrative offices. These are ongoing efforts by the County. Expand upon efforts to ensure the complaint process includes a policy for maintaining records on fair housing inquiries, complaints filed, and referrals for fair housing assistance. [Policy HO-1.23]

Responsibility:	HCED Program
Time Frame:	Ongoing. Develop policy for maintaining records within two years of Housing Element adoption
Funding:	General Fund
Expected Outcome:	Track and respond to discrimination complaints and provide public education through the distribution of information

Measure HO-2013-39

Continue working with owners of subsidized housing units and organizations interested in preserving such units to ensure the preservation of housing units at risk of conversion to market rate housing. This strategy includes identification of funding sources that may be used to preserve at-risk units and identification of qualified entities who are interested in purchasing government-subsidized multi-family housing projects by consulting the HCD list of Qualified Entities available on their website at <http://www.hcd.ca.gov/hpd/hrc/tech/presrv/>.

Responsibility:	HCED Program
Time Frame:	Ongoing
Funding:	General Fund
Expected Outcome:	Continue strategy to preserve units at risk of conversion

Measure HO-2013-40

As part of the Zoning Ordinance Update, ensure that the permit processing procedures for transitional and supportive housing do not conflict with Government Code Section 65583 which requires that transitional and supportive housing shall be considered a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same zone. [Policies HO-1.3 and HO-4.5]

Responsibility:	Planning Department
Time Frame:	Zoning Ordinance to be updated within one year of Housing Element adoption
Funding:	General Fund
Expected Outcome:	Compliance with SB2 (Government Code Section 65583) and to promote affordable housing options

Quantified Housing Objectives

Table HO29 summarizes the housing objectives for each measure and shows if the units will be provided by new construction, rehabilitation, or conservation. New construction refers to the number of new units that could potentially be constructed by each measure. Rehabilitation refers to the number of existing units expected to be rehabilitated. Conservation refers to the preservation of affordable housing stock. A subset of the conservation objective is the preservation of units defined as “at-risk.” The quantified objectives are further broken down by income category (e.g. very low income, low income, and moderate income). Because a jurisdiction may not have the resources to provide the state mandated housing allocation (see Table HO24) the quantified objectives do not need to match the state allocation by income category.

Table HO29
Quantified Housing Objectives

2013-2021			Construction					Rehabilitation				Conservation			
Measure	Goal	2013 Objective (8yr)	Extremely Low	Very Low	Low	Moderate	Above Moderate	Extremely Low	Very Low	Low	Moderate	Extremely Low	Very Low	Low	Moderate
HO-2013-6	Incentives	300	20	50	140	90									
HO-2013-8	SDUs	300 second units	25	175	300	100									
		300 mobile homes*													
HO-2013-13	Fast Track	300		100	100	100									
HO-2013-14	Infill	150		25	50	75									
HO-2013-15	Tahoe	255				89	166								
HO-2013-19	FTHB	24		4	20										
HO-2013-20	Rehab WX	735						175	500	60					
HO-2013-24	Code Enf	300										5	170	100	25
HO-2013-33	Rehab	25						2	5	18					
HO-2013-37	Rental Insp	200							25	25			50	50	50
	Total	2,889	45	354	610	454	166	177	530	103	0	5	220	150	75
Land Inventory Summary (Table HO-28**)					2,338	764	10,151								
Grand Totals			45	354	2,948	1,218	10,317	177	530	103	0	5	220	150	75

* California Water Board actions may become a constraint to SDU mobile homes due to separate septic requirements

** Table HO-28 numbers for Low Income include Extremely Low, Very Low and Low Income Units

Appendix A – Evaluation of the –2008-2013 Housing Element

Section 65588(a) of the Government Code requires that jurisdictions evaluate the effectiveness of the existing Housing Element, the appropriateness of goals, objectives and policies, and the progress in implementing programs for the previous planning period. This appendix contains a review the housing goals, policies, and programs of the previous Housing Element, adopted in 2008, amended in 2009, and evaluates the degree to which these programs have been implemented during the previous planning period, 2008 through 2013. The findings from this evaluation have been instrumental in determining the County’s 2013 – 2021 Housing Implementation Program.

Table A-1 summarizes the programs contained in the previous Housing Element along with the source of funding, program objectives, accomplishments, and implications for future policies and actions.

**Table A-1
Housing Element Program Evaluation –2008-2013**

General Plan Implementation Measure	Objective	Responsible Department	Related Departments	Due Date	Expected Unit Outcome	Actual as of 1/1/2013	Accomplishments and Current Status	Objective Met	Future Policies and Actions
HO-1	As part of a General Plan amendment, and as part of each Specific Plan or other community plan update, the County will review land use patterns, existing densities, the location of job centers, and the availability of services to identify additional areas within the plan or project area that may be suitable for higher density residential development to ensure that a sufficient supply of residentially designated land is available to achieve the County's housing objectives. [Policies HO-1.1 and HO-1.2]	Planning Services		Ongoing			Adopted Density Bonus for Affordable Housing in March 2009. As part of Targeted General Plan Update the County is considering a Community Region boundary change and Rural Region designation for Camino/Pollock Pines to review and address suitable development standards.	Yes and ongoing	Carried forward as Measure HO-2013-1
HO- 2	Periodically review available and adequate sites suitable for the development of affordable housing. Working with other public agencies, develop a work program that identifies the geographic areas where affordable housing development could best be accommodated without the need to construct additional infrastructure (e.g., water lines, sewer connections, additional or expanded roadways) that could add substantial costs to affordable housing developments [Policy HO-1.1 and HO-1.2]	Planning Services	Health and Human Services Agency, Department of Transportation	2 years			Reviewed County owned property for commercial zoning to accommodate potential shelter site in 2008. Data is now available for future reference on suitable multi-family sites. As part of the Comprehensive Zoning Ordinance Update, Zoning maps will be updated to reflect conformance with General Plan land use designations, including sites suitable for the development of affordable multi-family housing.	Yes	Carried forward as Measure HO-2013-3

HO-3	Annually review and update the capital improvement programs under the County's control that contain strategies for extending services and facilities to areas that are designated for residential development, but do not currently have access to public facilities, so that the County's housing goals, policies, and implementation measures are effectively applied. [Policy HO-1.5 and HO-1.26]	Planning Services	DOT	Annually			Annual review and update CIP. County is developing an improved travel demand model. The new travel demand model will help guide the County through the next twenty-five years of land use planning. The new model will be used not only by the County but it will also be available for use by the private sector and other also by private companies and public agencies such as Caltrans. The County intends to keep the model current, updating it as needed to incorporate new development.	Yes	Included in County's efforts to update the Travel Demand Model in conjunction with the TGPA and ZOU. Carried forward as Measure HO-2013-4
HO- 4	Develop and adopt an incentive-based policy that will encourage, assist and monitor the development of housing that is affordable to very low, low and moderate income households. The incentive-based policy shall incorporate but expand upon existing affordable housing incentives prescribed by State law (e.g., density bonus), and shall incorporate the County's Density Bonus Ordinance (Measure HO-7), affordable housing provisions from the Design and Improvement Standards Manual (Measure HO-6), Residential Development Processing Procedures (Measure HO-10); Infill Incentives Ordinance (Measure HO-11; and amendments to Planned Development Combining Zone District (Measure HO-16).[Policies HO-1.6, HO-1.7, HO-1.16, HO-1.18, HO-1.21 and HO-1.24]	Health and Human Services Agency	CAO, Planning & Building Services, DOT Environ Mgmt.	1 year	300	48	Completed and ongoing. The County has adopted an Affordable Housing Fee Structure Policy (BP B-11), a Fee Waiver Policy (BP B-2), a Traffic Impact Fee Deferral Policy (BP B-3), and a Traffic Impact Mitigation (TIM) Fee Offset Policy For Developments with Affordable Housing Units (BP B-14) as well as reduced TIM Fees for senior housing in community regions.	Yes	Carried forward as Measure HO-2013-6
HO- 5	Develop a method to track and record second dwelling units and hardship mobile homes to	Planning Services	Health and Human	1 year	300 SDU 300 MH	53 SDU 69 MH	Policy established and publicly noticed for	Yes	Carried forward as

	ensure opportunities to access affordable housing. Extend current public awareness efforts in order to improve the effectiveness of these programs. Increased public awareness includes, but is not limited to, posting information about these programs on the County website and providing information to the public at appropriate locations, such as the Health and Human Services Agency. [Policy HO-1.1 and Policy HO-1.24]		Services Agency				second dwelling TIM fee offset (BP B-14) through flyers, publications, and on the County website. As part of Zoning Ordinance Update, the County is exploring options to increase floor area limitations for second dwelling units and develop additional incentives programs.		Measure HO-2013-8
HO-6	Amend the Zoning Ordinance and Design and Improvement Standards Manual to provide more creativity and flexibility in development standards and guidelines as incentives for affordable housing developments. Any amendments to design and development standards or guidelines should consider site characteristics.	Planning Services	Health and Human Services Agency. Department of Transportation	1 year			Working under current policy to provide allowable concessions for the development of affordable housing. County has undertaken a Comprehensive Zoning Ordinance Update to address greater flexibility as incentives for the development of housing affordable to very-low to moderate income households. Adoption is anticipated in late 2013.	In progress	Carried forward as Measure HO-2013-10
HO-7	Adopt a density bonus ordinance in accordance with state law and promote the benefits of this program to the development community by posting information on the County's website and creating a handout to be distributed with land development applications. [Policy HO-1.18]	Planning Services		1 year	100		Completed. Density Bonus Ordinance component of Zoning Ordinance adopted in March 2009.	Yes	Completed
HO-8	The County participates in a working group with Tahoe Regional Planning Agency (TRPA staff and other agencies with a vested interest while the Tahoe Regional Plan is being updated.) The intent of the County's participation in the working group is to provide input into TRPA Code of Ordinances changes that will facilitate the construction of affordable and workforce	Planning Services	Health and Human Services Agency	1 year			MOU adopted and County is working cooperatively with TRPA. The County is also participating in the Meyers Community Advisory Council (MCAC), formerly	Yes	Carried forward as Measure HO-2013-11

	housing in the Tahoe Basin in a manner consistent with the Tahoe Regional Plan.						known as the Meyers Roundtable. The MCAC will be the liaison between Meyers and its surrounding unincorporated communities and El Dorado County staff for the purpose of overseeing the updating and implementation of the Meyers Community Plan to address commercial, recreational and residential development.		
HO- 9	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.	Planning Services	Health and Human Services Agency	2 years		40	HHSA administers a dedicated Predevelopment revolving loan fund for affordable projects with Board approval. The County also administers a CalHFA Housing Enabled by Local Partnerships (HELP) revolving loan program to assist with the acquisition and construction of affordable housing development. The program has issued \$1.5 million in loan funds during this planning period to Mercy Housing to assist a 40-unit workforce rental housing project in Shingle Springs.	Yes	Carried forward as Measure HO-2013-12
HO- 10	County will review its residential development processing procedures annually to identify additional opportunities to further streamline the	Planning Services	Health and Human Services	Annually	300	40	Board-appointed Regulatory Reform Team meets regularly	Yes	Carried forward as Measure

	procedures for affordable housing projects while maintaining adequate levels of public review.		Agency, Building Services, Environ Mgmt., DOT				and reports to the Board of Supervisors with recommendations to reduce constraints to affordable housing. Continue working with developers to prioritize affordable housing projects.		HO-2013-13
HO- 11	Adopt an infill incentive ordinance to assist developers in addressing barriers to infill development. Incentives could include, but are not limited to, modifications of development standards, such as reduced parking and setback requirements, to accommodate smaller or odd-shaped parcels, and waivers or deferrals of certain development fees, helping to decrease or defer the costs of development. [Policy HO-1.5]	Planning Services	Health and Human Services Agency	2 years	150		As development of an infill incentive ordinance progresses, staff continues to work with applicants to identify any potential funding opportunities and incentives to assist in the development of affordable units. The County has included Policy 2.1.4.3 as part of the Targeted General Plan Amendment process by adding a policy and implementation measure to the Land Use Element supporting the implementation program to promote infill development in existing communities.	In progress	Carried forward as Measure HO-2013-14
HO- 12	Investigate land banking as a method to provide sites for affordable housing.	Planning Services	CAO, Health and Human Services Agency, Office of Economic Development	2 years			Investigation did not produce a viable option for land banking at this time. Although the County will continue to work with for-profit and non-profit developers wishing to explore this method, this measure will be removed from the 2013-2012 Housing Element.	Yes	Completed

HO- 13	Support a legislative platform to facilitate the development of affordable housing, especially in the Tahoe Basin.	Chief Administrative Office	Health and Human Services Agency, Planning Services	Ongoing			Process is in place. Working with TRPA.	Yes	Carried forward as Measure HO-2013-15
HO- 14	Establish an interdepartmental working group to ensure cooperation between departments in the implementation of Housing Element policies and programs. Hold periodic meetings with the Chief Administrative Officer and have biennial workshops with the Board of Supervisors	Chief Administrative Office	Health and Human Services Agency, Planning & Building Services, DOT, Environ Mgmt.	Ongoing			Working group established and ongoing.	Yes	Carried forward as Measure HO-2013-16
HO- 15	Develop a public information program to support workforce housing and track the approval and status of employee housing, including farmworker housing. Tracking should be done by region within the County and specific type of employee such as agricultural employees and seasonal employees. 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.	Health and Human Services Agency		3 years			Program to track the approval and status of employee housing has been developed and ongoing. Efforts to promote the development of workforce housing are in progress.	Yes	Carried forward as Measure HO-2013-17
HO- 16	Amend the Planned Development combining zone district to provide adequate developer incentives to encourage inclusion of a variety of housing types for all income levels. [Policy HO-1.18]	Planning Services	Health and Human Services Agency	1 year			On November 14, 2011, the Board of Supervisors adopted Resolutions of Intention to amend the General Plan and to complete a comprehensive update to the Zoning Ordinance. Specific modifications to the Planned Development combining zone district are found in Section 17.28.010 of the draft update. Adoption of the comprehensive Zoning	In progress	Carried forward as Measure HO-2013-18

							Ordinance Update is anticipated in late 2013.		
HO- 17	Continue to apply for funding in support of a first-time homebuyers program. [Policy HO-1.22]	Health and Human Services Agency		Ongoing	24	56	Awarded two HOME Investment Partnerships Program grants; 08-HOME-4701 and 10-HOME-6850 to provide a first time homebuyer loan program in the county. Working with the CRHMFA Homebuyers Fund (CHF) to provide additional homebuyer assistance programs to county residents.	Yes	Carried forward as Measure HO-2013-19
HO- 18	Apply for Community Development Block Grant (CDBG) rehabilitation funds annually to provide housing rehabilitation services, including weatherization services, for extremely low, very low and low income households. Target CDBG funds to assist affordable housing developers that incorporate energy efficient designs and features in rehabilitation projects; [Policy HO-2.1 and HO-2.2]	Health and Human Services Agency		Ongoing	800	1,295	Providing Home Weatherization through County program and Home Energy Retrofit program administered by the CRHMFA Homebuyers Fund (CHF). The County's Housing Revolving Loan Fund and grant funds provide low-interest loans to assist low-income homeowners with home repairs, when funding is available. The County's application to CDBG under the 2012 Super NOFA to provide additional funding for housing rehabilitation loans was denied by HCD.	Yes	Carried forward as Measure HO-2013-20
HO- 19	Continue to administer the Housing Choice Voucher Program (formerly Section 8) through the El Dorado County Public Housing Authority (PHA) and continue efforts to expand resources and improve coordination and support with	Health and Human Services Agency		Ongoing	100% lease up	100% Allocation	374 households assisted through the HCV program. Allocation of 100% of HUD funding.	Yes	Carried forward as Measure HO-2013-22

	other agencies through formal agreements and increased staffing and financial resources for the Health and Human Services Agency. [Policies HO-3.5 and HO-3.11]						El Dorado County PHA has maintained a "high achiever" status during the planning period and in 2011 was recognized by HUD as the Housing Choice Voucher Program of the Year in the smaller PHA division.		
HO- 20	Develop a mobile home park conversion policy with measures to encourage retention of mobile home and manufactured home housing, aid in relocation, and provide compensation to owners and residents.[Policies HO-2.5, HO-3.3 and HO-3.4]	Health and Human Services Agency	Planning Services	2 years			Draft Ordinance completed. Continue working with mobile home park residents and owners to resolve issues.	In progress	Carried forward as Measure HO-2013-23
HO- 21	Continue code enforcement efforts to work with property owners to preserve the existing housing stock. [Policy HO-2.4 and HO-3.12]	Code Enforcement	Health and Human Services Agency	Ongoing	300	394	Code enforcement activities directed to ensure safe housing and retention of housing stock. HHSA programs and Code Enforcement continue to collaborate to provide property owners with preservation assistance options.	Yes	Carried forward as Measure HO-2013-24
HO- 22	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. [Policies HO-1.21 and HO-3.11]	Health and Human Services Agency		Annually			Annual Housing Element progress report submitted to HCD by April of each year. HHSA continues to track and report subsidized dwelling units.	Yes	Carried forward as Measure HO-2013-25
HO-23	Review the Zoning Ordinance, existing policies, permitting practices, and building codes to identify provisions that could pose constraints to the development of housing for persons with disabilities. Adopt an ordinance, pursuant to the	Planning Services	Building Services	3 years			On November 14, 2011, the Board of Supervisors adopted Resolutions of Intention to amend the General	In progress	Carried forward as Measure HO-2013-26

	Fair Housing Amendments Act of 1988, to establish a process for making requests for reasonable accommodations to land use and zoning decisions and procedures regulating the siting, funding, development and use of housing for people with disabilities. [Policy HO-4.2 and HO-4.7]						Plan and to complete a comprehensive update to the Zoning Ordinance. Specific modifications to the planned development combining zone district are found in Section 17.28.010 of the draft update. This followed a multi-year process of review and consideration of changes determined necessary following recent changes in State law, changes in development patterns and market demand, and findings from the General Plan 5-year review. Adoption of the comprehensive Zoning Ordinance Update is anticipated in late 2013.		
HO- 24	Continue working with community and local organizations on a monthly basis 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 the End Chronic Homelessness through Employment and Housing grant. The expected outcome of this measure is to build upon the 2007 Continuum of Care Strategy and develop a 10-year plan to end chronic homelessness that provides the County opportunities to meet the needs of the chronically homeless population in our jurisdiction.[Policy HO-4.4.,HO-4.5 and HO-4.6]	Health and Human Services Agency		Ongoing			HHSA received annual Housing Management Information Systems (HMIS) grant awards through HUD and continues work with community and faith-based organizations to address long-term homeless and transitional housing needs in the community. Ten-year plan to address homelessness is one of the topics to be addressed through the Continuum of Care.	Yes	Carried forward as Measure HO-2013-28
HO- 25	As part of the Zoning Ordinance update, clearly	Planning	Health and	1 year			Completed. County	Yes	Carried

	define emergency shelters, transitional housing, and permanent supportive housing and identify zone districts within which emergency shelters or transitional housing may be established by right. In addition, the update will identify zoning districts where Single-Room Occupancy (SRO) housing is permitted, either by right or as a conditional use. [Policy HO-4.4]	Services	Human Services Agency				currently considers shelters as Community Care Facilities allowed by right in three of four Commercial zones. SRO housing is currently allowed by right on parcels zoned for residential multi-family (RM).		forward as Measure HO-2013-29 without reference to SRO.
HO- 26	Provide information to the public regarding ways to improve the efficient use of energy and water in the home and to increase energy and water efficiency in new construction 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 web site and creating a handout to be distributed with land development applications. [Policy HO-5.1 and 5.2] The County has set goals to address and support positive environmental change.	Planning Services	Building Department, Health and Human Services Agency	1 year			The County provides a Home Weatherization program and county residents also benefit from the Home Energy Retrofit program administered by the CRHMFA Homebuyers Fund (CHF). The County's Housing Revolving Loan Fund and grant funds provide low-interest loans to assist low-income homeowners with home repairs, including energy-efficiency issues, when funding is available.	Yes	Carried forward as Measure HO-2013-30
HO-27	Amend Zoning Ordinance to permit mixed use development at a maximum density of 24 du/ac within Commercial zones by right, and removing the existing requirement that commercial uses be initiated prior to residential uses, subject to standards that encourage compact urban form, access to non-auto transit, and energy efficiency. [Policy HO-1.8]	Planning Services		1 year			Completed - Phase 1 of Mixed Use as Chapter 17.40.180 of the County Zoning Ordinance. Develop policy to allow residential density by increasing residential use as part of a mixed-use development in Community Regions from 16 units per acre to 20 units per acre.	Yes	Carried forward as Measure HO-2013-31
HO- 28	As part of the Zoning Ordinance update, ensure that the permit processing procedures for agricultural employee housing do not conflict	Planning Services	Health and Human Services	1 year			The Comprehensive Zoning Ordinance update draft provides	In progress	Carried forward as Measure

	with Health and Safety Code Section 17021.6 which states that "no conditional use permit, zoning variance, or other zoning clearance shall be required of employee housing that serves 12 or fewer employees and is not required of any other agricultural activity in the same zone." The County shall also ensure that such procedures encourage and facilitate the development of housing for agricultural employees. [Policy HO-1.3 and HO-1.21]		Agency				greater clarity and flexibility for employee housing specific to agricultural workers in Chapter 17.40.120.		HO-2013-32
HO- 29	Continue to make rehabilitation loans to qualifying very low and low income households. [Policy HO-2.1 and HO-3.12]	Health and Human Services Agency		Ongoing	25	15	Revolving loan funds are available for housing rehabilitation assistance to low-income households. Application for HOME and CDBG program funding for housing rehabilitation program is ongoing. Awarded CDBG Housing Rehab grant funding for 2010 (Agreement # 10-STBG-6711). Denied CDBG Housing Rehab grant funding in 2012.	Yes	Carried forward as Measure HO-2013-33
HO-30	As required by Land Use Element Policy 10-2.1.5, require an economic analysis for all 50+ unit residential developments to ensure that appropriate public services and facilities fees are levied to provide public facilities and services to the project. The County shall consider a program to fund the cost of economic analysis for multi-family housing which includes an affordable housing component. The County will also prepare a model economic analysis to serve as a study template and data resource for large residential developments, including multi-family, affordable projects.	Development Services	CAO	1 year			Model study for analysis of potential fiscal impacts has been initiated. Evaluation of a funding program for economic analysis of affordable housing projects in progress. Analysis of individual projects is ongoing as needed.	Yes	Carried forward as Measure HO-2013-34
HO-31	The County shall update the TIM Fee Program analysis to analyze anticipated lower trip generation and traffic benefits of a variety of housing types including mixed use, second	DOT	Planning Services	Annually			Analysis resulted in reduced TIM fees for age-restricted housing units effective in 2011.	Yes	Carried forward as Measure HO-2013-35

	units, transitional and supportive housing, employee housing including agricultural worker housing, and housing for disabled or elderly persons.						The Board of Supervisors authorized an update of the County's travel demand model to help guide the County through updating Traffic Impact Mitigation Fees and future land use planning, among other uses.		
HO-32	The County shall explore options that will encourage and assist in the retention and rehabilitation of rental housing stock in the unincorporated area of El Dorado County in order to clean up the rental stock and improve the quality of life in neighborhoods. One option to be considered is 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: 1) Contain an inspection process for all rental property; 2) impose fines for violations of the ordinance on property owners/property managers; 3) establish a database of all rental property; 4) include an enforcement process; and, 5) would as much as possible, be financially self-supporting.	Health and Human Services Agency	Building Dept., Auditor-Controller's Office, Code Enforcement	2 years	200	220	CDBG funded exterior housing conditions study completed. Code Enforcement activity is ongoing. County continues to monitor subsidized multi-family rental projects and work with landlords and property owners for assistance with rehabilitation of affordable rental housing.	In progress	Carried forward as Measure HO-2013-37
HO-33	Continue to refer people who suspect discrimination in housing to the appropriate agency or organization for help. The County Health and Human Services Agency will also endeavor to distribute fair housing information as a part of its housing programs. These are ongoing efforts by the County.	Health and Human Services Agency		Ongoing			Added a Fair Housing web page to County website in addition to information provided to households upon request and brochures available at County offices. Referrals to appropriate agencies continue on an as-needed basis.	Yes	Carried forward as Measure HO-2013-38
HO-34	Continue working with owners of subsidized housing units and organizations interested in preserving such units to ensure the	Health and Human Services		Ongoing	78	78	Strategy developed by HUD and USDA Rural Development is in place	Yes	Carried forward as Measure

	preservation of housing units at risk of conversion to market rate housing. This strategy includes identification of funding sources that may be used to preserve at-risk units and identification of qualified entities who are interested in purchasing government-subsidized multifamily housing projects by consulting the HCD list of Qualified Entities at http://www.hcd.ca.gov/hpd/hrc/tech/presrv/ .	Agency					and administered by HHSA to assist organizations in preserving subsidized housing units. Worked with Diamond Springs I and II management. Federal Court settlement extended period of affordability to 2034 and 2035 respectively.		HO-2013-39
HO-35	The County shall fund a survey of housing conditions to determine the amount of housing in need of rehabilitation or replacement within older, established unincorporated neighborhoods. The survey will be conducted through "windshield" and walk-by techniques, with surveyors keeping within public rights-of-way to assess the condition of housing units. The survey shall include single family, multifamily and duplex homes within each survey area.	Health and Human Services Agency	Development Services, Code Compliance Division	2 years			Exterior Housing Condition Study completed with assistance of consultant and grant from State CDBG program (Standard Agreement # 09-PTAG-6497).	Yes	Completed

**Table A-2
Progress in Achieving Quantified Objectives
El Dorado County
-2008-2013**

Program Category	Quantified Objective	Progress
New Construction*		
Extremely Low	35	28
Very Low	350	46
Low	689	268
Moderate	400	47
Above Moderate		685
Total	1,474	1,002
Rehabilitation*		
Extremely Low	177	364
Very Low	505	724
Low	78	128
Moderate	100	80
Above Moderate		
Total	860	1,296
Conservation*		
Extremely Low	5	20
Very Low	170	225
Low	100	338
Moderate	25	32
Above Moderate		8
Total	300	622
*Quantified objective and progress for new construction reflect units built 2008-2012		

Appendix B

Residential Land Inventory

The assumptions and methodology for the residential land inventory are provided below and summarized in Tables B-1 through B-4.

1. Units Built 2008-2012

Table B-1 summarizes residential projects completed during 2006 and 2007. According to the RHNA methodology, units built after January 1, 2012 may be credited against the total RHNA allocation for this planning period.

2. Units Approved but Not Yet Built

Projects that are approved but not yet completed are shown in Table B-2. These projects include 12 Moderate units, and 25 Above-moderate units within multi-family zones. The income categories for new units listed in Table B-2 are based either on deed restrictions imposed in connection with assistance programs, or market conditions based on density (see discussion in Section 2, Housing Needs Assessment, and Housing Affordability section). With regard to for-sale units (both single-family detached and condo), all new units are assumed to be Above-moderate unless otherwise required through deed restrictions.

3. Vacant Land Analysis – Realistic Capacity

Table B-3 and Figure B-1 summarize vacant parcels that can accommodate residential development. The West Slope vacant parcels with zoning that permits residential uses will accommodate lower-income units, moderate-income units and above-moderate units.

For the West Slope, only parcels with multi-family General Plan and zoning designations that are considered viable for development during the 2013-2021 planning period were included in the Land Inventory Summary (Table HO28,) in Section 4.

Major considerations that were used to establish Realistic Capacity include:

- Current (non-expired), approved projects including available data on Specific Plans, Development Agreements, Parcel Maps and Tentative Subdivision Maps.
- Availability of public water and public sewer
- Local physical characteristics such as topography, wetlands, drainage courses, parcel adjacency; Note that the oak woodland constraints (GP Policy 7.4.4.4 retention standards) were not included in this analysis.
- Historical densities in the vicinity of the parcel
- Known restrictions to land division such as Covenants, Conditions and Restrictions (CC&Rs)

- Current General Plan (GP) policies effecting parcel densities such as Planned Development Policies, Agricultural Policies, Wetland Policies, and Erosion Control Policies.
- Active and Roll-out Williamson Act properties
- Identified regulatory and governmental restrictions or limitations (US Army Corp of Engineers, California Fish and Game, etc.).

Existing land use and parcel data was provided by El Dorado County (EDC) in a Geographical Information System (GIS) format and local physical constraints including size, slopes, wetlands, and adjacency were assessed with use of the Google Earth Pro (aerial imagery and data) and based on the knowledge and experience of the analyst.

In general, vacant and underdeveloped properties within Community Regions were analyzed at the parcel level. The Camino-Pollock Pines Community Region was analyzed consistent with Rural Regions and Rural Centers (discussed below). A limited availability of public sewer was also considered.

Community Regions Parcel Review Process

Following is an overview of the process used to determine Realistic Capacity for parcels within the Community Regions:

1. Determine the density/intensity and type of use (GIS).
2. Using Google Earth Pro, determine terrain (review 2 to 3 cross sections to evaluate an average slope of the property in 2-3 directions), wetlands (measure 50 or 100 feet buffers around the wetland feature), relative location of dwelling units, and other constraints (discussed below).
3. Based on the results of #2, determine the non-developable area of the parcel and
4. Determine the developable area of the parcel (difference between total parcel and non-developable parcel).
5. Estimate reasonable amount of additional units the developable area can accommodate (considering access to roadways, surrounding density, adjacency, Planned Development concepts and other factors).
6. Based on the result of #5, determine the net density of the parcel and verify its reasonableness.

GIS Coding of Community Region Parcels

For each parcel analyzed, analysis was documented at the parcel level in GIS.

Overview of Rural Region and Rural Center Analysis

Within Rural Regions and Rural Centers, land capacity was determined based on assessment of vacant parcels with residential land use (HDR, MDR, LDR, and RR). Only Market Area 5 included an assessment of underdeveloped parcels with residential land use as an additional consideration. Adjustments were made to parcels adjacent to active and roll-out Williamson Act contract lands. Second dwelling units were not considered based on the understanding that most parcels divisions already represent the maximum allowed density considering the underlying land use with limited parcel level review.

**Table B-1
Residential Development by Income Category
2008-2013
El Dorado County**

APN	Project	Zoning	Acres	Allowable Density	Project Density	2008-2013				Total
						VL	L	Mod	Upper	
090-430-21	SUNSET LANE APARTMENTS	R2	2.98	24	13.42	29	10	1	6	40
Totals - Multi-family Development							2		12	14
Second Dwelling Units							103			103
509 parcels	Master Planned Single-family								509	509
776 parcels	Individual Single-family								776	776
Totals - Single-family Development									1,285	1,285
Total Units - All							105	0	1,297	1,402
	*2 Townhomes are rentals									

**Table B-2
Approved Projects (Not Built)
El Dorado County**

Project No.	Project Name	Zoning	Allowable Density	Project Density	Acreage	Potential Units			Total
						VL/L	Mod	Upper	
DR 12 0001 S	CASA BELLA SENIOR APARTMENTS	R2	24	21	3.08	80			80
DR 10 0002 S	HABITAT MULTIFAMILY HOUSING	R2	24		.25	4			4
DR 12 0002	SKYVIEW APARTMENTS, PHS #2	CPO			1.3	4			
TM 07 1450	CAMBRIDGE TOWNHOMES	R2	24	10	1.2		12		12
PD 07 0014	PANORAMA VIEW	R1-PD		5	3.62		1	17	18
PD 05 0007	SIERRA OAKS CONDO CONVERSION	R2	24	39	1.84		72		72
TOTALS - Multi-Family Projects						88	85	17	190

**Table B-3
Residential Vacant Land Inventory
Unincorporated El Dorado County**

APN	General Plan	Zoning (Rezone)	Current Zoning	Allowable Density	Total Acreage	Realistic Potential Units			Public Water & Sewer		Total
						VL/V	Mod	Above	Water	Sewer	
Tahoe Basin											
Vacant Tahoe Single-Family Residential											
1,574 parcels	AP	R1	TR1 ¹	2.18 du/ac	666.58			3431	n/a		3431
Subtotal					666.58			3431			3431

¹ Minimum area per unit ranges from 7,000 sq. ft. To 20,000 sq. ft. depending on available utility services (water/sewer)
 Note: Current annual TRPA allocation is 116 units within the Tahoe Basin (166 above moderate units for RHNA planning period 2013-2021)

Vacant Tahoe Basin Multi Family Residential											
1541001 *	AP	RM	TR2**	21.78	1.62	16			yes	yes	16
1542016 *	AP	RM	TR2**	21.78	1.46		9		yes	yes	15
2579201 *	AP	RM	TR2**	21.78	0.24	2			yes	yes	2
2579202 *	AP	RM	TR2**	21.78	0.24	2			yes	yes	2
2579203 *	AP	RM	TR2**	21.78	0.24	2			yes	yes	2
2579204 *	AP	RM	TR2**	21.78	0.28	3			yes	yes	3
2579205 *	AP	RM	TR2**	21.78	0.30	3			yes	yes	3
2579206 *	AP	RM	TR2**	21.78	0.31		3		yes	yes	3
2579207 *	AP	RM	TR2**	21.78	0.23	2			yes	yes	2
2579208 *	AP	RM	TR2**	21.78	0.23	2			yes	yes	2
2579211 *	AP	RM	TR2**	21.78	0.24	2			yes	yes	2
2579212 *	AP	RM	TR2**	21.78	0.23	2			yes	yes	2
2579217 *	AP	RM	TR2**	21.78	0.33		3		yes	yes	3
2579218 *	AP	RM	TR2**	21.78	0.30	3			yes	yes	3
2579219 *	AP	RM	TR2**	21.78	0.25	2			yes	yes	2
2579220 *	AP	RM	TR2**	21.78	0.23	2			yes	yes	2

APN	General Plan	Zoning (Rezoned)	Current Zoning	Allowable Density	Total Acreage	Realistic Potential Units			Public Water & Sewer		Total
						VL/V	Mod	Above	Water	Sewer	
2579221	AP	RM	TR2**	21.78	0.24	2			yes	yes	2
2579222	AP	RM	TR2**	21.78	0.24	2			yes	yes	2
3322217	AP	RM	TR2**	21.78	1.02		10		yes	yes	10
3322218	AP	RM	TR2**	21.78	0.28	3			yes	yes	3
3322219	AP	RM	TR2**	21.78	0.46		5		yes	yes	5
3367103	AP	RM	RM***	24 du/ac	0.45		4		yes	yes	4
3367212	AP	RM	RM***	24 du/ac	0.50		5		yes	yes	5
3367213	AP	RM	RM***	24 du/ac	0.41		4		yes	yes	4
3367501	AP	RM	RM***	24 du/ac	0.33		3		yes	yes	3
3367812	AP	RM	RM***	24 du/ac	0.39		4		yes	yes	4
3367813	AP	RM	RM***	24 du/ac	0.39		4		yes	yes	4
3368102	AP	RM	RM***	24 du/ac	0.32		3		yes	yes	3
3368103	AP	RM	RM***	24 du/ac	0.31		3		yes	yes	3
3368228	AP	RM	RM***	24 du/ac	0.42		4		yes	yes	4
3368229	AP	RM	RM***	24 du/ac	0.38		4		yes	yes	4
3369101	AP	RM	RM***	24 du/ac	0.31		3		yes	yes	3
3369102	AP	RM	RM***	24 du/ac	0.32		3		yes	yes	3
3369103	AP	RM	RM***	24 du/ac	0.33		3		yes	yes	3
3369104	AP	RM	RM***	24 du/ac	0.34		3		yes	yes	3
3369105	AP	RM	RM***	24 du/ac	0.31		3		yes	yes	3
3369106	AP	RM	RM***	24 du/ac	0.32		3		yes	yes	3
3370101	AP	RM	RM***	24 du/ac	0.31		3		yes	yes	3
3402026	AP	RM	RM***	24 du/ac	9.93	119			yes	yes	119
3523104	AP	RM	RM***	24 du/ac	0.22	2			yes	yes	2
3523105	AP	RM	RM***	24 du/ac	0.22	2			yes	yes	2
3523302	AP	RM	RM***	24 du/ac	0.20	2			yes	yes	2
3523308	AP	RM	RM***	24 du/ac	0.18	2			yes	yes	2

APN	General Plan	Zoning (Rezone)	Current Zoning	Allowable Density	Total Acreage	Realistic Potential Units			Public Water & Sewer		Total
						VL/V	Mod	Above	Water	Sewer	
3523309 *	AP	RM	RM***	24 du/ac	0.18	2			yes	yes	2
3523310 *	AP	RM	RM***	24 du/ac	0.18	2			yes	yes	2
3523331	AP	RM	RM***	24 du/ac	0.21	2			yes	yes	2
3523401 *	AP	RM	RM***	24 du/ac	0.18	2			yes	yes	2
3523402 *	AP	RM	RM***	24 du/ac	0.18	2			yes	yes	2
3523406	AP	RM	RM***	24 du/ac	0.18	2			yes	yes	2
3523411 *	AP	RM	RM***	24 du/ac	0.19	2			yes	yes	2
3523412 *	AP	RM	RM***	24 du/ac	0.19	2			yes	yes	2
3523418	AP	RM	RM***	24 du/ac	0.20	2			yes	yes	2
3524210	AP	RM	RM***	24 du/ac	0.19	2			yes	yes	2
3524215	AP	RM	RM***	24 du/ac	0.28	3			yes	yes	3
3524317	AP	RM	RM***	24 du/ac	0.20	2			yes	yes	2
3524318	AP	RM	RM***	24 du/ac	0.19	2			yes	yes	2
Subtotal (Vacant Tahoe MFR)					28.41	204	89	0			293
Subtotal (Vacant Tahoe MFR and Single Family)					694.98	204	89	3431			3724
* Denotes parcels are contiguous with parcel General Planned and Zone for Multi-Family**Tahoe Basin Multi-family Residential District permits 1 du/2,000 square feet on minimum 7,000sq. Ft. lot***RM District refers to General Plan density (up to 24 du/ac)											
West Slope Vacant Residential											
Vacant West Slope Single-Family residential											
78 parcels	HDR & MDR	Consistent with Land Use	R20K	1 du/5-ac to 5-du/ac	97			78			78
121 parcels	HDR, MDR & LDR	Consistent with Land Use	C & R2	1 du/10-ac to 5-du/ac	205.75			121			121

APN	General Plan	Zoning (Rezone)	Current Zoning	Allowable Density	Total Acreage	Realistic Potential Units			Public Water & Sewer		Total
						VL/V	Mod	Above	Water	Sewer	
5876 parcels	HDR, MDR, LDR & RR	Consistent with Land Use	PA, R1, R1A, R2A, R3A, RA & RE	1 du/10-ac to 5-du/ac	59635			5876			5876
645 parcels	MDR, LDR & RR	Consistent with Land Use	A, AE, PD, SA-10 & U	1 du/10-ac to 1-du/ac	2223			645			645
Subtotal					62160.75	0	0	6720			6720

Vacant West Slope Multi Family Residential (General Planned and Zoned Multi Family)												
08345101	MFR	RM	RM	24 du/ac	2.47	34				yes	yes	34
11701005	MFR	RM	RM	24 du/ac	22.46	224				yes	yes	224
10128503	MFR	RM	R2	24 du/ac	0.22	2				yes	yes	2
10130212	MFR	RM	R2	24 du/ac	0.22	2				yes	yes	2
33119147 *	MFR	RM	R2	24 du/ac	0.22	3				yes	yes	3
10114123	MFR	RM	R2	24 du/ac	0.24	2				yes	yes	2
08305207 *	MFR	RM	R2	24 du/ac	0.24	4				yes	yes	4
08305209 *	MFR	RM	R2	24 du/ac	0.25	4				yes	yes	4
08305208 *	MFR	RM	R2	24 du/ac	0.26	4				yes	yes	4
10129342 *	MFR	RM	R2	24 du/ac	0.26	2				yes	yes	2
07627042 *	MFR	RM	R2	24 du/ac	0.27	2				yes	yes	2
33119148 *	MFR	RM	R2	24 du/ac	0.27	3				yes	yes	3
08305206 *	MFR	RM	R2	24 du/ac	0.29	5				yes	yes	5

APN	General Plan	Zoning (Rezone)	Current Zoning	Allowable Density	Total Acreage	Realistic Potential Units			Public Water & Sewer		Total
						VL/V	Mod	Above	Water	Sewer	
08256104	MFR	RM	R2	24 du/ac	0.30	5			yes	yes	5
08305205	* MFR	RM	R2	24 du/ac	0.37	6			yes	yes	6
32929007	* MFR	RM	R2	24 du/ac	0.39	4			yes	yes	4
11631206	MFR	RM	R2	24 du/ac	0.39	7			yes	yes	7
07627040	* MFR	RM	R2	24 du/ac	0.39	2			yes	yes	2
11608106	* MFR	RM	R2	24 du/ac	0.40		7		yes	yes	7
11608107	* MFR	RM	R2	24 du/ac	0.40		7		yes	yes	7
11631104	* MFR	RM	R2	24 du/ac	0.40		7		yes	yes	7
11631105	* MFR	RM	R2	24 du/ac	0.41		7		yes	yes	7
08239104	* MFR	RM	R2	24 du/ac	0.42		8		yes	yes	8
11608105	* MFR	RM	R2	24 du/ac	0.42		8		yes	yes	8
10114169	MFR	RM	R2	24 du/ac	0.43	2			yes	yes	2
08239103	* MFR	RM	R2	24 du/ac	0.46		9		yes	yes	9
11608306	MFR	RM	R2	24 du/ac	0.46	9			yes	yes	9
08254305	MFR	RM	R2	24 du/ac	0.47	9			yes	yes	9
05154103	MFR	RM	R2	24 du/ac	0.49	4			yes	yes	4
08239105	* MFR	RM	R2	24 du/ac	0.49	9			yes	yes	9
11608104	* MFR	RM	R2	24 du/ac	0.51	9			yes	yes	9
08315107	* MFR	RM	R2	24 du/ac	0.51	8			yes	yes	8
08315102	* MFR	RM	R2	24 du/ac	0.51	8			yes	yes	8
11608304	MFR	RM	R2	24 du/ac	0.51	9			yes	yes	9
08315106	* MFR	RM	R2	24 du/ac	0.52	8			yes	yes	8
08322157	* MFR	RM	R2	24 du/ac	0.53	2			yes	yes	2
08253202	MFR	RM	R2	24 du/ac	0.54	9			yes	yes	9
08239102	* MFR	RM	R2	24 du/ac	0.58	10			yes	yes	10
11608103	* MFR	RM	R2	24 du/ac	0.59	10			yes	yes	10
08240109	* MFR	RM	R2	24 du/ac	0.59	10			yes	yes	10

APN	General Plan	Zoning (Rezone)	Current Zoning	Allowable Density	Total Acreage	Realistic Potential Units			Public Water & Sewer		Total
						VL/V	Mod	Above	Water	Sewer	
08322154 *	MFR	RM	R2	24 du/ac	0.61	10			yes	yes	10
08253118	MFR	RM	R2	24 du/ac	0.62	11			yes	yes	11
10130220	MFR	RM	R2	24 du/ac	0.63	3			yes	yes	3
10242101	MFR	RM	R2	24 du/ac	0.70	5			yes	yes	5
08239106 *	MFR	RM	R2	24 du/ac	0.76	14			yes	yes	14
33133127	MFR	RM	R2	24 du/ac	0.87	8			yes	yes	8
10114181	MFR	RM	R2	24 du/ac	1.09	5			yes	yes	5
06117025 *	MFR	RM	R2	24 du/ac	1.20	4			yes	no	4
32922132 *	MFR	RM	R2	24 du/ac	1.20	21			yes	yes	21
06117026 *	MFR	RM	R2	24 du/ac	1.24	4			yes	no	4
08322158 *	MFR	RM	R2	24 du/ac	1.30	4			yes	yes	4
32928009	MFR	RM	R2	24 du/ac	1.38	10			yes	yes	10
10114141	MFR	RM	R2	24 du/ac	1.59	8			yes	yes	8
04329054	MFR	RM	R2	24 du/ac	1.61	8			yes	yes	8
08345501	MFR	RM	R2	24 du/ac	1.68	15			yes	yes	15
10114164	MFR	RM	R2	24 du/ac	1.71	8			yes	yes	8
10121037 *	MFR	RM	R2	24 du/ac	2.05	10			yes	yes	10
05443122 *	MFR	RM	R2	24 du/ac	2.16	38			yes	yes	38
32922134 *	MFR	RM	R2	24 du/ac	2.20	38			yes	yes	38
32930115	MFR	RM	R2	24 du/ac	2.63	26			yes	yes	26
10211024	MFR	RM	R2	24 du/ac	3.33	49			yes	yes	49
05146137	MFR	RM	R2	24 du/ac	5.08	60			yes	yes	60
09702042	MFR	RM	R2	24 du/ac	5.09	55			yes	yes	55
07001103	MFR	RM	R2	24 du/ac	5.40	85			yes	yes	85
07001102	MFR	RM	R2	24 du/ac	6.06	96			yes	yes	96
12005001	MFR	RM	R2	24 du/ac	6.29	65			yes	yes	65
07150029	MFR	RM	R2	24 du/ac	7.14	70			yes	no	70

APN	General Plan	Zoning (Rezone)	Current Zoning	Allowable Density	Total Acreage	Realistic Potential Units			Public Water & Sewer		Total
						VL/V	Mod	Above	Water	Sewer	
10121035 *	MFR	RM	R2	24 du/ac	12.46	100			yes	yes	100
Subtotal (West slope MFR)					118.24	1261	53	0			1314
Proposed 2013 Comprehensive Zoning Ordinance Update											
05434106	MFR	RM	R20K	24 du/ac	0.76		4		yes	yes	4
33103002	MFR	RM	R2A	24 du/ac	15.44		200		yes	yes	200
33105007 *	MFR	RM	RA-20	24 du/ac	66.99	154	264		yes	yes	418
10903023 *	MFR	RM	RE-5	24 du/ac	0.30	11			yes	yes	11
10903022 *	MFR	RM	RE-5	24 du/ac	0.42	28			yes	yes	28
10903004	MFR	RM	RE-5	24 du/ac	0.72		6		yes	yes	6
10903014	MFR	RM	RE-5	24 du/ac	0.91		2		yes	yes	2
10903021 *	MFR	RM	RE-5	24 du/ac	3.37	45			yes	yes	45
10924001	MFR	RM	RE-5	24 du/ac	16.34	168			yes	yes	168
32931010	MFR	RM	RF	24 du/ac	34.40	129			yes	yes	129
10114176	MFR	RM	RT	24 du/ac	0.74		4		yes	yes	4
10120181	MFR	RM	RT	24 du/ac	2.20		11		yes	yes	11
05436111 *	MFR	RM	C	24 du/ac	1.21		8		yes	yes	8
33122132	MFR	RM	C	24 du/ac	2.31	40			yes	yes	40
32930120	MFR	RM	C	24 du/ac	4.66		32		yes	yes	32
08241104 *	MFR	RM	CP	24 du/ac	0.88	16			yes	yes	16
10941007 *	MFR	RM	CPO	24 du/ac	0.83		6		yes	yes	6
10941006 *	MFR	RM	CPO	24 du/ac	0.93		7		yes	yes	7
10120183	MFR	RM	MP	24 du/ac	0.55		2		yes	yes	2
07623016	MFR	RM	MP	24 du/ac	0.84		4		yes	yes	4
10121017	MFR	RM	MP	24 du/ac	1.91		9		yes	yes	9
05443112 *	MFR	RM	R1	24 du/ac	0.46		4		yes	yes	4
05443123 *	MFR	RM	R1	24 du/ac	2.00	34			yes	yes	34

APN	General Plan	Zoning (Rezone)	Current Zoning	Allowable Density	Total Acreage	Realistic Potential Units			Public Water & Sewer		Total
						VL/V	Mod	Above	Water	Sewer	
08346528	MFR	RM	R1	24 du/ac	2.25	34			yes	yes	34
33130117 *	MFR	RM	R1	24 du/ac	4.66	60			yes	yes	60
06131116 *	MFR	RM	R1A	24 du/ac	0.30		2		yes	no	2
06131008 *	MFR	RM	R1A	24 du/ac	0.47		2		yes	no	2
06131003 *	MFR	RM	R1A	24 du/ac	0.50		3		yes	no	3
33114202	MFR	RM	R1A	24 du/ac	0.74		6		yes	yes	6
32523021	MFR	RM	R1A	24 du/ac	0.92		8		yes	yes	8
32717055 *	MFR	RM	R1A	24 du/ac	1.17		7		yes	yes	7
05432121	MFR	RM	R1A	24 du/ac	2.38	42			yes	yes	42
33103008 *	MFR	RM	R1A	24 du/ac	2.55	45			yes	yes	45
32717054 *	MFR	RM	R1A	24 du/ac	4.44		31		yes	yes	31
32522056	MFR	RM	R1A	24 du/ac	5.19	67			yes	yes	67
Subtotal (West slope MFR w/Zone update)					184.74	873	622	0			1495
Total West Slope (Vacant MFR and Single Family)					62463.72	2134	675	6720			9529
Total Vacant (East and West Slope)					63187.11	2338	764	10151			13253

**Table B-4
Underutilized Residential Land Inventory (West Slope)
Unincorporated El Dorado County**

Vacant West Slope Multi Family Residential (General Planned and Zoned Multi Family)												
APN		General Plan	Zoning (Rezone)	Current Zoning	Allowable Density	Total Acreage	Realistic Potential Units			Public Water & Sewer		Total
							VL/V	Mod	Upper	Water	Sewer	
33130101	*	MFR	RM	R2	24 du/ac	0.32		2		yes	yes	2
10128410		MFR	RM	R2	24 du/ac	0.41		4		yes	yes	4
10130414	*	MFR	RM	R2	24 du/ac	0.73	3			yes	yes	3
32929010	*	MFR	RM	R2	24 du/ac	0.75	7			yes	yes	7
33130102	*	MFR	RM	R2	24 du/ac	0.82		5		yes	yes	5
33123140		MFR	RM	R2	24 du/ac	0.87		6		yes	yes	6
10129345	*	MFR	RM	R2	24 du/ac	1.19		10		yes	yes	10
6117024		MFR	RM	R2	24 du/ac	1.27		6		yes	no	6
10211014		MFR	RM	R2	24 du/ac	1.52	8			yes	yes	8
10121039	*	MFR	RM	R2	24 du/ac	1.54	15			yes	yes	15
32930101		MFR	RM	R2	24 du/ac	2.38	28			yes	yes	28
33130113		MFR	RM	R2	24 du/ac	2.65	24			yes	yes	24
10121036	*	MFR	RM	R2	24 du/ac	2.95	28			yes	yes	28

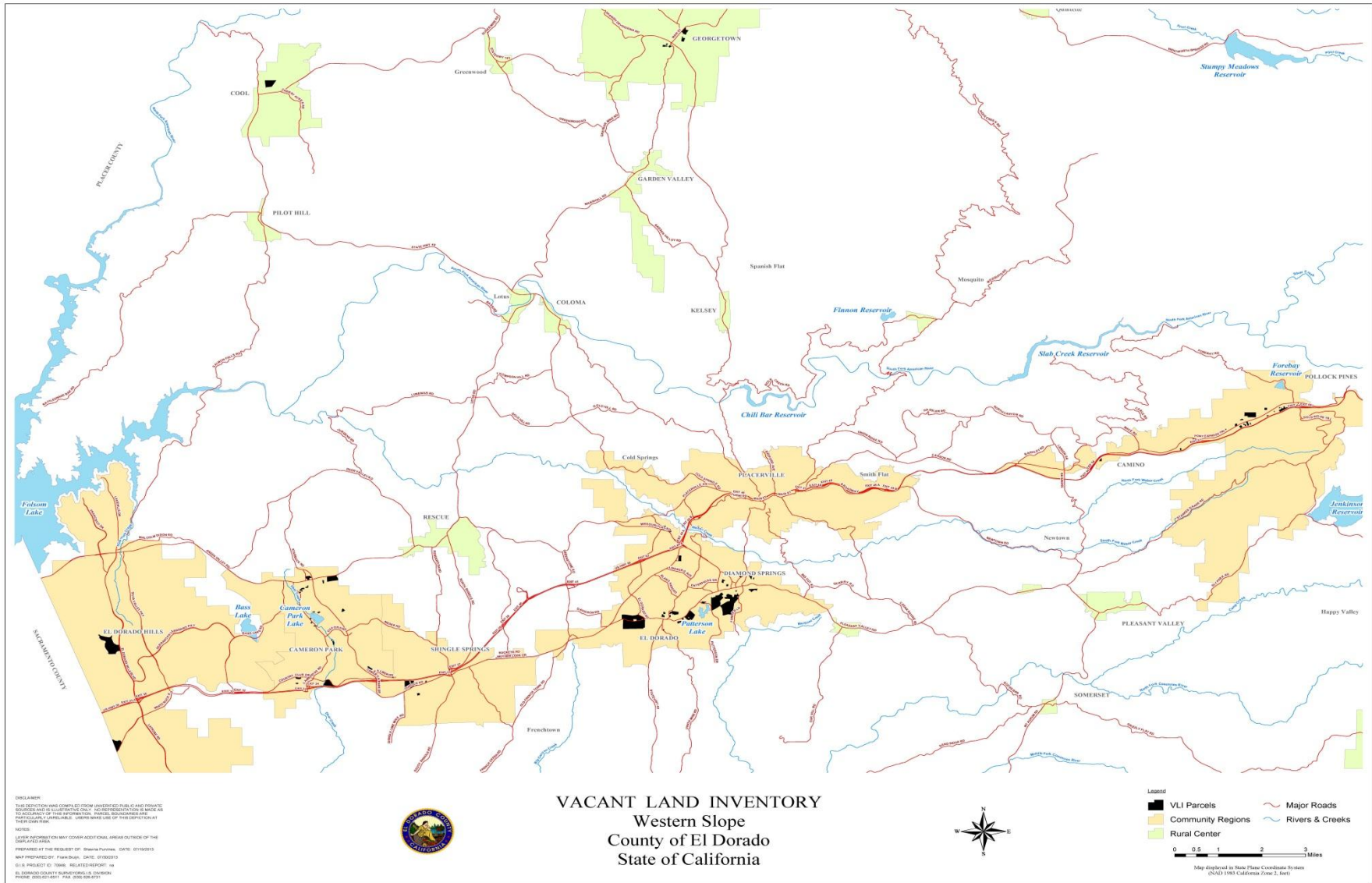
10130416	*	MFR	RM	R2	24 du/ac	3.20	32			yes	yes	32
07150028		MFR	RM	R2	24 du/ac	7.33	51			yes	no	51
07150027		MFR	RM	R2	24 du/ac	7.43	52			yes	no	52
32929009	*	MFR	RM	R2	24 du/ac	9.17	36			yes	yes	36
08243005	*	MFR	RM	R2	24 du/ac	16.16	180			yes	yes	180
32929003		MFR	RM	R2	24 du/ac	19.51	178			yes	yes	178
Subtotal						80.21	642	33	0			675

Proposed 2013 Comprehensive Zoning Ordinance Update

APN		General Plan	Zoning (Rezone)	Current Zoning	Allowable Density	Total Acreage	Realistic Potential Units	Public Water & Sewer	Total	yes	no	5
							VL/V	Mod	Upper	Water	Sewer	
06131113	*	MFR	RM	R1A	24 du/ac	1.10		11		yes	no	11
06131114	*	MFR	RM	R1A	24 du/ac	0.69		6		yes	no	6
06131127		MFR	RM	R1A	24 du/ac	0.33		2		yes	no	2
06131158		MFR	RM	R1A	24 du/ac	4.43		31		yes	no	31
06133225		MFR	RM	R1A	24 du/ac	0.69		5		yes	no	5
06138126	*	MFR	RM	R1A	24 du/ac	0.42		3		yes	no	3
06138129	*	MFR	RM	R1A	24 du/ac	0.57		4		yes	no	4
06138130	*	MFR	RM	R1A	24 du/ac	0.66		4		yes	no	4
06138133	*	MFR	RM	R1A	24 du/ac	0.31		2		yes	no	2

06138134	*	MFR	RM	R1A	24 du/ac	1.30		9		yes	no	9
32929001		MFR	RM	C	24 du/ac	3.11	31			yes	yes	31
33103006	*	MFR	RM	R1A	24 du/ac	13.53	96			yes	yes	96
33103007	*	MFR	RM	R2A	24 du/ac	0.90	4			yes	yes	4
33103009	*	MFR	RM	R1A	24 du/ac	1.13	4			yes	yes	4
33103013	*	MFR	RM	R1A	24 du/ac	1.37		8		yes	yes	8
33103014	*	MFR	RM	R1A	24 du/ac	1.17		2		yes	yes	2
33103036		MFR	RM	R1A	24 du/ac	2.84	18			yes	yes	18
33105002		MFR	RM	RA-20	24 du/ac	0.96		3		yes	yes	3
33105006	*	MFR	RM	RA-20	24 du/ac	0.72	8			yes	yes	8
33114209		MFR	RM	RE-10	24 du/ac	8.65	50			yes	yes	50
33130110		MFR	RM	R1	24 du/ac	1.83		16		yes	yes	16
33130118	*	MFR	RM	R1	24 du/ac	4.00	22			yes	yes	22
33130122		MFR	RM	R1	24 du/ac	5.82	50			yes	yes	50
Subtotal						57.80	283	115	0			398
Total Underutilized						138.01	925	148	0			1073

**Figure B-1
Land Inventory Map**



DENSITY and AFFORDABILITY ASSUMPTIONS

These density assumptions are based on the following projects approved and/or built during the 2000-2005 Housing Element:

Multi-family Parcels Smaller Than 2 Acres (West Slope)

Table B-1 (Residential Development by Income Category 2008-2012) and Table B-2 (Approved Projects – Not Built) list projects approved and/or built in multi-family zones on parcels less than 2 acres in size. Densities range from approximately 4.5 du/ac to almost 20 du/ac. Following is a list of multi-family projects approved and/or built since 2000 on parcels less than 2 acres in size:

**Table B-5
Multi-family Projects Approved and Built on Small Parcels (<2 acres)**

Project	Year Built	Zoning	No. of Units	Parcel Size	Density
Diamond Sunrise Apts. (Mercy Housing)	2003	R2	16	0.79 ac	16 du/ac
Estepa Apartments	2005	R2	4	0.68 ac	6 du/ac
Mira Loma Rentals	2002	R2	4	0.63 ac	6 du/ac
Anderson 4-Plex	2001	R2	4	0.48 ac	8 du/ac
Cambridge Duplexes	2004	R2	4	0.85 ac	4.7 du/ac
Burnett Park		R2	6	0.62 ac	9.68 du/ac
Pearl Place Townhomes		R2	4	0.48 ac	8.33 du/ac
Pearl Place Townhomes (2 nd parcel)		R2	4	0.46 ac	8.69 du/ac
Cunningham Duplexes		R2	9	0.46 ac	19.56 du/ac
Cunningham Duplexes (2 nd parcel)		R2	9	0.46 ac	19.56 du/ac
Ken Curtzwiler		MCP-3	2	0.44 ac	4.5 du/ac
Burnett Park LLC		R2	5	0.53	9.43 du/ac
Estepa Lot 158 Apts.		R2	6	0.78 ac	7.69 du/ac
Estepa Lot 159 Apts.		R2	6	0.58 ac	10.34 du/ac
Totals			83	8.24 ac	10.07 du/ac

The average density for projects on small parcels is approximately 10 du/ac. Although most multi-family zones allow up to 24 du/acre, the County’s experience with projects on small parcels suggests that a significantly lower density should be assumed for projects during the 2013-2021

planning period. Therefore, a conservative estimate of 10 du/ac has been assumed for multi-family parcels less than 2 acres in size. Based on the average market rent of \$1,131 for 2-bedroom apartments in El Dorado County (Table HO15), and an affordable rent of \$1,523 for a low-income household (Table HO16), all potential multi-family rental units have been assumed to be potential Lower-income sites.

Multi-family Parcels 2 Acres or Larger (West Slope)

The following multi-family projects were built during the 2000-2005 planning period on parcels larger than two acres, and zoned for multi-family development.

Table B-6
Multi-family Projects Approved and Built on Large Parcels (2+ acres)

Project	Year Built	Zoning	No. of Units	Parcel Size	Density
White Rock Village Apartments	2002	R2	712	49.96 ac	14 du/ac
Sterling Ranch Apartments	2003	R2	172	14.9 ac	11.5 du/ac
Totals			894		

The average density for these projects ranges from 10 to 14 du/ac. Although most multi-family zones allow up to 24 du/acre, the County's experience with the projects listed above warrants a lower density for projects to be accommodated on 2+ acre parcels during the new planning period. On the basis of recent development trends, a density of 14 du/ac has been assumed for multi-family parcels of two or more acres in size.

Based on the average market rent of \$1,131 for 2-bedroom apartments in El Dorado County (Table HO15), and an affordable rent of \$1,523 for a low-income household (Table HO16), all potential multi-family rental units have been assumed to be potential Lower-income sites.

Tahoe Basin

Development within the Tahoe Basin, or "East Slope", is under jurisdiction of the Tahoe Regional Planning Agency (TRPA). The TRPA has adopted a Regional Plan, Code of Ordinances, and other regulations, which establish specific restrictions on land use, density, rate of growth, land coverage, excavation, and scenic impacts. The Code sets maximum annual housing unit allocations, as well as density limitations on multi-family development. The current annual housing unit allocation for the unincorporated El Dorado County portion of TRPA is currently 111 units.

Low-income developments may obtain waivers from the TRPA allocation requirements. Therefore, multi-family development on properly zoned parcels was calculated at 10 du/ac for parcels smaller than two acres, and 12 du/ac for parcels two acres or larger in size. As with the “West Slope” multi-family units, all multi-family sites have been placed in the lower-income category on the basis of market conditions.

All market rate unit’s fall within the annual 111 unit housing allocation cap for the Tahoe Basin. Therefore, 570 market rate units may be developed during the RHNA planning period. All market-rate units were placed within the above-moderate income category.

4. Second Residential Units

The Zoning Code allows second units in single-family residential districts, pursuant to state law. A total of 47 second unit permits have been issued from 2008-2012. As the economy improves, it is anticipated that second unit development will improve at its previous pace of 51 units per year average during 2013-2021, which would result in approximately 408 additional units. Based on affordability categories for rental units (see Section 2, Table HO14) these studio/1-bedroom and 2-bedroom units are expected to rent in the low-income category or below.