HOUSING POLICY
DEVELOPMENT, HCD

JUL 2 0 2009

Department of Housing and Community Development

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: COUNTY OF EL DORADO

Mailing Address: Development Services Department – Planning Services

2850 Fairlane Court, Building "C" , Placerville, CA 95667

Contact Person: Shawna Purvines Title: Senior Planner

Phone: 530-621-5362 FAX: 530-622-1708 E-mail: spurvines@co.el-dorado.ca.us

Reporting Period by Calendar Year: from 1/1/08 to 12/31/08

These forms and tables, must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year; submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

-and-

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

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Table A

Annual Building Activity Report
Very Low-, Low-, and Moderate-Income Units and Mixed-Income Multifamily Projects

Housing Development Information								Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income		See Instructions	See Instructions	
Whitworth - Camino	2nd Unit	R			1		1	TIM	1	
Country Club Multifamily - CP	Duplex and 4-plex	R		6	10		16	TIM	16	
Haines - Pleasant Valley (Placerville)	2nd Unit	R		1			1	TIM	1	
Bishop - Camino	2nd Unit	R		1			1	TIM	1	
Broyles - Pollock Pines	2nd Unit	R		1			1	TIM	1	
Housing Rehab Program	SFR	O		6			6	CDBG		CDBG Rehab Program Qualified
Homebuyer Assistance Program	SFR	O	1	4			5	CDBG		CDBG First Time Homebuyer Program
Weatherization Program	SFR	O		191			191	HWP		Home Weatherization Program
(9) Total of **Above Moderate** from Table A2 ► ► ► ► ► ►						351	351			
(10) Total by income units (Field 5) Table A ► ► ►			1	19	11		573	TIM = Traffic Impact Mitigation Fee Offset Program for Affordable Housing		

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Table A2

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

	Single Family	2 - 4 Units	5+ Units	Second Unit	Mobile Homes	Total
No. of Units Permitted for **Above Moderate**	185		140	17	9	351

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Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.				2006-07	2008	2009	2010	2011	2012	2013		Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	2,413		103								103	2,310
	Non-deed restricted				1							1	
Low	Deed Restricted	1,596			9							9	1,587
	Non-deed restricted												
Moderate	Deed Restricted	1,512		2	11							13	1,499
	Non-deed restricted												
Above Moderate		2,523		1,297	351							1,648	875
Total RHNA by COG. Enter allocation number:		8,044											
Total Units ► ► ►				1,402	372							1,774	6,271
Remaining Need for RHNA Period ► ► ► ► ►													

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Table C

Program Implementation Status

Program Description (By Housing Element Program Names)		Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element .		
Name of Program (Measure HO-#)		**Objective**	**Deadline in H.E.**	**Status of Program Implementation**
The 2008-2013 Housing Element update of the El Dorado County General Plan was adopted 7/1/08 and amended April 2009. The update included a stutus reports on the previous Housing Element Implementation Program. The Measures below reflect the status of the adopted Implementation Program for the 2008-2013 Housing Element.				
1	Review land use patterns	Identify areas for future housing	Ongoing	Ongoing
2	Review adequate sites for affordable Housing	Identify areas for future affordable housing without need to fund major infrastructure	One Year	Ongoing
3	Review and update Capital Improvement Program	Revised facility plans; extension of services to underserved areas of the County.	Annually	Annual review and update of CIP
4	Develop incentive based policy for affordable housing development	Provide incentives to encourage development of affordable housing	Two Years	In progress
5	Track and record 2nd dwelling units and hardship mobile homes	Ensure opportunities to access affordable housing	One Year	County is tracking permits issued and developing a system to self certify MFI
6	Amend Zoning Ordinance and Design and Improvement Standards Manual	Provide more flexibility for affordable housing	One Year	In progress
7	Adopt Density Bonus Ordinance for Affordable Housing	Promote benefits of program to development community	One Year	Completed March 2009

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8	Work with Tahoe Regional Planning Agency (TRPA) on Tahoe Regional Plan	Facilitate the construction of more affordable and workforce housing	Ongoing	In progress
9	Establish a Housing Trust Fund	Establish flexible, locally controlled source of funds dedicated to meeting local affordable housing needs for low income households	Two Years	Draft policy is being reviewed by County Counsel
10	Review residential development processing procedures annually	Identify additional opportunities to further streamline the procedures for affordable housing projects while maintaining adequate levels of public review	One Year	In progress
11	Adopt infill ordinance	Assist developers with incentives to addressing barriers to infill development	Two Years	In progress
12	Investigate land banking	Land banking as method to provide sites for affordable housing	Two Years	Explored option of including with Housing Trust Fund but opted to treat Lank Banking separately
13	Support a legislative platform for affordable housing	To facilitate the development of affordable housing, especially in the Tahoe Basin	Ongoing	In progress
14	Interdepartmental working group	Ensure cooperation between departments, CAO and Board of Supervisors in the implementation of Housing Element	Ongoing	In progress
15	Track workforce housing	Track the approval and status of employee housing, including farm worker housing	Three Years	Program to track workforce housing in place. Developing method to study ag worker housing needs
16	Amend the Planned Development combining zone district	Provide adequate developer incentives to encourage inclusion of affordable housing	One Year	To be included as part of the Zoning Ordinance Update

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17	Implement First Time Homebuyer program	Continue to apply for funding in support of a first-time homebuyers program.	Ongoing	Program in place with HOME and program income funding	
18	Implement Housing Rehabilitation program through CDBG	Apply for funds in support of housing rehab and weatherization programs for low income households	Ongoing	Program in place with HOME, CDBG and program income funding	
19	Housing Choice Voucher Program	Continue to administer HCV program (Section 8)	Ongoing	Ongoing	
20	Adopt Mobile Home Park Conversion ordinance	Adopt measures to encourage retention of mobile home and manufactured home housing, aid in relocation, and provide compensation to owners and residents.	Two Years	Draft policy completed and under review	
21	Continue Code Enforcement efforts	Work with property owners to preserve the existing housing stock	Ongoing	Departments working together for preservation through available rehab programs	
22	Update list of subsidized dwellings	Track units subsidized by government funding or affordable housing developed through local regulations or incentives by income category as identified in the regional housing allocation	Annually	Completed and ongoing	

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23	Review the Zoning Ordinance, policies, 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	Three Years	In progress	
24	Community education on homelessness	Continue working with community and local organizations o build upon Continuum of Care Strategy and develop 10 year plan to end homelessness.	Ongoing	HIMS grant awarded and in progress. Continuum of Care Strategy updated April 2009.	
25	Define zoning for emergency shelters, transitional housing, etc. by right	As part of the Zoning Ordinance update, clearly define zone districts within which emergency shelters or transitional housing may be established by right	One Year	County currently considers shelters as Community Care Facilities allowed by right in three of four Commercial zone	
26	Improve energy and water use efficiency in existing homes and new construction	Support of the Environmental Vision for El Dorado County, Resolution 29-2008 for positive environmental change	One Year	Energy & Weatherization Program in place.	
27	Permit Mixed Use Development	Amend Zoning Ordinance to permit mixed use development within Commercial zones by right, subject to standards that encourages compact urban form, access to non-auto transit, and energy efficiency	One Year	Initial MUD policy approved by Board of Supervisors April 2009. Next phase of policy development in progress with the help of community stakeholders.	

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28	Agricultural employee housing	As part of the Zoning Ordinance update, comply with Health and Safety Code Section 17021.6 and encourage ag employee housing	One Year	In progress	
29	Continue Housing Rehab Loan program	Continue to make rehabilitation loans to qualifying very low and low income households	Ongoing	Completed and ongoing	
30	Economic analysis for all 50+ unit residential developments	Ensure that appropriate public services and facilities fees are levied to provide public facilities and services to the project	One Year	Model study for analysis of potential fiscal impacts has been initiated. Evaluation of a funding program for economic analysis of affordable housing projects will be initiated within one year of Housing Element adoption. Analysis of individual projects is ongoing as needed.	
31	Update TIM Fee Program	Analyze anticipated lower trip generation and traffic benefits of a variety of housing types.	Annually	In progress	
32	Retain and rehab existing rental housing stock	Explore options including a proactive rental inspection enforcement program to address maintenance and Code Enforcement issues related to multifamily and single family rental residences	Two Years	In progress	

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33	Fair Housing	Continue to refer people who suspect discrimination in housing to the appropriate agency or organization for help. Continue to distribute fair housing information as a part of its housing programs.	Two Years	Completed Fair Housing page on County web site. Other efforts on going	
34	Work with owners to preserve subsidized housing units	Identify funding sources to preserve at-risk units and identify qualified entities who are interested in purchasing government-subsidized multifamily housing projects	Ongoing	Strategy developed by HUD and USDA Rural Development is in place and administered by HS to assist organizations in preserving subsidized housing units	
35	Housing Conditions Study	Survey of housing conditions to determine the amount of housing in need of rehabilitation or replacement within older, established unincorporated neighborhoods	Two Years	Apply for next CDBG P/TA grant to conduct housing conditions study for County	