Housing Policy Department
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Department of Housing and Community Development

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: COUNTY OF EL DORADO

Mailing Address: Department of Development Services

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Reporting Period by Calendar Year: from 1/1/2011 to 12/31/11

These forms and tables must be submitted to HCD and the Governor's Office of Planning and Research (OPR); 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 Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes: Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development: See Instructions	Deed Restricted Units: See Instructions	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.
Ryan	SU	R	1				1		TIM Fee Offset	1	Fee Waivers - Deed Restriction
Wing	SU	R		1			1		TIM Fee Offset	1	Fee Waivers - Deed Restriction
Babbitt	SF	O		1			1		HOME	1	First Time Homebuyer
Morris	SF	O		1			1		CDBG	1	Housing Rehabilitation
Second Dwelling Units	SU	R		5			5		Other	5	Deed Restricted//NOR
CHF Homebuyer Assistance Program	SF	O			36		36		Other		Income Restricted Program
Hardship Mobile Homes	MH	O		18			18		Other	18	Deed Restricted//NOR
(9) Total of Moderate and Above Moderate from Table A3 ► ►					0	117	117				
(10) Total by income Table A/A3 ► ►			1	26	36	117	180				
(11) Total Extremely Low-Income Units*											

* Note: These fields are voluntary

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Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	20 year affordability
(2) Preservation of Units At-Risk				0	55 year affordability - Multifamily
(3) Acquisition of Units				0	40 year affordability
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

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

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for **Moderate**						0	County does not meet Urban definition
No. of Units Permitted for **Above Moderate**	116			1		117	

* Note: This field is voluntary

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Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.				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		
Very Low	Deed Restricted	2,413		103		39	9	1			152	2,260
	Non-deed restricted				1						1	
Low	Deed Restricted	1,596			2	21	32	26			81	1,515
	Non-deed restricted											
Moderate	Deed Restricted	1,512		2	1		2	36			41	1,470
	Non-deed restricted					1					1	
Above Moderate		2,523		1297	351	178	126	117			2,069	454
Total RHNA by COG. Enter allocation number:		8,044										
Total Units ► ► ►				1,402	355	239	169	180			2,345	5,699
Remaining Need for RHNA Period ► ► ► ► ►												

Note: units serving extremely low-income households are included in the very low-income permitted units totals. // Updated 2009 and 2010 totals to remove weatherization projects which are not eligible toward RHNA progress per HCD.

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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 local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
	Name of Program	**Objective**	**Timeframe in H.E.**	**Status of Program Implementation**
1	Review land use patterns	Identify areas for future housing	Ongoing	Ongoing. Review updated under the 2004 General Plan 5-Year review process in 2011.
2	Review adequate sites for affordable Housing	Identify areas for future affordable housing without need to fund major infrastructure	One Year	Completed and ongoing. Review updated under the 2004 General Plan 5-Year review process in 2011.
3	Review and update Capital Improvement Program	Revised facility plans; extension of services to underserved areas of the County	Annually	Completed and ongoing. Reviewed annually with update of Capital Improvement Program.
4	Develop incentive based policy for affordable housing development	Provide incentives to encourage development of affordable housing	Two Years	Completed and ongoing. The County has adopted an Affordable Housing Fee Structure Policy (B-11), a Fee Waiver Policy (B-2), a Traffic Impact Fee Deferral Policy (B-3), and a Traffic Impact Mitigation Fee Offset Policy For Developments with Affordable Housing Units (B-14).
5	Track and record second dwelling units and hardship mobile homes	Ensure opportunities to access affordable housing	One Year	Completed and ongoing.
6	Amend Zoning Ordinance and Design and Improvement Standards Manual	Provide more flexibility for affordable housing	One Year	Ongoing.
7	Adopt Density Bonus Ordinance for Affordable Housing	Promote benefits of program to development community	One Year	Completed March 2009
8	Work with Tahoe Regional Planning Agency (TRPA) on Tahoe Regional Plan	Facilitate the construction of more affordable and workforce housing	Ongoing	Ongoing.
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 under review.
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	Board-appointed Economic Development Advisory Committee has established a Regulatory Reform Team who meet weekly and report to the Board of Supervisors with recommendations to reduce constraints to affordable housing.

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2	Review adequate sites for affordable Housing	Identify areas for future affordable housing without need to fund major infrastructure	One Year	Completed and ongoing. Review updated under the 2004 General Plan 5-Year review process in 2011.
3	Review and update Capital Improvement Program	Revised facility plans; extension of services to underserved areas of the County	Annually	Completed and ongoing. Reviewed annually with update of CIP. Spell out
4	Develop incentive based policy for affordable housing development	Provide incentives to encourage development of affordable housing	Two Years	Completed and ongoing. The County has adopted an Affordable Housing Fee Structure Policy (B-11), a Fee Waiver Policy (B-2), a Traffic Impact Fee Deferral Policy (B-3), and a Traffic Impact Mitigation Fee Offset Policy For Developments with Affordable Housing Units (B-14).
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team

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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	In progress.
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	Completed and ongoing.
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 agricultural worker housing needs.
16	Amend the Planned Development combining zone district	Provide adequate developer incentives to encourage inclusion of affordable housing	One Year	Included in Zoning Ordinance Update scheduled for adoption in 2012.
17	Implement First Time Homebuyer program	Continue to apply for funding in support of a first-time homebuyers program	Ongoing	Completed and ongoing.
18	Implement Housing Rehabilitation program through CDBG	Apply for funds in support of housing rehab and weatherization programs for low income households	Ongoing	Completed and ongoing.
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 complete and under review.
21	Continue Code Enforcement efforts	Work with property owners to preserve the existing housing stock	Ongoing	Completed and ongoing.
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 to build upon Continuum of Care Strategy and develop 10-year plan to end homelessness	Ongoing	HMIS grant awarded and in progress. Meeting with Continuum of Care (CoC) stakeholders to update CoC Strategy.
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	Completed
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 & Home Weatherization Program ongoing.
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	Phase I approved. Phase II in progress.
28	Agricultural employee housing	As part of the Zoning Ordinance update, comply with Health and Safety Code Section 17021.6 and encourage agricultural 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	Complete and ongoing.

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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 in progress. 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. Continue to offer offset program for qualified affordable housing units. Age Restricted Unit incentives approved and effective in April 2012.
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.
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 and ongoing.
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	Ongoing. Strategy developed by HUD and USDA Rural Development is in place and administered by County 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	In progress. Completion scheduled in 2012.

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General Comments:

Table B - Updated 2009 and 2010 totals to remove weatherization projects which are not eligible toward RHNA progress per HCD.